

Washtenaw Community College

2027-2031

Capital Outlay Plan

Student Center

 Washtenaw
Community College



OPENING DOORS
1966 - 2026

Washtenaw Community College

SECTION A

Executive Summary

Student Center

 Washtenaw
Community College



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EXECUTIVE SUMMARY-Section A

The Center for Success and Innovation: Michigan's New Gateway to Talent

Washtenaw Community College (WCC) is pleased to submit its 2027-2031 Capital Outlay Plan requesting State support to renovate and transform its current Student Center into the Center for Success and Innovation (CSI). This state-of-the-art hub for instruction and holistic supportive services will serve as the College's front door for students, employers, and the community. As the most visible and accessible entry point to campus, the CSI will become a gateway, where learners and community and industry partners connect with WCC's programs, resources, and pathways to success.

The proposed CSI will integrate high-impact instruction, employer-connected programming, and comprehensive student support within one dynamic facility to help students achieve their academic and career goals. By consolidating key academic programming, wellness, and career services into one location, the CSI will ensure the services students need most are more accessible while removing potential roadblocks for students as they pursue their education and career goals. This project is also positioned to advance Michigan's Sixty by 30 goal by preparing graduates for higher wage jobs in healthcare, advanced manufacturing, logistics, mobility, software development, artificial intelligence and other growing fields.

60 Years of Opening Doors to Opportunity

In 2026, WCC will mark 60 years since welcoming its first students in 1966. For six decades, the College has served as a trusted open door to higher education, training, and opportunity—helping students earn associate degrees and certificates that launch careers and support the prosperity of Washtenaw County and the State of Michigan.

Project Scope

The CSI project will transform 80,000 square feet of the existing Student Center into a vibrant hub for student, employer, and community engagement. Underutilized administrative space will be reimaged to create dynamic areas that foster collaboration and innovation. Key features will include:

- **Innovation Station** with Artificial Intelligence, Virtual/Augmented Reality, and other emerging technologies aligned with Michigan's AI Workforce Readiness and Innovation Plan.
- Expanded **Interdisciplinary Instructional Space** for esports, animation, logistics, event management, and software development.
- Comprehensive **Wellness Center** integrating counseling, success coaching, student resources, and a health center in partnership with Trinity Health.
- **Pathways Partnership Office** for university transfer advising and a Michigan Works! satellite office.
- Relocated and expanded **Center for Career Success**, linking students to employers, apprenticeships, and co-ops through regional and national partnerships.
- Specialized **Instructional Labs** supporting business, entrepreneurship, hospitality, and applied technologies.

- **Expanded Veterans Center** to better serve over 500 student veterans and military families.
- Administrative consolidation to maximize space for student-facing services.

Mission-Driven Impact

WCC's mission is to make a positive difference in people's lives through accessible and excellent educational programs and services. The Center for Success and Innovation directly advances this mission by:

- Providing a welcoming, high-impact hub that reduces barriers to student success.
- Strengthening access for all students by co-locating academic, wellness, and career services.
- Fueling Michigan's workforce pipeline with graduates prepared for high-demand, higher wage industries.
- Leveraging and improving current facilities in a fiscally responsible manner while improving sustainability on WCC's path to be carbon neutral by 2031.

The Request

WCC estimates the total project cost at \$48,775,000 and is requesting a 25% State share of \$12,193,750. The College will fund the remaining 75% from operating revenue. This will include approximately \$22 million in HVAC system upgrades, reducing the State's commitment well below the standard 50% for community colleges.

About Washtenaw Community College

The education, training, and support services provided by WCC are critical to the economic growth and success of Washtenaw County and the State of Michigan:

- Each year, more than 21,000 students enroll in WCC's academic credit programs which include 140 associate degrees and certificates.
- The College maintains more than 100 articulation and transfer agreements, including reverse-transfer agreements, and "3+1" agreements with four-year institutions throughout the state. From Michigan State, the University of Michigan and Eastern Michigan University to Grand Valley State University, Wayne State University, Ferris State University and more, hundreds of students successfully transfer to universities of their choice with the solid foundation provided by WCC.
- The college also offers a wide range of professional development, fast-track job training and personal enrichment classes through its Workforce and Community Development Department which enrolls more than 7,200 students annually.
- WCC is one of the largest employers in Washtenaw County, with over 1,200 full and part-time employees including faculty and staff.
- WCC students have received more than \$4.8 million in state scholarships including Michigan Reconnect, the Michigan Achievement Scholarship and the Community College Guarantee.

- Nationally recognized union training partnerships with five trade unions bring thousands of union members annually to campus, generating an estimated \$23 million in economic impact to the county and region.
- WCC is a powerful economic engine for the region. A recent EMSI study reported WCC's total annual economic impact at \$524.1 million through operations, student spending, and alumni employment.
- WCC students represent the region's rich diversity: with 19.1% (Fall 2025) first-generation college students, 5.4% single parents, 2.4% veterans, and 39.7% minorities (2024 data).

Conclusion

The College's Five-Year Capital Outlay Plan for FY 2027–2031 outlines WCC's current and future instructional programming needs, projected enrollments, and facility conditions. By transforming its Student Center into the Center for Success and Innovation, WCC will build upon its 60-year legacy of opening doors to education and opportunity while ensuring Michigan's workforce is prepared for the jobs of the future.

WCC remains grateful for the continued support of the State of Michigan as we work together to fuel talent pipelines, drive economic growth, and make a positive difference in the lives of Washtenaw County residents and the people of Michigan.

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Washtenaw Community College

SECTION B

Mission Statement

Student Center



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MISSION, VALUES AND VISION

Mission

Our college strives to make a positive difference in people's lives through accessible and excellent educational programs and services.

Values

Teaching and Learning: We embrace teaching and learning as our central purpose.

Support: We make every effort to help learners achieve success.

Diversity: We respect differences in people and in ideas.

Partnerships: We plan and work together with respect, trust, and honesty within the College and with the communities we serve.

Innovation: We seek the best possible ways to conduct our work.

Vision

WCC is a learner-centered, open-door college dedicated to student, community, and staff success. We offer a wide spectrum of community college services with an emphasis on premier technical and career educational programs. The College staff continuously learns to improve learning.

Student Success: Our students come first. We are committed to their learning, success, and satisfaction. We strive to serve every student in an effective, caring, and supportive way. In order to enhance student learning outcomes, we engage in continuous improvement of teaching, programs, processes, and structures. We increase our accessibility by reaching learners where, when, and how they need instruction through the use of learning technologies, workplace learning experiences, and flexible scheduling of classes.

Community Success: We are committed to community learning, success, and satisfaction. WCC's primary contribution to community success is the development of a highly skilled workforce. A strong partnership with area employers emphasizes customized employee training and rapid adaptation of WCC programs to changing job training needs. Through strategic alliances with business, government, labor, and other educational institutions, WCC increases its emphasis on applied technology education, joint technical education programs with the public schools, and basic job-training services to underserved and at-risk groups.

Staff Success: We are committed to staff learning, success, and satisfaction. As a staff, we emphasize teamwork within College units and between the units. We support our colleagues and help them to be successful. We learn to improve learning; that is, we continuously increase our capacity to meet the educational requirements of the students, employers, and communities we serve. Through staff learning, we continuously improve services at each stage of the flow of students through WCC. All staff members align their work to contribute to improved teaching and increased student and community learning.

Washtenaw Community College

SECTION C

Instructional Programming

Student Center

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INSTRUCTIONAL PROGRAMMING – SECTION C

Overview of academic programs and major academic initiatives:

- a. **Describe existing academic programs and projected programming changes during the next five years, in so far as academic programs are affected by specific structural considerations (i.e., laboratories, classrooms, current and future distance learning initiatives, etc.).**

Washtenaw Community College (WCC) attracts students locally, regionally, statewide, and nationally through our trade partnerships -- offering affordable tuition and high-quality education. With more than 21,500 students enrolling in credit classes each year, and more than 8,000 enrollments in non-credit courses, WCC serves the diverse needs of its community¹. WCC offers 143 certificate and degree credit programs, across the liberal arts and sciences, business, information technologies, health care, advanced manufacturing and public service. The College has a significant impact on the local economy by helping a wide range of students achieve their educational and career goals while training and educating a skilled workforce.

WCC is a recognized leader in STEM education, supported by the award-winning National Science Foundation LSAMP Grant in partnership with the University of Michigan and other state universities.

The STEM Scholars program, launched in 2018, has seen participation double through 2024 as it provides targeted support for students pursuing STEM degrees with the intent to transfer.

WCC's nursing program has repeatedly been recognized as a Nursing Center of Excellence by the National League of Nursing – the only community college to hold this designation. The College addresses the growing demand for healthcare professionals by developing programs like the Cardiac Telemetry Certificate, created in collaboration with healthcare partners to meet local needs.

Additionally, WCC has expanded its Cybersecurity (*where we currently hold the designation of National Center of Excellence*) offerings, including a specialized Automotive Cybersecurity Certificate.

Through the Advanced Transportation Center, the College is offering multiple electric vehicle certificates and degrees to meet local employer demands. Innovation and continuous improvement are central to WCC's mission, as evidenced by its integration of advanced technology in courses and the development of online education through the Center for Interactive Teaching & Learning (CiTL) and the Teaching and Learning Center, which support faculty professional development and curriculum enhancement.

Regardless of their background, all of our students enter WCC with the expectation that we will prepare them with the skills and knowledge they need to thrive in a rapidly evolving educational, technological, and economic environment and ultimately succeed in a job that may not exist yet. Employers and partners in business and industry expect that we will train, prepare and deliver a high-skilled workforce to meet their quickly changing needs.

In response, over the next five years, Washtenaw Community College envisions the development of advanced facilities. This will include the development of an Innovation Station that will feature virtual reality (VR) stations; flexible learning spaces to support a variety of learning modalities; including, artificial intelligence to enhance both credit and non-credit programs. The VR stations, for instance, will enable students to practice complex tasks in a safe, controlled environment, bridging the gap between theory and practice across many disciplines.

¹Annual Student and Financial Aid Profile 2024-25

More than 56 percent of Washtenaw Community College's (WCC) degree-seeking students plan to transfer to a four-year college or university to pursue a bachelor's degree, while others are focused on short-term training to earn industry-recognized credentials. Our proposed Partnership Center will provide students with the resources for successful transfer as well as employment resources through a Michigan Works! satellite office and our Center for Student Success. Students will have opportunity for apprenticeships and internships with local employers. The Partnership Center is another way the College will be supporting the state's 60 by 30 goal of a more credentialed workforce to meet employer demands.

Recognizing the growth in eSports, the College added a Certificate in eSports Management this year. Our eSports program has had exponential growth from two club teams in the first year to eight club teams this academic year. The proposed eSports arena will provide collaborative and instructional programming space across multiple disciplines.

Collaborative programming among animation, programming, and eSports management academic programs at Washtenaw Community College and an eSports arena can offer students valuable hands-on experience. Here's a summary of how these programs could work together:

Basic eSports Event Production:

- **Animation** students with foundational skills can create simple graphics and visual elements, such as team logos or scoreboards, to be used during live eSports events. This gives them practical experience in applying their skills to real-world scenarios.
- **Programming** students can use their introductory coding knowledge to work on basic tools, such as score tracking apps or simple websites to support events.
- **eSports Management** students can get involved in the organizational aspects of events, learning how to schedule, coordinate teams, and promote small-scale tournaments held in the arena.

Entry-level Game Software Development Support:

- **Programming** students can practice coding by developing small game modifications or enhancements for existing eSports titles. Their work could be showcased during events, allowing them to see how their contributions perform in a live setting.
- **Animation** students can create basic in-game elements, like character skins or icons, and collaborate with programming students to integrate these assets into the game.

Arena Operations & Logistics:

- **eSports Management** students can gain experience in the operational side of the arena, managing event logistics, such as registering participants, and promoting events on social media. This gives them a chance to understand the inner workings of event planning, marketing, and execution.
- **Programming** students can assist with simple IT tasks, such as setting up networks and ensuring that basic software systems run smoothly during events. This helps them apply their coding and problem-solving skills in a practical setting.

Basic Content Creation for Streaming:

- **Animation** students can create simple video intros or transitions for live streams, learning how to build engaging content for audiences.
- **Students in IT courses** can work on basic streaming tools, integrating simple overlays or features to enhance the viewing experience for live streams.

- **eSports Management** students can explore the basics of audience engagement, such as managing the event's social media presence or coordinating with players to promote the stream.

Introduction to VR/AR Concepts:

- **Animation** students can work on entry-level 3D models or environments that could potentially be used in simple AR or VR applications within the arena, introducing them to the possibilities of immersive technology.
- **Programming** students can experiment with simple AR/VR coding projects, learning how to create basic interactive experiences that could enhance audience engagement during live events.
- **eSports Management** students can begin exploring how VR/AR could be used to create new audience experiences, helping them understand the business side of integrating technology into live events.

These collaborative projects would allow students at Washtenaw Community College to apply their introductory skills in real-world settings, providing hands-on experience in the growing field of eSports. By working together, students from different disciplines can build foundational skills that prepare them for more advanced opportunities in the future.

WCC is also focused on staying ahead of industry trends and technological advancements to prepare students for the future job market. The College continues to invest in state-of-the-art equipment, updated learning spaces, and expanded online services to enhance educational outcomes.

For example, the Economic, Workforce and Community Development Division has developed 23 online, 24/7 courses on topics such as connected cars, smart cities, and data management, with more in development. These courses not only provide introductory knowledge but also prepare students for industry-recognized credentials. This year, WCC introduced a Data Analyst Technician course, addressing the growing demand for data analysis skills in emerging sectors. By continually innovating and adapting to changing needs, WCC is committed to supporting student success and contributing to economic and workforce development locally and statewide.

- b. **Identify the unique characteristics of the institution's academic mission. (Two-year degree and certificated technical/vocational training, workforce development activities, adult education focus, continuing or lifelong educational programming, partnerships with intermediate school districts(s), community activities; geographic service delivery area(s), articulation agreements or partnerships with four-year institutions, etc.)**

Student success and completion remain central to the mission and values of Washtenaw Community College.

Washtenaw Community College (WCC) provides accessible, high-quality education through a diverse range of associate degree and certificate programs that prepare students for immediate entry into the workforce or transfer to four-year institutions. The College offers specialized technical training in fields such as advanced manufacturing, healthcare, transportation technologies, and computer science and information technology (CSIT). These programs are developed in collaboration with industry partners to ensure they align with current job market demands and provide students with the skills and credentials needed for career success.

Additionally, WCC has established articulation agreements with four-year universities across the country, facilitating seamless transfer pathways for students who wish to pursue a bachelor's degree. We firmly believe in growing the talent pipeline. This begins with making these advanced careers attractive to high-school aged individuals. We have worked, to make them not only aware but engaged, through our expanded partnerships with K-12. This is evidenced by our recent partnership with Whitmore Lake and Dexter High Schools to enroll students in our online data analytics courses which lead to industry-based credentials.

A key component of WCC's mission is its commitment to workforce development and continuing education. The College provides customized training for local businesses, industry certifications, and professional development courses that help individuals upskill or reskill in response to the evolving needs of the workforce. WCC also offers a wide range of adult education programs, including GED preparation, ESL classes, and non-credit courses designed to support lifelong learning through personal enrichment. These offerings make WCC a vital resource for both individuals seeking career advancement and those pursuing personal or professional growth.

WCC actively engages with the community through partnerships with local intermediate school districts, offering early college and dual enrollment opportunities for high school students. These programs enable students to earn college credit and gain exposure to technical fields while still in high school, facilitating a smooth transition into higher education or the workforce. The College also serves as a hub for cultural, educational, and recreational events, enhancing the quality of life for the community. By addressing the educational and workforce needs of Washtenaw County and beyond, WCC plays a crucial role in supporting the region's economic and social development.

- ***Career and Occupational Education:*** As of Fall 2025, the College has statewide agreements with High School Career and Technical Education (CTE) programs for 24 WCC courses that allow high school students to earn college credit for their work.
 - Any student who completed all 12 segments of an approved CTE program at an approved Michigan High School, with a final grade of "B" or better, may request a recommendation for credit from their high school instructor and be awarded college credit for high school career and technical education coursework.
 - The College also has direct agreements with local high schools for an additional 19 WCC courses that allow high school students to earn college credit for their work.
 - In 2024-2025, 95 CTE enrollments were approved, saving students over \$32,000 in tuition and fees.
 - 52 percent of WCC students are in occupational programs.
 - The line between transfer and occupational programs is becoming less distinct as many certificates and associate degrees are within an occupation, while also being transferable to a four-year institution. As colleges and universities continue to recognize occupational programs as degree worthy, WCC will continue to foster relationships that will benefit students.
- ***Dual Enrollment:*** WCC also offers dual enrollment programs throughout the region. National research shows that high school students who dual enroll in college are more likely to enroll in college after high school and successfully complete their college degree. As the State aggressively pursues higher credential attainment for Michiganders, dual enrollment serves students seeking credentials and employers seeking highly-skilled employees. In the Fall 2025 semester, WCC dually enrolled 1,595 students, a 37 percent increase since the Fall 2020 semester.

One outstanding example of our strategy is our partnership with Ypsilanti Community High School that allows students to earn a college credential while enrolled in high school. WCC offers this popular program for students in Ypsilanti Community Schools, Lincoln Consolidated Schools, and other districts in Michigan:

- **Certified Nursing Assistant Certificate:** This certificate program provides an opportunity for entry-level employment for health care jobs. This program also includes CPR, medical terminology, and Foundations of Health Care courses, and students can earn nine college credits for this one-semester program.
- **Washtenaw Technical Middle College (WTMC),** housed at WCC, is an award-winning charter high school that consistently attracts more applicants than it can admit. WTMC was recently accredited by Cognia, an international high school accrediting agency, and was recognized in the top 24 of over 1,350 reviews completed in 2024-25. This success reflects the high academic standards and comprehensive support provided to students as they complete both high school and college coursework.
- **Transfer Education:** WCC offers robust transfer education options that allow students to transition seamlessly to four-year institutions. Over sixty-eight percent of WCC students plan to pursue a bachelor's degree, and the College actively works with universities to establish transfer agreements that minimize credit loss and duplication.

WCC has 76 articulation agreements, including 63 "3+1 Agreements" where students complete up to 80 credits at WCC before transferring. These agreements can significantly reduce the time and cost of obtaining a bachelor's degree, potentially saving students over \$60,000 in tuition and fees, compared to the average costs at Michigan public universities. The College supports this process by hosting transfer events and fostering relationships with partnering institutions to ensure a smooth transition for students.

- **Co-Requisite Education:** WCC is committed to supporting all learners through co-requisite education and comprehensive student support services. Courses in writing, reading, math, and ESL help students build essential skills for academic success. Innovative placement tools, such as the use of high school GPA and co-requisite courses, have been implemented to increase the number of students advancing to college-level courses.

Additionally, WCC collaborates with community organizations like Washtenaw Literacy to support students with reading skills below high school level. The MTH 4099 Math Placement Acceleration Lab provides a free, zero-credit course for students to improve their math placement levels.

Complementing these efforts, the College offers a range of student support services, including: academic advising; financial aid; career counseling; success coaching; tutoring; and more, to ensure that all students have the resources they need to succeed.

And finally, WCC is opening a Workforce Foundation Skills Lab in Fall 2025 that will be free to all Washtenaw County residents, age 18+. The lab will provide just-in-time training in the areas of applied math, graphic literacy, workplace documents and workplace essential skills, i.e., working in teams, interpersonal and business communications, work discipline, customer service, problem solving, critical thinking, and financial awareness.

- **Student Support Services:** WCC provides various services to prepare students to fully use and benefit from its academic programs and courses. These services include: orientation, entry assessment, academic advising, financial aid, transfer assistance, career counseling, personal counseling, tutoring, job placement, special needs services, instructional labs, success coaching, and library services.

Table 1. New Programs for 2025-2026

Program Name	Award
Cultural Resource Management	Certificate
Electric Vehicle (EV) Safety & Fundamentals	Certificate
Electric Vehicle (EV) Service Technician	Certificate
Elementary Education Transfer	Associate in Arts/Transfer
eSports Management	Certificate
Marketing	Associate in Applied Science
Marketing Essentials	Advanced Certificate
Social Media Management	Certificate

Washtenaw Community College offers 143 credit programs, with 1,160 credit courses in 83 disciplines. The programs represent many credentials from certificates of completion to associate degrees and post-associate certificates. Table 2 summarizes the number of current programs sorted by level of award.

Table 2. All Programs by Type of Award

Type of Award	Number of WCC Programs
Certificate of Completion	3
Certificate	59
Advanced Certificate	18
Post-Associate Certificate	3
Certificates	83
Associate in Applied Science	34
Associate in Arts	14
Associate in Science	11
Associate in General Studies	1
Degrees	60
Total WCC Programs by Award Type	143

Programs are categorized either as career degree/certificate programs or as university transfer programs. Career degree/certificate programs prepare students for jobs and career advancement. When a program might appear in more than one category, the best fit was selected for an unduplicated count.

Within the career degree/certificate classification, WCC offers 121 programs. The programs are listed in Section C Appendix A.

WCC offers 22 programs designed specifically for transfer students. These programs are listed in Section C Appendix B.

Washtenaw County is unique in the state in terms of its high percentage (57%) of adults, those 25 and older, who hold at least a bachelor's degree. Reflective of this demographic and of the need for lifelong learning, 9% of WCC students are college graduates. WCC supports lifelong learning at every stage of an individual's educational journey for continuous learning, upskilling and career pivots. The College is a destination to prepare students for today's careers and those that don't even exist today.

Customized Training: The Workforce Development team at WCC are experts at developing training programs to upskill the workforce and improve a company's performance. Our capabilities let us develop training and workshops tailored to the present and anticipated needs of the local workforce. **WCC's strategy to expand apprenticeships is continuing and has gained traction over the last year. The College also continues to be laser-focused on identifying talent development needs** within an organization, conducting a thorough needs assessment, and introducing solutions that help companies with their talent and organizational effectiveness challenges.

- **Eastern Washtenaw County Outreach and Support:** In eastern Washtenaw County, WCC offers job coaching, resume writing, and interviewing skills at our Ellsworth Center office, which is co-located with Michigan Works! Southeast. Other services offered at this office include workforce development training for those looking to advance their career or obtain an entry-level position in high-demand, high-wage growth industries. Additionally, we have expanded college and career readiness programming at the Parkridge Community Center which impacts a wide range of ages from kindergarten to adults.
- **Livingston County:** Washtenaw Community College has also collaborated with Livingston County ISD to begin offering cybersecurity courses to high school students in the area through the Livingston County Early College. These students can continue at WCC to earn an associate's degree in Cybersecurity. WCC also has a new partnership with the LEAD Prep Academy, housed at the Legacy Center in Brighton. This program allows high school graduates to complete college credits while strengthening their football skills to hopefully secure a Division I or Division II athletic scholarship.
- **Health and Fitness Center:** Washtenaw Community College students can take advantage of fitness classes at our Health and Fitness Center. As a certified Medical Fitness Facility, the Health & Fitness Center at Washtenaw Community College offers the highest quality staffing, equipment and programming under medical oversight. Fitness staff members are required to have four-year degrees, and many maintain additional certifications in specialty areas, such as arthritis or cardiac health. Programs are regularly reviewed by the center's Medical Advisory Board, which includes physicians from St. Joseph Mercy Ann Arbor Hospital and a physical therapist from Probability Physical Therapy. All staff members are required to hold certifications in CPR, AED and First Aid. The Health Science Division partnered with the Health and Fitness Center to introduce a new employee walking program in Fall 2024.

- **Senior Focus:** Washtenaw Community College offers free programming to individuals aged 65 and older that live in Washtenaw County. Typically, this programming is offered at Senior Centers throughout the county.
- **Fast Track Job Training Classes:** Washtenaw Community College offers 30 fast-track job training programs, each aligned to industry certification that leads to entry-level employment. These programs span 14 different subject areas, with many available entirely online, 24/7, allowing students to fit coursework into their busy schedules. A large portion of the offerings focus on mobility, including programs that prepare participants to become certified fiber optics technicians and enter the growing field of data analytics. New in Fall 2025 is the launch of the Electric Charging Station Technician training that is tied to SAE certification.
- **Summer Camps:** This past summer the Workforce & Community Department offered 18 summer youth camps. STEM focused training topics have included: software coding, 3D printing, drones, healthcare, video game creation, a NASA curriculum-based Space Camp and more. The College and Career Readiness Department's retooled their Summer Learning Experience (SLE) and has enrolled approximately 48 youth (ages 6-12). Students are immersed in a six-week journey from July-August, which includes academic life enrichment programming.
- **National Trade Union Member Training:**

International Brotherhood of Electrical Workers.

WCC signed a new five-year contract with the NTI. 1,200 students attended the 2025 IBEW training event on the WCC campus.

International Association of Bridge, Structural, Ornamental and Reinforcing Ironworkers Union.

WCC continues to hold the Iron Workers Instructor Training Program (ITP) on the WCC campus. Approximately 800 participants attend the program that trains for proficiency in jobs involving welding, structural steel erection, architectural and ornamental ironwork, concrete reinforcement, rigging, and machinery moving and installation – as well as blueprint reading and computer skills for the ever-changing job market. Each year, this program generates nearly \$5 million in economic impact within the Washtenaw County region.

Operative Plasterers, Cement Masons International Association.

103 students attended the 2025 OPCMIA instructor training event on the WCC campus.

United Association of Journeymen and Apprentices of Plumbers and Pipefitters.

For over 30 years, WCC has partnered with the UA to provide a summer training experience for over 3,500 members, as well as serving thousands through our apprenticeship completion/construction supervision associate degrees, which are able to be completed fully online.

United Union of Roofers, Waterproofers and Allied Workers.

WCC signed a five-year agreement with the Roofers Union in 2019 which was renewed in 2025. This group had both instructor and leadership training, bringing over 158 members to the WCC campus this past summer.

- **Apprenticeship Partnerships**

In late 2023, WCC received approval for its first U.S. Department of Labor (USDOL) Registered Apprenticeship program, and in 2024 placed apprentices with Toyota & Subaru of Ann Arbor. WCC's status as an intermediary in the USDOL's Registered Apprenticeship program opens the door for the College to develop similar apprenticeship programs with other companies for USDOL approved occupations.

WCC was the first higher education institution in the state of Michigan to join the national Federation for Advanced Manufacturing Education (FAME) work-and-learn apprenticeship program. Since its inception in 2023, the FAME program has started a cohort of students each Fall and is partnered with multiple employers in southeastern Michigan.

Additionally, WCC partners with Zoller, Inc., an advanced tool manufacturing and measuring company with North American headquarters located in Ann Arbor, in an apprenticeship, learn-as-you-earn program.

- ***Virtual courses.*** Synchronous classes that meet at scheduled times, providing a rich classroom experience in a convenient and virtual format using video technology. Originally initiated during COVID-19, the interest for this modality continues to increase and we see this as a potential enrollment growth area for the college.
- ***Blended (Mixed Mode) courses.*** WCC continues to offer classes that blend both online and face-to-face delivery that take advantage of both formats. The College had 763 enrollments in blended/mixed-mode classes in 2024-25.
- ***Online (Distance Learning) Courses:*** Online courses utilize materials such as interactive lectures, video, activities, textbooks and workbooks as well as faculty produced open education resources (OERs), which are free or very low-cost learning and teaching materials made available online for anyone to use. Faculty members engage with students through the College's learning management system in which students receive feedback from instructors and complete exercises and examinations. Our online learning department, CiTL, is fully staffed with instructional designers as well as design experts in gaming and simulation.
- ***Online Programs:*** In 2024-25, thirty-five programs (35%) were completely available online through distance learning. This continues to grow as students are demanding more flexible learning options.

d. Demonstrate the economic development impact of current/future programs (i.e., technical training centers, life science corridor initiatives, etc.).

The College recognizes the need for supporting the electric vehicle industry as demonstrated in the two new certificates – Electric Vehicle Safety & Fundamentals and Electric Vehicle Service Technician – made available to students this year. The College also allows students to select an Electric Vehicle concentration in the Transportation Technology Associate Degree. Within the next year, the College will also be offering electric battery and semi-conductor curriculum to support this growing industry. Further, the Workforce and Community Development Department will offer EVSE Charging Station Technician job training and artificial intelligence programming.

The College also recognizes the growing fields of eSports and social media and are offering certificates to meet these areas. The eSports Management Certificate and Social Media Management Certificate are both new programs available to students beginning this year.

The State of Michigan is experiencing incredible teacher shortages and the College is offering a new, updated Elementary Education Associate Degree for students. The College has developed key transfer partnerships with local universities to allow for the smooth transfer of students entering the education field.

WCC plays a significant role in the regional economy and is a sound investment from multiple perspectives. Students benefit from improved lifestyles and increased earnings. Taxpayers benefit from a larger economy and lower social costs. Finally, the community benefits from increased job and investment opportunities, higher business revenues, greater availability of public funds, and an eased tax burden. An EMSI study reported that the College had a \$524.1 million economic impact on the local region through combined operations, student spending, and alumni employment. **In recognition of the good work that Washtenaw Community College does, an unprecedented 78% of taxpayers in the College's district approved a 10-year millage renewal in March 2020.** Virtually every township in the county voted in favor to support the College.

The College is active in its connections to regional economic development organizations as it seeks the best pathways to educating and credentialing students and preparing them for employment. WCC President, Dr. Rose B. Bellanca, has led the development and recruitment of talent for Washtenaw County through the Ann Arbor SPARK Talent Committee, currently serves on its Board of Directors, and the Board of Directors for the American Center for Mobility and MichAuto. Dr. Bellanca has also been appointed to the Trinity Hospital Board of Directors and the Michigan Works! Southeast Workforce Development Board.

The Vice President of Economic, Workforce & Community Development/CERO, Dr. Michelle Merusi, serves on the LDFA for Ann Arbor and Ypsilanti Board of Directors, the ITS Michigan Board of Directors, the SEMCOG Education Committee, the Michigan Infrastructure & Transportation Association (MITA), the Michigan Telecommunications Association, the Aerospace Industry of Michigan (AIAM) and the Workforce Intelligence Board of Directors for Southeast Michigan.

In addition, Dr. Brandon Tucker, Executive Vice President for Instruction, serves on the MichAuto Talent and Awareness Committee.

APPENDIX A. CAREER DEGREE/CERTIFICATES

HEALTH SCIENCES (16)

Certificates (10)

- Cardiac Telemetry Technician Certificate of Completion
- Computed Tomography (CT) Post-Associate Certificate
- Dental Assisting Certificate
- Health Care Foundations Certificate
- Magnetic Resonance Imaging (MRI) Post-Associate Certificate
- Mammography Post-Associate Certificate
- Medical Assisting Certificate
- Medical Billing and Coding Certificate
- Nursing Assistant Skills Training Certificate of Completion
- Sterile Processing Certificate

Associate Degree Programs (6)

- Health Administration Associate in Science
- Licensed Practical Nurse to Registered Nurse Associate in Applied Science
- Nursing Associate in Applied Science
- Physical Therapist Assistant Associate in Applied Science
- Radiography Associate in Applied Science
- Surgical Technology Associate in Applied Science

BUSINESS (28)

Certificates (20)

- Accounting for Business Certificate
- Administrative Assistant I Certificate
- Administrative Assistant II Advanced Certificate
- Business Enterprise Basics Certificate
- Business Enterprise Essentials Advanced Certificate
- Computer Software Applications Certificate

- Core Business Skills Certificate
- Digital Business Marketing and Sales Certificate
- Entrepreneurship Essentials Certificate
- Entrepreneurship and Innovation Certificate
- eSports Management Certificate
- HR Essentials Certificate
- HR Skills and Operations Certificate
- Management Certificate
- Marketing Essentials Advanced Certificate
- Retail and Business Operations Certificate
- Social Media Management Certificate
- Sports and Entertainment Management Certificate
- Supply Chain Essentials Certificate of Completion
- Supply Chain Operations Certificate

Associate Degrees (8)

- Accounting Associate in Applied Science
- Business Enterprise Associate in Applied Science
- Business Office Administration Associate in Applied Science
- Management Associate in Applied Science
- Marketing Associate in Applied Science
- Occupational Studies Associate in Applied Science
- Retail Management Associate in Applied Science
- Supply Chain Management Associate in Applied Science

HUMAN SERVICES, PRE-EDUCATION & PUBLIC SAFETY (7)

Certificates (5)

- Addiction Studies Certificate
- Child Development Certificate
- Cultural Resource Management Certificate
- Education Paraprofessional Certificate
- Police Academy Certificate

Associate Degrees (2)

- Child Development Associate in Applied Science
- Criminal Justice - Law Enforcement Associate in Applied Science

MANUFACTURING & AUTOMOTIVE (18)**Certificates (13)**

- Advanced Auto Body Repair Advanced Certificate
- Advanced Automotive Services Technician Advanced Certificate
- Advanced Manufacturing (CNC) – Operation Technician Certificate
- Advanced Manufacturing (CNC) – Programming and Setup Technician Certificate
- Auto Body Repair Certificate
- Automation Specialist Advanced Certificate
- Automotive Services Technician Certificate
- Custom Auto Body Fabrication and Chassis Design Advanced Certificate
- Electric Vehicle (EV) Safety & Fundamentals Certificate
- Electric Vehicle (EV) Service Technician Certificate
- Industrial Electronics Technology Certificate
- Robotics Technician Certificate
- Semiconductor and Battery Manufacturing Advanced Certificate

Associate Degrees (5)

- Advanced Manufacturing (CNC) – Machine Tool Setup, Operation and Programming Associate in Applied Science
- Automotive Test Technician Associate in Applied Science
- Mechatronics – Robotics and Automated Systems Associate in Applied Science
- Powertrain Development Technician Associate in Applied Science
- Transportation Technologies Associate in Applied Science

BROADCAST, COMMUNICATION, VISUAL, DIGITAL & FINE ARTS (21)**Certificates (13)**

- 3D Animation Certificate
- Animation for Film and Broadcast Advanced Certificate
- Animation for Game Art Advanced Certificate

- Arts Management Certificate
- Audio Production and Engineering Certificate
- Broadcast Media Arts Certificate
- Digital Video Production Certificate
- Fine and Performing Arts Certificate
- Graphic Design Certificate
- Photography Digital Imaging Certificate
- Photography: Portrait Imaging Certificate
- Photography: Traditional Imaging Certificate
- Technical Communication Certificate

Associate Degrees (8)

- 3D Animation Arts Associate in Applied Science
- Broadcast Media Arts Associate in Arts
- Digital Media Arts Associate in Applied Science
- Digital Video Production Associate in Arts
- Fine and Performing Arts Associate in Arts
- Graphic Design Associate in Applied Science
- Photographic Technology Associate in Applied Science
- Technical Communication Associate in Arts

SCIENCE, COMPUTER TECHNOLOGY, ENGINEERING & MATH (10)

Certificates (8)

- Automotive Cybersecurity Certificate
- C++ Programming Advanced Certificate
- Computer Networking Academy Advanced Certificate
- Computer Networking Operating Systems Advanced Certificate
- Computer Systems Technology Certificate
- Cybersecurity Operations Advanced Certificate
- Principles of Cybersecurity Advanced Certificate
- Program in Java Advanced Certificate

Associate Degrees (2)

- Computer Systems and Networking Associate in Applied Science
- Cybersecurity Associate in Applied Science

SKILLED TRADES & CONSTRUCTION (14)

Certificates (9)

- Commercial Building Facility Maintenance Certificate
- Construction Technology I Certificate
- Construction Technology II Certificate
- Engineering and Design Technology Certificate
- Heating, Ventilation, Air Conditioning and Refrigeration - Commercial Trade Advanced Certificate
- Heating, Ventilation, Air Conditioning, and Refrigeration - Residential Certificate
- Ironworkers Pre- Apprenticeship Certificate
- Welding and Fabrication Principles Certificate
- Welding and Fabrication Advanced Applications Advanced Certificate

Associate Degrees (5)

- Construction Management Associate in Arts
- Construction Technology Associate in Applied Science
- Engineering Technology Associate in Applied Science
- Heating, Ventilation, Air Conditioning and Refrigeration Associate in Applied Science
- Welding Technology Associate in Applied Science

APPRENTICESHIP & UNION PROGRAMS (7)

Certificates (2)

- Apprentice Completion Certificate
- Construction Supervision Certificate

Associate Degrees (5)

- Construction Supervision Associate in Applied Science
- Construction Supervision Associate in Science
- Industrial Training Associate in Applied Science
- Industrial Training Associate in Science
- Journeyman Industrial Associate in Applied Science

APPENDIX B. TRANSFER DEGREES AND CERTIFICATES (22)

Certificates (3)

- English as a Second Language Certificate
- Introduction to Elementary Education Certificate
- Liberal Arts – MTA Certificate

Associate Degrees (19)

- Business Administration – Transfer Associate in Arts
- Computer Science: Programming in Java Associate in Science
- Criminal Justice Associate in Arts
- Early Childhood Education Associate in Arts
- Elementary Education Transfer Associate in Arts
- Environmental Science Associate in Science
- Exercise Science Associate in Science
- General Studies Associate in General Studies
- General Studies in Math and Natural Sciences Associate in Science
- Global Studies Associate in Arts
- Health Program Preparation Associate in Science
- Human Services Associate in Arts
- Information Systems: Programming in C++ Associate in Science
- Journalism Associate in Arts
- Liberal Arts Transfer Associate in Arts
- Math and Science Associate in Science
- Paralegal Studies/Pre-Law Associate in Arts
- Pre-Engineering Science Transfer Associate in Science
- Secondary Education Associate in Arts

Washtenaw Community College

SECTION D

Staffing/ Enrollment

Student Center

 Washtenaw
Community College



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STAFFING AND ENROLLMENT – SECTION D

Colleges and universities must include staffing and enrollment trends in the annual 5-year comprehensive master plans.

- a. Describe current full-and part-time student enrollment levels by academic program and define how the programs are accessed by the student (i.e., main or satellite campus instruction, collaboration efforts with other institutions, Internet or distance learning, etc.)

As of October 15, 2025; 11,641 students are enrolled for the Fall 2025 semester. Overall, 28% of these students are enrolled on a full-time basis (12 or more credits). The percentage of full-time students varies by program area.

For the Fall 2025 semester, the program area full-time enrollments are as follows:

Division	Percent Full-Time
Advanced Technologies & Public Service Careers	28%
Business and Computer Technologies	34%
Health	17%
Humanities and Social Sciences	32%
Math, Science, and Engineering	22%
WCC Total Enrollment	28%

For the Fall 2025 semester, the College has the same proportion of students enrolled in face-to-face classes as in Fall 2024 – 61% of the student body.

- b. Project enrollment patterns over the next five years (including distance learning initiatives)

Since the 2020-21 academic year, the enrollment has increased 16%. The college enrolled more than 21,500 credit students during 2024-25. We anticipate that this level of growth will continue for the next five years as we continue to expand our online offerings and expand our partnerships with local school districts.

The College has also seen our Fall enrollment continue to grow each of the past three years and we had an increase of 4% in Fall 2025 over Fall 2024.

WCC has put many factors in place in the past few years to enhance recruitment, enrollment and retention, including personal calling campaigns, targeted recruitment, increased flexible scheduling, expanded student services, and many other measures to attract and keep students at WCC.

In considering enrollments over the next five years, several factors need to be examined:

- SEMCOG projections indicate that the overall population in the region will rise slightly through 2025; there will be slightly slower growth in traditional age groups, but substantial increases in the older adult population. We expect to see enrollment growth in the next five years in the older adult population and need to address this population's needs, particularly for retraining and career changing to high demand careers.
- Even pre-COVID the College had extensive online offerings and experienced steady growth in its distance education offerings, with an 85% increase in online enrollments and a 20% increase in mixed mode enrollments during that time. The College is a participant in the SARA state reciprocity agreement to offer online programming in 49 states and is approved by the Higher Learning Commission to offer up to 100% of its programs and courses online. The College expects this to be a significant growth area over the next five years, consistent with past enrollment patterns.
- With the State's expansion in the authorization of Early Middle Colleges, we have also experienced increasing numbers of middle college students. Local districts are taking advantage of our on-campus offerings and students from middle colleges outside Washtenaw County are taking advantage of our online offerings. The College is now the designated post-secondary partner for 7 early middle colleges and has other middle college students outside the region enrolling in our online offerings.
- Over the past several years, most of our enrollment growth has been in online courses. WCC has a rigorous quality development process before a class is offered in an online format. After adjusting for almost all online and virtual instruction provided during the 2020-21 academic year, our enrollments in online, virtual, and blended courses increased 28 percent for the 2024-25 academic year when compared to the pre-COVID year of 2019-20.

c. Evaluate enrollment patterns over the last five years

Our annual headcount for 2024- 2025 is 21,583, which is an increase of 2% over the prior year. In the four years since the 2020-21 year impacted by COVID, we have had a 15% increase in our annual credit headcount.

The College continues to earn and enjoy the support of the community. We respond to the changing needs of our students, adding sections and courses as appropriate. The current economic situation has driven many students to seek retraining and skills upgrades. WCC has marketed its ability to provide such education and training, enrolling many new students as a result. In a different direction, we see more of our students continue their formal education beyond the levels provided here at the College. We expect that pattern to continue.

Students come to Washtenaw Community College representing the diversity within our community.

Many – about 36 percent – of our new students are first generation college students, ten percent are single parents, four percent are veterans, and another five percent request physical accommodation. The average age of our students is 26 and 10% are college graduates returning to school to gain new skills to use in their current field or to prepare for a new career in another field.

Washtenaw Community College continues to see increasing numbers of minority students enrolling in our academic programs. When the minority enrollment at WCC is compared to the minority composition of Washtenaw County from the 2020 Census data, WCC has higher percentages of students in every minority category group except Asian and Native American. The College has established a very successful transfer pathway program for students interested in attending an HBCU (Historically Black College/University) institution. We have agreements with 7 HBCUs which allow the student to transfer their associate degree and have guaranteed admission and pay in-state tuition. To date over 130 WCC students have already used this transfer option to the HBCU of their choice.

Regardless of their background, all of our students come through our doors with the expectation that we will prepare them with the skills and knowledge they need to thrive in a rapidly evolving educational, technological, and economic environment and ultimately succeed in a job that may not exist yet. Employers and partners in business and industry expect that we will train, prepare and deliver a high-skilled workforce to meet their quickly changing needs.

d. Student/Faculty Ratios

The ratios for instructional staff to students for major program areas at the College may be calculated using credit hour or by contact hour generation. Student/faculty FTE ratios based on student credit hours where one student FTE equals 30 semester hours are as follows:

General Education – 20.2
Business / Computer – 21.7
Technical – 11.0
Health Care – 8.8

Student / faculty FTE ratios based on contact hour generation where one student FTE equals 450 contact hours are as follows:

General Education – 24.6
Business / Computer – 26.9
Technical – 18.4
Health care – 17.1

e. Project future staffing needs based on 5-year enrollment estimates and future programming changes.

It is anticipated that the College's current staffing models will accommodate projected program

growth. Vacancies will be filled to meet the anticipated needs in program demand. Academic leadership hire part-time instructors who work in conjunction with full-time faculty to meet any additional demand.

The average credit hours taken per student is 8.4 for Fall 2025. This is, of course, is a statistic that is relatively fixed given the large number of students. The use of part-time faculty remains at acceptable levels. During the previous academic year, 2024-25, we experienced less than a 33% use of part-time staff (according to the computation specified in the collective bargaining agreement) whereas the agree upon limit is 37%. Thus, the College has room to adjust to new initiatives and demands. At the same time, the College continues to manage its staffing allocations to provide full-time faculty support appropriate to the growth and decline within given academic areas.

f. Identify current average class size and projected average class size based on institution's mission and planned programming changes.

Average class size is determined by many factors, not the least of which is the maximum allowed class size, a factor that is influenced by facilities, collective bargaining agreements, accreditation specifications, safety, and enrollment demand. Also, influencing enrollment is the location and type of course. The most recent calculation of average class utilization is 73% of the maximum enrollment.

Max Enrollment	Fall 2024	Winter 2025	Both	Average for Both
30	22.6	21.5	22.1	73%
25	19.9	19.6	19.8	79%
24	19.7	20.0	19.9	83%
22	18.3	17.4	17.9	81%
20	17.2	17.1	17.2	86%
All*	20.1	19.7	19.9	80%

*Based on most used ranges of 20 through 30 capacity classes.

Further influencing the utilization of classroom space is the location of courses.

SITE	AVERAGE
Main Campus	80.2%
Clinical	89.3%

We continue to work to increase our fill ratio for all of our sections while balancing our other obligations. We are committed to providing the courses that students need to complete their degree programs even if those sections are not at full enrollment.

Washtenaw Community College

SECTION E

Facility Assessment

Student Center

 Washtenaw
Community College



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Washtenaw Community College

SECTION E-1

Facility Assessment

Student Center

 Washtenaw
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SECTION E - FACILITY ASSESSMENT

A professionally developed comprehensive facilities assessment is required. The assessment must identify and evaluate the overall condition of capital facilities under college or university control. The description must include facility age, use patterns and an assessment of general physical condition. The assessment must specifically identify:

- a. **Summary description of each facility (administrative, classroom, biology, hospital, etc.) according to categories outlined in “net-to-gross ratio guidelines for various building types,” DTMB-Office of Design and Construction Capital Outlay Design Manual, appendix 8. If facility is of more than one “type,” please identify the percentage of each type within a given facility.**

See attached deferred assessment report.

- b. **Building and/or classroom utilization rates (percentage of rooms used, and percent capacity.) Identify building/classroom usage rates for peak (M-F 10-3), off-peak (M-F, 8- 10 a.m., 3-5 p.m.) evening, and weekend periods.**

The utilization rates for WCC classroom buildings for peak, off-peak, evening, and weekend time frames as defined by the capital outlay parameters. For purposes of calculating the utilization rate, the college determined for a given building and defined time period the percentage of all classrooms which were utilized at least once during the defined time period. Note that some classrooms are used as labs available for faculty and students during open building hours. The table below is for the Fall 2025 semester.

Building	Peak	Off Peak	Evening	Weekend
	M-F 10 am – 3 pm	M-F 8 - 10 am M-F 3 - 5 pm	M-Th 5 - 10 pm	F 5 - 10 pm Sa/Su 8 am – 10 pm
Business Education	95%	95%	63%	37%
Great Lakes Regional Training Center	14%	14%	0%	14%
Gunder Myran	100%	93%	50%	53%
Henry S. Landau Skilled Trades	20%	20%	20%	0%
Crane Liberal Arts & Science	94%	94%	67%	55%
Morris J. Lawrence	45%	36%	45%	27%
Occupational Education	80%	77%	74%	26%
Student Center	100%	0%	100%	0%
Technical & Industrial	83%	79%	52%	21%

- c. Mandated facility standards for specific programs, where applicable (i.e., federal/industry standards for laboratory, animal, or agricultural research facilities, hospitals use of industrial machinery, etc.);**

See attached deferred assessment report.

- d. Functionality of existing structures and space allocation to program areas served;**

See attached deferred assessment report.

- e. Replacement value of existing facilities (insured value of structures to the extent available);**

The replacement value of existing College facilities as of June 30, 2025, excluding land is \$407,550,000.

- f. Utility system condition (i.e., heating, ventilation, and air conditioning (HVAC), water and sewage, electrical, etc.);**

See attached deferred assessment report.

- g. Facility infrastructure condition (i.e., roads, bridges, parking structures, lots, etc.);**

See attached deferred assessment report.

- h. Adequacy of existing utilities and infrastructure systems to current and 5-year projected programmatic needs;**

See attached deferred assessment report.

- i. Does the institution have an enterprise-wide energy plan? What are its goals? Have energy audits been completed on all facilities, if not, what is the plan/timetable for completing such audits?**

Washtenaw Community College (WCC) has implemented a comprehensive, campus-wide energy plan designed to enhance operational efficiency and reduce both energy consumption and greenhouse gas emissions. The plan sets a target of achieving an average annual reduction of 2% in energy use and carbon emissions.

To support this objective, the College continues to invest in replacing outdated and inefficient equipment, leveraging advanced technologies to drive cost savings, reduce environmental impact, and promote long-term sustainability.

As part of its broader commitment to clean energy, WCC is actively transitioning its vehicle and equipment fleet to renewable energy sources. The College has set a goal to fully convert its fleet to clean energy by 2031.

Additionally, WCC has committed to sourcing 100% of its electricity from renewable sources by 2031. This transition will occur incrementally through the procurement of renewable-generated electricity from the local utility provider.

WCC has also made significant investments in electrical vehicle (EV) infrastructure to support sustainability within the campus and the broader community. Since the initial installation of 12 public EV charging stations in 2012, the College has expanded its infrastructure to include 31 public and 15 fleet-specific charging stations as of 2025.

WCC is committed to the procurement of renewable generated electricity from the local utility in incremental layers, until 100% of the campus electricity is renewable by 2031. WCC has also invested in providing EV charging stations to the community. Currently we have 31 ports available for public use.

j. Land owned by the institution, and includes a determination of whether capacity exists for future development, additional acquisitions are needed to meet future demands, or surplus land can be conveyed for a different purpose

The College currently owns 291 acres of land. This acreage provides the College with the capacity to expand in the future, if needed, but also serves as an “outdoor laboratory” with its wetlands and wildlife. The land is in a very desirable location, and could be sold, if necessary, subject to rezoning.

k. What portions of existing buildings, if any, are currently obligated to the State Building Authority and when are these State Building Authority leases set to expire.

The College currently has five buildings obligated to the State Building Authority for leases. These buildings include:

1. Business Education Building (BEB) in 1997. The lease expires in 2032.
2. Technology Education Building (GMB) in 2002. The lease expires in 2037.
3. Plumbers and Pipefitters Addition (GLRTC) in 2005. The lease expires in 2040.
4. Skilled Trades Training Program Renovations (OEB) in 2012. The lease expires in 2052.
5. Skilled Trades Training Program Renovations (HLC) in 2012. The lease expires in 2052.

Washtenaw Community College

SECTION E-2

Facility Assessment

Deferred Maintenance Report

Student Center

 Washtenaw
Community College



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Washtenaw
Community College

ANN ARBOR, MICHIGAN

DEFERRED MAINTENANCE REPORT

Office of Facilities Management
September 2025 Update

Glossary

Current Replacement Value (CRV)

The CRV is the cost to construct a replacement building in today's dollars. The figure is based on the square footage of the current structure and the estimated current construction cost for that type of structure.

One Year Deferred Maintenance Backlog (1 YR DMB)

This is the value of projects that have been deferred and require completion in order to safely maintain facilities and related infrastructure for their current use. The 1 year DMB amounts shown are for items requiring immediate attention to fix critical problems.

Facilities Condition Index (FCI)

Simply put, the FCI is the current DMB divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the building, campus or college.

FCI < 5% = Good

FCI > 5% and < 10% = Fair

FCI > 10% = Poor

One Year DMB Excess

This represents the amount the DMB exceeds the APPA (Association of Physical Plant Administrators) benchmark of a building with a 5% FCI - essentially the dollar amount to be spent immediately to reduce the DMB to attain the APPA rating of "Good". In situations where a building is in better than "Good" condition (FCI < 5%), the one year DMB excess is shown as zero.

Five Year Deferred Maintenance Backlog (5 Yr DMB)

Similar to the One Year DMB, the Five Year DMB represents the total value of projects that will require attention within the next five years to repair and/or replace problems items before they become critical.

Five Year DMB Excess

Similar to the One Year DMB Excess value, this amount represents the investment to bring the DMB in line with the APPA benchmark of 5% of the Current Replacement Value. In situations where a building is in better than "Good" condition - a bit more difficult over a five year span, the five year DMB excess is shown as zero.

FCI SUMMARY FOR ALL CAMPUS BUILDINGS

	<u>Building</u>	<u>FCI</u>	<u>Rating</u>
1	Athletic Field House (AFH 027)	1.10%	Good
2	Business Education Building (BE 013)	0.80%	Good
3	Chemical Storage Building (CS 019)	1.40%	Good
4	Crane LASB (LASB 002)	2.00%	Good
5	Energy Center (EC 017)	3.10%	Good
6	Family Education Building (FE 006)	11.60%	Poor
7	Great Lakes Regional Training Center (GL 024)	2.01%	Good
8	Gunder Myran Building (GM 022)	1.30%	Good
9	Hazardous Materials Building (HM 014)	1.70%	Good
10	Health and Fitness Center (HFC 025)	1.60%	Good
11	Landau Skilled Trades Building (HL 028)	1.50%	Good
12	Maintenance Building (MB 012)	30.30%	Poor
13	Morris Lawrence Building (ML 011)	0.20%	Good
14	Motorcycle Storage Building (MS 026)	3.45%	Good
15	Whitworth Occupational Education Building (OE 007)	2.40%	Good
16	Parking Structure (PS 029)	1.10%	Good
17	Damon B. Flowers Building (DF 008)	4.80%	Good
18	Pump House (Campus Utility Building CU 015)	0.70%	Good
19	Storage and Receiving Building (SRB 016)	2.70%	Good
20	Student Center Building (SC 004)	4.70%	Good
21	Technical and Industrial Building (TI 001)	1.20%	Good

Deferred Maintenance Report - Entire College

College Stats

Number of Buildings	21
Oldest Building	1970
Newest Building	2012
Avg. Building Age	27
Avg. Cost per S.F. (total = 1,210,699 s.f.)	\$343

Facilities Condition Index - Entire College

	First Year Data					Five Year Data				
1,210,699	\$415,334,206	\$9,155,601	\$0	2.2%	Good	\$25,371,587	\$6,408,917	6.1%	\$8,306,684	\$13,381,001
TOTAL S.F.	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Athletic Field House

Campus:	Main	Use Types:	100% Athletics	Notes:	
Bldg. No.:	AFH (027)				
Building:	Athletic Field House				
Area (s.f.):	2,417				
Year Built:	2010				
Floors:	1				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	50%	\$188,560	0	\$0	0	\$0	
Roof	12%	\$45,254	0	\$0	0	\$0	Metal roof.
Glazing		\$0	0				None
Cladding	2%	\$7,542	0	\$0	0	\$0	Brick
HVAC	1%	\$3,771	0	\$0	15	\$566	
Plumbing	7%	\$26,398	15	\$3,960	0	\$0	Well pump system replaced due to failure and upgraded for more efficient system.
Primary/Secondary	4%	\$15,085	0	\$0	0	\$0	Feeder conductors replaced in 2020 due to theft.
Distribution	3%	\$11,314	0	\$0	0	\$0	
Lighting	1%	\$3,771	0	\$0	1	\$38	Outdoor lighting system upgraded to modern lighting control system.
Voice/Data	5%	\$18,856	0	\$0		\$0	
Ceilings	2%	\$7,542	0	\$0	0	\$0	
Walls	4%	\$15,085	0	\$0	0	\$0	
Doors	4%	\$15,085	0	\$0	2	\$302	
Floors	1%	\$3,771	0	\$0	40	\$1,508	
Bldg., Fire, ADA, Elevator	1%	\$3,771	0	\$0	0	\$0	
Immed. Site, Ext. Ltg., etc.	3%	\$11,314	0	\$0	0	\$0	
CRV Totals:	100%	\$377,120		\$3,960		\$2,414	

First Year Data					Five Year Data				
\$377,120	\$3,960	\$0	1.1%	Good	\$6,373	\$0	1.7%	\$7,542	\$8,817
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Business Education Building

Campus:	Main	Use Types:	Notes:
Bldg. No.:	BE (013)	15% Lab	
Building:	Business Education	25% Administration	
Area (s.f.):	41,673	60% Classroom	
Year Built:	1996		
Floors:	2		

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	20%	\$2,585,676	0	\$0	0	\$0	Interior floor settlement causing tile to crack and loosen in corridor 142. Gypsum Board exterior soffits replaced with Drivit cementitious material.
Roof	5%	\$646,419	1	\$6,464	75	\$484,814	Original single ply EDPM ballast professional survey performed and no issues.
Glazing	4%	\$517,135	1	\$5,171	0	\$0	Original, no problems identified.
Cladding	7%	\$904,987	0	\$0	0	\$0	Brick/Precast. Minor efflorescence on surface of brick on west elevation of building. Exterior soffit along north and east elevations have been replaced.
HVAC	14%	\$1,809,973	2	\$36,199	5	\$90,499	Data center CRAC unit scheduled for replacement. Duct system investigation and corrections to be performed to improve air flows. FTU's replaced.
Plumbing	9%	\$1,163,554	1	\$11,636	22	\$255,982	Minor issues reported.
Primary/Secondary	5%	\$646,419	2	\$12,928	10	\$64,642	No reported problems.
Distribution	6%	\$775,703	2	\$15,514	12	\$93,084	No reported problems.
Lighting	5%	\$646,419	0.5	\$3,232	0	\$0	Entire building converted to LED Fixtures. New lighting controls to be installed
Voice/Data	3%	\$387,851	0	\$0	0	\$0	No reported problems.
Ceilings	4%	\$517,135	1	\$5,171	3	\$15,514	Ceiling grid damaged at pull own screens when screens were mounted to grid. Screens are now hung from structure above.
Walls	4%	\$517,135	0.5	\$2,586	15	\$77,570	Wall finishes were moved away from the Zolotone finish to solid color for easier repair and maintenance.
Doors	3%	\$387,851	2	\$7,757	12	\$46,542	Exterior door entrance replaced at all openings. Interior door hardware is due for upgrade.
Floors	4%	\$517,135	0	\$0	2	\$10,343	Quarry tile cracks in corridor 142 from floor settlement, otherwise no problems identified. Carpet was replaced in 2014 with rubber floor tile on the second floor.
Bldg., Fire, ADA, Elevator	4%	\$517,135	0	\$0	1	\$5,171	Fully sprinkled building; fire alarm system was upgraded to an addressable system in 2014; ADA compliant.
Immed. Site, Ext. Ltg., etc.	3%	\$387,851	0	\$0	1	\$3,879	Large sections of concrete around building replaced. Additional exterior security camera is required to cover west portion of Parking lot #4

CRV Totals:	100%	\$12,928,382	\$106,659	\$1,148,040
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First Year Data					Five Year Data				
\$12,928,382	\$106,659	\$0	0.8%	Good	\$1,254,699	\$608,280	9.7%	\$258,568	\$509,508
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Chemical Storage

Campus:	Main	Use Types:	100% Chemical Storage	Notes:	Prefabricated unit.
Bldg. No.:	CS (019)				
Building:	Chemical Storage				
Area (s.f.):	193				
Year Built:	2001				
Floors:	1				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	60%	\$32,515	1	\$325	12	\$3,902	Self contained prefabricated storage unit. Roof, walls and floors are integral parts of structure. Exterior paint condition an ongoing issue.
HVAC	20%	\$10,838	1	\$108	25	\$2,710	Replace ventilation system.
Plumbing	5%	\$2,710	0	\$0	0	\$0	Spill containment drain system.
Primary/Secondary	2%	\$1,084	0	\$0	10	\$108	Primary: none. Secondary: minimal, PM and parts replacement.
Distribution	2%	\$1,084	0	\$0	15	\$163	Minimal, no reported problem.
Lighting	4%	\$2,168	2	\$43	10	\$217	Minimal explosion-proof fixtures, no reported problems.
Doors	5%	\$2,710	10	\$271	20	\$542	Door hardware needs to be upgraded including single door cylinder cores.
Bldg., Fire, ADA, Elevator	1%	\$271	0	\$0	0	\$0	Not sprinkled.
Immed. Site, Ext. Ltg., etc.	1%	\$542	0	\$0	0	\$0	Minimal, no reported problems.
CRV Totals:	100%	\$54,192		\$748		\$7,641	

First Year Data					Five Year Data				
\$54,192	\$748	\$0	1.4%	Good	\$8,389	\$5,679	15.5%	\$1,084	\$2,762
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Crane Liberal Arts and Science Building

Campus:	Main	Use Types:		Notes:	
Bldg. No.:	LASB (002)	10% Auditorium		Major addition in 1999. Major lab remodeling in 2003	
Building:	Liberal Arts & Science	15% Administration			
Area (s.f.):	180,757	30% Lab			
Year Built:	1970	45% Classroom			
Floors:	4				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	19%	\$12,506,112	1	\$125,061	2	\$250,122	Original building cast-in-place concrete has been deep cleaned and the top band of pre-cast sealed.
Roof	5%	\$3,291,082	0	\$0	2	\$65,821.64	Inspection performed by TREMCO. Restoration of sections 1 - 4 to be completed with 10 year warrantied sel coating.
Glazing	4%	\$2,632,866	0	\$0	1	\$26,329	Windows have been replaced on all three floors of the original section of building.
Cladding	8%	\$5,265,731	0	\$0	1	\$52,657	Brick, precast concrete. Precast showing rust damage in 1999 addition.Funding source being investigated. Minor cracking repaired at various locations.
HVAC	14%	\$9,215,030	1	\$92,150	5	\$460,751	Air handling systems in the original 1970 building are 17 year old and in good working order. Some temperature control issues in the 3 floors of the addition. Lab fume hoods replaced with new Phoenix flow controls and upgraded with Airquity system.
Plumbing	10%	\$6,582,164	0.5	\$32,911	8	\$526,573	Laboratory plumbing, restroom plumbing, and genaral plumbing throughout the original 1970 building have been replaced in the last 13 years and have no reported problems.
Electrical Systems	6%	\$3,949,299	15	\$592,395	0.5	\$19,746	New Generator is needed
Electrical Distribution	4%	\$2,632,866	0.5	\$13,164	3	\$78,986	Testing done by UIS 2024
Lighting	4%	\$2,632,866	7	\$184,301	11	\$289,615.22	Corridors of original building converted to LED. Half of classrooms has been converted to LED.
Voice/Data	4%	\$2,632,866	1	\$26,329	5	\$131,643	No reported problems.
Ceilings	4%	\$2,632,866	0.5	\$13,164	5	\$5,265.73	Many ceiling tiles replaced. Continued monitoring of leaks to keep replacements as needed.
Walls	4%	\$2,632,866	0	\$0.00	12	\$315,944	Corridors on 2nd refreshed with new painting. 1st and 3rd to be completed along with flooring work.
Doors	2%	\$1,316,433	7	\$92,150	15	\$877.62	Door hardware needs to be upgraded. Some wood doors must be replaced.
Floors	5%	\$3,291,082	2	\$65,822	10	\$329,108.21	All cooridor flooring in original section of building on 2nd floor replacement with rubber flooring. Same areas on 1st and 3rd floor was completed in December 2022.
Bldg., Fire, ADA, Elevator	4%	\$2,632,866	2	\$52,657	0	\$0	Fully sprinkled building; original fire alarm system with horns and pull, and smoke detectors in ceiling. Toilet rooms updated in 1999 to comply with ADA. Elevator replaced in 2000.
Immed. Site, Ext. Ltg., etc.	3%	\$1,974,649	1.5	\$29,620	5	\$40,000	Concrete sidewalk closetest to CLASB was replace last year.
CRV Totals:	100%	\$65,821,642		\$1,319,724		\$2,593,441	

First Year Data					Five Year Data				
\$65,821,642	\$1,319,724	\$0	2.0%	Good	\$3,913,165	\$622,083	5.9%	\$1,316,433	\$2,099,065.80
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Energy Center

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	EC (017)		95% Energy Center						
Building:	Energy Center		5% Offices						
Area (s.f.):	15,724								
Year Built:	1999								
Floors:	1								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	8%	\$1,882,075	5	\$94,104	2	\$37,641	Minor cracks in foundation walls.		
Roof	0%	\$0	0	\$0	0	\$0	Basement space, no roof.		
HVAC	55%	\$12,939,265	3	\$388,178	15	\$1,940,890	Primary heating pumps replaced Boiler # 2 & 3 controls upgrade completed. Plant master controls installed.. Boilers 1 has received boiler controls upgrade. Decoupler system to receive valves and controls		
Plumbing	7%	\$1,646,816	3	\$49,404	5	\$82,341	No reported problems.		
Primary/Secondary	21%	\$4,940,447	2	\$98,809	3	\$148,213	UIS testing 2024\		
Distribution	2%	\$470,519	3	\$14,116	3	\$14,116	No reported problems.		
Lighting	1%	\$235,259	0	\$0	1	\$2,353	Lighting was upgraded to LED in 2015.		
Voice/Data	1%	\$117,630	0	\$0	1	\$1,176	No reported problems.		
Ceilings	1%	\$235,259	0	\$0	1	\$2,353	Some ceiling tile damage reported.		
Walls	1%	\$235,259	0	\$0	1	\$2,353	Some wall damage.		
Doors	1%	\$235,259	1	\$2,353	1	\$2,353	Some damage to doors and hardware needs to be replaced. Door hardware needs to be upgraded.		
Floors	1%	\$235,259	37	\$87,046	40	\$94,104	Epoxy floor finish is 14 years old and needs to be replaced.		
Bldg., Fire, ADA, Elevator	1%	\$235,259	1	\$2,353	5	\$11,763	No reported problems.		
Immed. Site, Ext. Ltg., etc.	0%	\$0	0	\$0	0	\$0	Underground - n/a.		
CRV Totals:		100%	\$23,525,937	\$736,362		\$2,339,654			
First Year Data				Five Year Data					
\$23,525,937	\$736,362	\$0	3.1%	Good	\$3,076,016	\$1,899,719	13.1%	\$470,519	\$1,085,722
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Family Education Building

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	FE (006)	100% Storage							
Building:	Family Education								
Area (s.f):	8,923								
Year Built:	1980								
Floors:	1								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	18%	\$385,689	5	\$19,284	5	\$19,284	Potential settlement causing cracking in gypsum board walls sporadically throughout building - mostly at clearstory windows.		
Roof	6%	\$128,563	5	\$6,428	3	\$3,857	Roof replaced in 2018. 80% roof is shingled; 20% is fully adhered single ply EDPM.		
Glazing	5%	\$107,136	15	\$16,070	25	\$26,784	Flashing at clearstory windows leaks depending on direction of wind driven rain. Storefront aluminum entrance needs to be modified.		
Cladding	10%	\$214,272	5	\$10,714	5	\$10,714	Metal panels and brick. Metal panel finish peeling, needs to be replaced Steel plate lintel rusting at entrance opening. Brick spalling at site walls.		
HVAC	18%	\$385,689	15	\$57,853	75	\$289,267	HVAC system was upgraded in 2004 and again in 2013. No problems reported.		
Plumbing	7%	\$149,990	10	\$14,999	15	\$22,499	Hard water has damaged water heater, faucets and flush valves; water softener needed.		
Primary/Secondary	5%	\$107,136	15	\$16,070	0	\$0	Primary: none in building. Secondary: no reported problems.		
Distribution	3%	\$64,282	10	\$6,428	15	\$9,642	Distribution system is receiving the upgrade in conjunction with the lighting upgrades.		
Lighting	4%	\$85,709	1	\$857	3	\$2,571	Lighting system has received the upgrade to LED fixtures for energy efficiency and reliability.		
Voice/Data	3%	\$64,282	10	\$6,428	10	\$6,428	No reported problems.		
Ceilings	4%	\$85,709	20	\$17,142	15	\$12,856	Many gypsum board ceilings limit access to equipment above. Some cracking in sypsum board ceilings near clearstory windows.		
Walls	4%	\$85,709	50	\$42,854	20	\$17,142	Gypsum board on wood stud framing. Some cracking in gypsum board at windows.		
Doors	3%	\$64,282	15	\$9,642	20	\$12,856	Exterior classroom doors replaced with fiberglass units. Have not been able to make main entrance door ADA automatic assist as no headroom at top of door for hardware. Interior doors are knob type. Door hardware needs to be upgraded. Hardware needs continued repair lately.		
Floors	3%	\$64,282	20	\$12,856	25	\$16,070	Carpet was replaced in 2014.		
Bldg., Fire, ADA, Elevator	4%	\$85,709	10	\$8,571	20	\$17,142	Building is not sprinkled. Fire alarm system was upgraded in 2014. There was an upgrade for exit and emergency lighting. Toilet rooms not ADA compliant.		
Immed. Site, Ext. Ltg., etc.	3%	\$64,282	5	\$3,214	10	\$6,428	Entrance walkway was replaced in 2018 to improve pedestrian safety.		
CRV Totals:		100%	\$2,142,717	\$249,412		\$473,540			
First Year Data				Five Year Data					
\$2,142,717	\$249,412	\$142,276	11.6%	Poor	\$722,953	\$615,817	33.7%	\$42,854	\$187,445
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Great Lakes Regional Training Center

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	GL (024)	45% Classrooms	This building connects directly to the Occupational Education Bldg.						
Building:	Great Lakes RTC	35% Labs	Addition added in 2022						
Area (s.f.):	30,826	10% Office							
Year Built:	2003	10% Computer labs							
Floors:	2								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	18%	\$1,787,984	0	\$0	2	\$35,760	Exterior concrete stairs are deteriorating and need to be repaired. Stairs were repaired in 2014		
Roof	5%	\$496,662	0	\$0	1	\$4,967	Roof survey performed by TREMCO and repairs perform. Finished with TREMCO seal coating.		
Glazing	5%	\$496,662	0	\$0	3	\$14,900	No issues		
Cladding	10%	\$993,324	0	\$0	2	\$19,866			
HVAC	20%	\$1,986,649	0	\$0.00	5	\$99,332	HVAC system was retro-commissioned and temperature controls replaced in 2015. ERU and RTU are scheduled to be replaced in 5 year plan.		
Plumbing	8%	\$794,659	2	\$15,893	2	\$15,893	Storm and sanitary lift station pumps scheduled to be replaced.		
Primary/Secondary	5%	\$496,662	0	\$0	2	\$9,933			
Distribution	3%	\$297,997	1	\$2,980	2	\$5,960			
Lighting	4%	\$397,330	1	\$3,973	5	\$19,866	No reported problems.		
Voice/Data	3%	\$297,997	0	\$0	2	\$5,960			
Ceilings	4%	\$397,330	0	\$0	3	\$11,920	Some ceiling tiles are water damaged and need to be replaced.		
Walls	4%	\$397,330	0	\$0	1	\$3,973	No reported problems.		
Doors	3%	\$297,997	0	\$0	1	\$2,980	Door hardware needs to be upgraded.		
Floors	3%	\$297,997	0	\$0	3	\$8,940	Carpet in some spaces need to be replaced		
Bldg., Fire, ADA, Elevator	3%	\$297,997	0.5	\$1,490	3	\$8,940	No reported problems.		
Immed. Site, Ext. Ltg., etc.	2%	\$198,665	0	\$0	3	\$5,960	Concrete stair and ramp replaced in 2018		
CRV Totals:		100%	\$9,933,243	\$24,336		\$275,151			
First Year Data				Five Year Data					
\$9,933,243	\$24,336	\$0	0.2%	Good	\$299,487	\$0	3.0%	\$198,665	\$258,562
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Gunder Myran Building

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	GM (022)	10% faculty offices	5th level is a mechanical penthouse						
Building:	Gunder Myran Building	30% Library							
Area (s.f.):	139,390	40% classrooms							
Year Built:	2002	20% computer labs							
Floors:	5								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	18%	\$12,068,744	0	\$0	2	\$241,375	No reported problems		
Roof	5%	\$3,352,429	1	\$33,524	20	\$670,486	Minor flashing and roof curb deterioration		
Glazing	5%	\$3,352,429	1	\$33,524	0	\$0	No reported problems		
Cladding	9%	\$6,034,372	0	\$0	0.5	\$30,172	Joint sealant replacement is scheduled in the 5 year plan.		
HVAC	15%	\$10,057,286	0.5	\$50,286	3	\$301,719	HVAC BAS has been converted to same as campus system. Pump units replaced and secondary heating water loops flushed and treated. Humidifiers to be replaced.		
Plumbing	10%	\$6,704,858	1	\$67,049	4	\$268,194	Photo lab temperature issue resolved with replacement valves.		
Primary/Secondary	6%	\$4,022,915	0	\$0	1	\$40,229	Electical tranformer replaced in 2018.		
Electrical Distribution	4%	\$2,681,943	2	\$53,639	1	\$26,819	No reported problems		
Lighting	4%	\$2,681,943	3	\$80,458	10	\$268,194	All emergency egress lighting batteries replaced. Lighting in Library atrium upgraded to LED fixtures. Entire Garden level upgraed to LED lighting.		
Voice/Data	4%	\$2,681,943	0	\$0	1	\$26,819	No reported problems		
Ceilings	4%	\$2,681,943	1.5	\$40,229	2	\$53,639	Stained ceiling tiles throughout		
Walls	4%	\$2,681,943	4	\$107,278	2	\$53,639	Damaged column corners; wall protection program in place.		
Doors	3%	\$2,011,457	4	\$80,458	2	\$40,229	Minimal door hardware replacement; some doors damaged. Door hardware needs to be upgraded .		
Floors	4%	\$2,681,943	8	\$214,555	3	\$80,458	Carpeting needs to be replaced throughout. Carpet on the 2nd floor replaced in 2013. 3rd floor corridors converted to rubber flooring material.		
Bldg., Fire, ADA, Elevator	2%	\$1,340,972	5	\$67,049	10	\$134,097	Elevator upgrade scheduled in 5 year plan.		
Immed. Site, Ext. Ltg., etc.	3%	\$2,011,457	1.5	\$30,172	5	\$100,573	Half of Lot 6 resurfaced to prolong life. Underground wiring breaks to lighting repaired.		
CRV Totals:		100%	\$67,048,575	\$858,222		\$2,336,643			
First Year Data				Five Year Data					
\$67,048,575	\$858,222	\$0	1.3%	Good	\$3,194,865	\$0	4.8%	\$1,340,972	\$1,979,944.42
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Hazardous Materials Shed

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	HMS (014)	100% HazMat Storage							
Building:	Hazardous Materials Building								
Area (s.f.):	564								
Year Built:	1997								
Floors:	1								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	25%	\$20,460	1	\$205	15	\$3,069	Metal roof showing signs of corrosion and should be painted.		
Roof	18%	\$14,731	1	\$147	15	\$2,210	Roof leaks repaired.		
Glazing	0%	\$0	0	\$0	0	\$0	None		
Cladding	18%	\$14,731	2	\$295	25	\$3,683	Metal siding showing signs of rust.		
HVAC	11%	\$9,002	2	\$180	0	\$0	Power vevntilation added.		
Plumbing	0%	\$0	0	\$0	0	\$0	None		
Primary/Secondary	3%	\$2,455	1	\$25	10	\$246	Primary: none. Secondary: no reported problems.		
Distribution	0%	\$0	5	\$0	10	\$0	Minimal, no reported problems.		
Lighting	5%	\$4,092	2	\$82	5	\$205	Lighting upgraded.		
Voice/Data	0%	\$0	0	\$0	0	\$0	None		
Ceilings	0%	\$0	0	\$0	0	\$0	None		
Walls	0%	\$0	0	\$0	0	\$0	No interior partitions.		
Doors	8%	\$6,547	2	\$131	15	\$982	Door hardware needs to be upgraded including all door cyclinder cores.		
Floors	8%	\$6,547	3	\$196	10	\$655	Floor needs to be re-sealed.		
Bldg., Fire, ADA, Elevator	0%	\$0	0	\$0	0	\$0	None		
Immed. Site, Ext. Ltg., etc.	4%	\$3,274	5	\$164	50	\$1,637	Minimal, no reported problems.		
CRV Totals:	100%	\$81,839	\$1,424		\$12,685				
First Year Data				Five Year Data					
\$81,839	\$1,424	\$0	1.7%	Good	\$14,109	\$10,017	17.2%	\$1,637	\$4,459
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Health and Fitness Center

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	HFC (025)	5% Administrative Offices							
Building:	Health & Fitness Center	2% conference							
Area (s.f.):	76,831	10% Mechanical							
Year Built:	2007	83% Athletics							
Floors:									
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	17%	\$5,899,519	0	\$0	2	\$117,990	Surface finishes are showing weathering and need addressing		
Roof	7%	\$2,429,214	0.2	\$4,858	0.6	\$14,575	No reported problems.		
Glazing	5%	\$1,735,153	0	\$0	2	\$34,703	No reported problems.		
Cladding	7%	\$2,429,214	0	\$0	15	\$364,382	Exterior brick showing signs of cracking and movement.		
HVAC	16%	\$5,552,488	1	\$55,525	2	\$111,050	Return section of ERU # 3 duct replaced due to corrosion.		
Plumbing	8%	\$2,776,244	1	\$27,762	3	\$83,287	Steam generators for steam room have been replaced. Pool sand filters need to be replaced.		
Primary/Secondary	5%	\$1,735,153	1	\$17,352	5	\$86,758	UIS testing completed 2024		
Distribution	4%	\$1,388,122	0.5	\$6,941	3	\$41,644	EV charging stations added in parking lot area		
Lighting	4%	\$1,388,122	2	\$27,762	1	\$13,881	Minor problems addressed with upgrades of LED lighting in majority of spaces and new lighting over front desk area.		
Voice/Data	1%	\$347,031	1	\$3,470	0	\$0	No reported problems.		
Ceilings	2%	\$694,061	1	\$6,941	3	\$20,822	Minor problems reported.		
Walls	2%	\$694,061	1	\$6,941	10	\$69,406	Minor problems reported.		
Doors	3%	\$1,041,092	1	\$10,411	5	\$52,055	Door hardware needs to be upgraded.. Locker room locks upgraded to better design.		
Floors	2%	\$694,061	2	\$13,881	10	\$69,406	Carpet on 2nd floor replaced in 2017; fitness floor carpet replaced in 2016; locker room carpet replaced in 2017. Track floor material replaced in 2022.		
Bldg., Fire, ADA, Elevator	4%	\$1,388,122	4	\$55,525	2	\$27,762	No reported problems.		
Pool Equipment	10%	\$3,470,305	6	\$208,218	2	\$69,406	The TMI water balance control unit scheduled to be replaced in 5 year plan. Family locker room showers were renovated. Pool handrails need to be replaced. Trench drains need to be replaced. Therapy and lap pools both resurfaced. Womens, Mens and Co-Ed spas all reconstructed.		
Immed. Site, Ext. Ltg., etc.	3%	\$1,041,092	10	\$104,109	10	\$104,109	Platform tennis deck surface needs to be refinished.		
CRV Totals:		100%	\$34,703,050	\$549,696		\$1,281,237			
First Year Data				Five Year Data					
\$34,703,050	\$549,696	\$0	1.6%	Good	\$1,830,933	\$95,780	5.3%	\$694,061	\$1,060,247.58
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Henry S. Landau Skilled Trades Building

Campus:	Main	Use Types:					Notes:	Major Renovations: Capital Outlay project completed: October 2011			
Bldg. No.:	HL (028)	100% Vo/tech									
Building:	Henry S. Landau Skilled Trades Building										
Area(s.f.):	7,362										
Year Built:	2012										
Floors:	1										
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:				
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost					
Structure	19%	\$339,537	0	\$0	0	\$0	No reported problems.				
Roof	13%	\$232,315	2	\$4,646	5	\$11,616	No reported problems.				
Glazing	2%	\$35,741	0	\$0	5	\$1,787	No reported problems.				
Cladding	15%	\$268,055	0	\$0	2	\$5,361	No reported problems.				
HVAC	15%	\$268,055	3	\$8,042	25	\$67,014	Dust collection system is due for an overhaul.				
Plumbing	4%	\$71,481	1	\$715	0	\$0	No reported problems.				
Primary/Secondary	2%	\$35,741	0	\$0	0	\$0	No reported problems.				
Distribution	4%	\$71,481	0	\$0	0	\$0	No reported problems.				
Lighting	4%	\$71,481	15	\$10,722	5	\$3,574	No reported problems.				
Voice/Data	2%	\$35,741	0	\$0	0	\$0	No reported problems.				
Ceilings	1%	\$17,870	0	\$0	2	\$357	No reported problems.				
Walls	4%	\$71,481	0	\$0	2	\$1,430	No reported problems.				
Doors	4%	\$71,481	2	\$1,430	2	\$1,430	Door hardware needs to be upgraded.				
Floors	4%	\$71,481	2	\$1,430	3	\$2,144	No reported problems.				
Bldg., Fire, ADA, Elevator	4%	\$71,481	0	\$0	0	\$0	No reported problems.				
Immed. Site, Ext. Ltg., etc.	3%	\$53,611	1	\$536	2	\$1,072	No reported problems.				
CRV Totals:		100%	\$1,787,035	\$27,520		\$95,785					
First Year Data				Five Year Data							
\$1,787,035	\$27,520	\$0	1.5%	Good	\$123,305	\$33,954	6.9%	\$35,741	\$60,402		
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE		

Deferred Maintenance Detail Report - Maintenance Building

Campus:	Main	Use Types:		Notes:	
Bldg. No.:	MB (012)		100% Maintenance		With mezzanine above east half of building and a 5-door garage addition at west end.
Building:	Maintenance Building				
Area (s.f.):	15,356				
Year Built:	1992				
Floors:	1				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	20%	\$315,906	15	\$47,386	25	\$78,976	Rusting at bases of steel columns at salt storage area.
Roof	10%	\$157,953	2	\$3,159	8	\$12,636	Roof Repaired 2024
Glazing	0%	\$0	0	\$0	0	\$0	None
Cladding	10%	\$157,953	80	\$126,362	5	\$7,898	Project to renovate 2024/25
HVAC	15%	\$236,929	25	\$59,232	10	\$23,693	HVAC units need to be replaced. Should be moved to centralized rooftop unit. BAS should be included.
Plumbing	9%	\$142,158	25	\$35,539	40	\$56,863	Sanitary sewer drains, trench drains and oil interceptor replaced in 2018.
Primary/Secondary	6%	\$94,772	20	\$18,954	50	\$47,386	Primary: none. Secondary: no reported problems. Three phase power should be installed.
Distribution	5%	\$78,976	40	\$31,591	10	\$7,898	Electrical service needs to be upgraded
Lighting	5%	\$78,976	30	\$23,693	35	\$27,642	Lighting upgraded to LED in unconditioned storage in 2016 and mechanics area in 2012.
Voice/Data	2%	\$31,591	10	\$3,159	15	\$4,739	No reported problems.
Ceilings	0%	\$0	0	\$0	0	\$0	None
Walls	4%	\$63,181	70	\$44,227	15	\$9,477	No reported problems.
Doors	4%	\$63,181	80	\$50,545	15	\$9,477	Exterior doors don't align properly and bind. Door to salt storage area rusting, won't close completely. Doors and hardware need to be upgraded including all door cylinder cores.
Floors	4%	\$63,181	25	\$15,795	50	\$31,591	No reported problems.
Bldg., Fire, ADA, Elevator	4%	\$63,181	15	\$9,477	5	\$3,159	No reported problems.
Immed. Site, Ext. Ltg., etc.	2%	\$31,591	30	\$9,477	50	\$15,795	No reported problems.
CRV Totals:	100%	\$1,579,528		\$478,597		\$337,229	

First Year Data					Five Year Data				
\$1,579,528	\$478,597	\$399,621	30.3%	Poor	\$815,826	\$736,850	51.7%	\$31,591	\$194,756
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Morris Lawrence Building

Campus:	Main	Use Types:		Notes:	
Bldg. No.:	ML (011)		10% Administration		Original building, with 2 additions. A 1,365 s.f. storage addition
Building:	Morris Lawrence		40% Auditorium		was completed in 2013.
Area (s.f.):	72,789		50% Classroom		Major renovation completed in 2022
Year Built:	1990				
Floors:	1				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	18%	\$6,003,300	0	\$0	0.5	\$30,017	No reported issues.
Roof	7%	\$2,334,617	0.2	\$4,669	0.5	\$11,673	Original roof was replaced in 2005. Firing range roof needs to be replaced. Flashing needs to be replaced.
Glazing	5%	\$1,667,583	0	\$0	1	\$16,676	Entire atrium roof system upgraded during FY 22 renovation
Cladding	7%	\$2,334,617	0	\$0	1	\$23,346	No reported issues.
HVAC	16%	\$5,336,267	0.05	\$2,668	2	\$106,725	Original boilers were replaced with three new condensing boilers. Firing range equipment upgraded from AHU to ERU. All AHU units converted to ERU units. Building FTU units replaced with new. BAS upgraded to current campus-wide BAS.
Plumbing	8%	\$2,668,133	0.5	\$13,341	0.5	\$13,341	Plumbing fixtures replaced during FY 22 renovation.
Primary/Secondary	5%	\$1,667,583	0.2	\$3,335	0	\$0	Primary and portions of electrical secondary replaced during FY 22 renovation.
Distribution	5%	\$1,667,583	0	\$0	0	\$0	Building wide upgrades to electrical systems performed to meet needs of building use.
Lighting	4%	\$1,334,067	0	\$0	0	\$0	Building-wide lighting upgraded to efficient LED fixtures along with centralized lighting controls for greatest efficiency.
Voice/Data	4%	\$1,334,067	0.5	\$6,670	0.5	\$6,670	Building network upgraded to advanced standards for maximum technology use.
Ceilings	4%	\$1,334,067	0.5	\$6,670	0.5	\$6,670	Most all ceiling systems upgraded during FY 22 renovation.
Walls	4%	\$1,334,067	0	\$0	0.5	\$6,670	All wall surfaces upgraded during FY 22 renovation.
Doors	3%	\$1,000,550	1	\$10,006	0.5	\$5,003	Main entrances along with door hardware upgraded. Majority of doors and hardware replaced with new.
Bldg., Fire, ADA, Elevator	4%	\$1,334,067	0	\$0	0.5	\$6,670	Building fully sprinkled. Fire alarm system is updated to meet current code standards.
Immed. Site, Ext. Ltg., etc.	3%	\$1,000,550	1	\$10,006	1	\$10,006	Exterior hardscape surfaces replace during renovation.

CRV Totals:	100%	\$33,351,667	\$67,370	\$243,467
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First Year Data					Five Year Data				
\$33,351,667	\$67,370	\$0	0.2%	Good	\$310,838	\$0	0.9%	\$667,033	\$729,201
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Motorcycle Storage

Campus:	Main	Use Types:					Notes:		
Bldg. No.:	MS (026)		100% Storage						
Building:	Motorcycle Storage								
Area (s.f.):	871								
Year Built:	2008								
Floors:	1								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	28%	\$14,602	2	\$292	10	\$1,460	No reported problems.		
Roof	25%	\$13,038	2	\$261	110	\$14,342	Roof will need to be replaced		
Glazing	0%	\$0	0	\$0	0	\$0	None		
Cladding	23%	\$11,995	3	\$360	5	\$600			
HVAC	0%	\$0	0	\$0	0	\$0	None		
Plumbing	0%	\$0	0	\$0	0	\$0	None		
Primary/Secondary	0%	\$0	0	\$0	0	\$0	No electrical infrastructure.		
Distribution	0%	\$0	0	\$0	0	\$0			
Lighting	0%	\$0	0	\$0	0	\$0	Interior lighting is needed.		
Voice/Data	0%	\$0	0	\$0	0	\$0	None		
Ceilings	0%	\$0	0	\$0	0	\$0	None		
Walls	0%	\$0	0	\$0	0	\$0	No interior partitions.		
Doors	10%	\$5,215	15	\$782	80	\$4,172	Pedestrian and overhead door rusting		
Floors	12%	\$6,258	0	\$0	0	\$0	Concrete Floor		
Bldg., Fire, ADA, Elevator	0%	\$0	0	\$0	0	\$0	None		
Immed. Site, Ext. Ltg., etc.	2%	\$1,043	10	\$104	10	\$104	None		
CRV Totals:		100%	\$52,151	\$1,799		\$20,678			
First Year Data				Five Year Data					
\$52,151	\$1,799	\$0	3.5%	Good	\$22,477	\$19,870	43.1%	\$1,043	\$5,538
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Larry L. Whitworth Occupational Education Building

Campus:	Main	Use Types:	Notes:
Bldg. No.:	OE (007)	10% Administration	With partial mezzanine, with Auto Service addition.
Building:	Occupational Education	40% Vo/tech	Major Renovations completed October 2011.
Area (s.f.):	136,432	50% Classroom	
Year Built:	1980		
Floors:	1		

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	20%	\$7,720,256	0.5	\$38,601	0	\$0	Some cracking of steps due to settlement, repairs are funded.
Roof	5%	\$1,930,064	1	\$19,301	0.5	\$9,650	No reported problems.
Glazing	3%	\$1,158,038	1	\$11,580	3	\$34,741	Some minimal moisture/air penetration through original glazing mostly at southwest corner of building. The windows need to be replaced.
Cladding	7%	\$2,702,089	5	\$135,104	2	\$54,042	Brick and precast. Brick cladding was spalling at face. Recent repairs include brick replacement and tuck pointing. Front entryway stucco to be renovated.
HVAC	16%	\$6,176,204	1	\$61,762	5	\$308,810	New Energy Recovery Units installed in penthouse of original (1981) building. AHU's in auto demo labs, auto mechanical and body are scheduled for replacement in the 5 year plan. Welding dusting collection system scheduled to be replace within 5 year plan.
Plumbing	9%	\$3,474,115	2	\$69,482	3	\$104,223	Solar panels and related hot water storage tank needs to be repaired.
Primary/Secondary	6%	\$2,316,077	2	\$46,322	0	\$0	No reported problems.
Distribution	4%	\$1,544,051	13	\$200,727	3	\$46,322	No reported problems.
Lighting	4%	\$1,544,051	3	\$46,322	10	\$154,405	Plan for continued upgrade of lighting to LED fixtures.
Voice/Data	3%	\$1,158,038	1	\$11,580	0	\$0	No reported problems.
Ceilings	4%	\$1,544,051	1	\$15,441	2	\$30,881	No reported problems.
Walls	5%	\$1,930,064	2	\$38,601	5	\$96,503	No reported problems.
Doors	3%	\$1,158,038	0.5	\$5,790	4	\$46,322	Exterior doors: some hardware deterioration. Door hardware needs to be upgraded. Interior doors: all wood doors have been replaced with hollow metal doors with faux wood finish. Multiple overhead doors in the trades labs are now replaced with new..
Floors	4%	\$1,544,051	10	\$154,405	3	\$46,322	Most floor are VCT and epoxy, offices are carpet. Concrete flooring in mechanical room to be repaired and epoxy coated.
Bldg., Fire, ADA, Elevator	4%	\$1,544,051	2	\$30,881	2	\$30,881	Toilets have been upgraded to meet intent of ADA. Building is 100% sprinkled. Fire alarm system is up to date with strobes, pulls and duct detectors.
Immed. Site, Ext. Ltg., etc.	3%	\$1,158,038	2	\$23,161	3	\$34,741	North entrance concrete has been replaced and low course of brick replaced as needed and tuck pointed.
CRV Totals:	100%	\$38,601,278		\$909,060		\$997,843	

First Year Data					Five Year Data				
\$38,601,278	\$909,060	\$0	2.4%	Good	\$1,906,903	\$0	4.9%	\$772,026	\$1,153,406
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Parking Structure

Campus:	Main	Use Types:		Notes:
Bldg. No.:	PS (029)		3% Administration	
Building:	Parking Structure		97% Parking	Opened January 2012
Area (s.f.):	167,303			
Year Built:	2012			
Floors:	4			

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	70%	\$11,430,971	0.5	\$57,154.86	2.5	\$285,774	5 year maintenance overhaul performed by qualified contractor as prescribed by architect as recently as Summer of 2023.
Roof	2%	\$326,599	3	\$9,797.98	8	\$26,128	Leaking issue in Public Safety vegetative roof.
Glazing	1%	\$163,300	0	\$0	5	\$8,165	No reported problems.
Cladding	7%	\$1,143,097	2	\$22,862	5	\$57,155	No reported problems.
HVAC	5%	\$816,498	3	\$24,495	15	\$122,475	Minor air flow and temperature issues reported.
Plumbing	1%	\$163,300	1	\$1,633	10	\$16,330	Some toilet drainage reported.
Primary/Secondary	3%	\$489,899	1	\$4,899	0	\$0	No reported problems.
Distribution	1%	\$163,300	12	\$19,596	0	\$0	Plan to add in 4 additional EV stations for police vehicles
Lighting	2%	\$326,599	2	\$6,532	5	\$16,330	Multiple LED fixtures have to be replaced due to fixture mounted occupancy sensor issues. Continued replacement as unit fail.
Voice/Data	1%	\$163,300	3	\$4,899	0	\$0	No reported problems.
Ceilings	1%	\$163,300	0	\$0	0	\$0	No reported problems.
Walls	1%	\$163,300	0	\$0	0	\$0	No reported problems.
Doors	1%	\$163,300	1	\$1,633	10	\$16,330	No reported problems.
Floors	1%	\$163,300	5	\$8,165	5	\$8,165	Some deterioration of deck waterproofing over occupied areas needs to be replaced. Corrected during 5 year maintenance repairs.
Bldg., Fire, ADA, Elevator	1%	\$163,300	0	\$0	15	\$24,495	No reported problems.
Immed. Site, Ext. Ltg., Security cameras, etc.	2%	\$326,599	5	\$16,330	5	\$16,330	No reported problems.

CRV Totals:	100%	\$16,329,959	\$177,997	\$597,676
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First Year Data					Five Year Data				
\$16,329,959	\$177,997	\$0	1.1%	Good	\$775,673	\$0	4.8%	\$326,599	\$481,734
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Plant Operations Building

Campus:	Main	Use Types:	100% Administration	Notes:
Bldg. No.:	DF (008)			
Building:	Damon B. Flowers			
Area (s.f.):	7,368			
Year Built:	1983			
Floors:	1			

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	18%	\$371,002	2	\$7,420	15	\$55,650	Suspected settlement causing cracking to walls and floor at locker/lounge end of building.
Roof	7%	\$144,279	1	\$1,443	10	\$14,428	Roofing, flashing, fascia, and soffit replaced in 2016.
Glazing	2%	\$41,222	2	\$824	2	\$824	No reported problems.
Cladding	6%	\$123,667	1	\$1,237	2	\$2,473	Exterior brick had issue with spauling of face. Recent repairs corrected issue with brick replacement and tuck pointing.
HVAC	18%	\$371,002	15	\$55,650	5	\$18,550	Six of the seven air handling units were replaced in 2002. Restroom/lockerroom HVAC unit replaced, duct detectors replaced on remaining units. Telecommunication closet not air conditioned, Overheating of equipment potentially will reduce equipment life.
Plumbing	8%	\$164,890	4	\$6,596	15	\$24,733	Water heater replaced with properly sized unit.
Primary/Secondary	6%	\$123,667	1	\$1,237	30	\$37,100	Primary service transformer replaced in sprin of 2023. Secondary: no reported problems.
Distribution	3%	\$61,834	3	\$1,855	28	\$17,313	Panels upgraded in 2014 with Square D.
Lighting	5%	\$103,056	10	\$10,306	2	\$2,061	Original, no reported problems.
Voice/Data	3%	\$61,834	0	\$0	0	\$0	No reported problems except for non air-conditioned telecommunication closet causing premature wear.
Ceilings	4%	\$82,445	3	\$2,473	1	\$824	No reported problems. Ceiling access panels added for equipment accessibility
Walls	5%	\$103,056	2	\$2,061	15	\$15,458	Gypsum board on metal stud. No reported problems.
Doors	3%	\$61,834	5	\$3,092	3	\$1,855	Exterior galvanized steel doors are corroded from salt and weather. Door hardware to 8 doors require upgrading to lever style handle.
Floors	4%	\$82,445	2	\$1,649	20	\$16,489	Carpet and VCT in most areas has no reported problems. VCT in restroom is worn and should be replaced. Carpet should be replaced in Small Business offices.
Bldg., Fire, ADA, Elevator	5%	\$103,056	0.5	\$515	0	\$0	Hardware to 8 doors remains as knob type style with plans upgrade. No sprinkler system in building. Fire alarm system has been upgraded with strobes and horns.
Immed. Site, Ext. Ltg., etc.	3%	\$61,834	3	\$1,855	2	\$1,237	Wall pack lighting replaced. The Building's sanitary sewer line and manhole need to be repaired.
CRV Totals:	100%	\$2,061,122		\$98,212		\$208,998	

First Year Data					Five Year Data				
\$2,061,122	\$98,212	\$0	4.8%	Good	\$307,210	\$204,154	14.9%	\$41,222	\$102,664
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Pump House

Campus:	Main	Use Types:		Notes:	
Bldg. No.:	CU (015)		100% Utility		
Building:	Campus Utility				
Area (s.f.):	393				
Year Built:	2012				
Floors:	1				

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	15%	\$110,442	0	\$0	1	\$1,104	
Roof	2%	\$14,726	1	\$147	2	\$295	
Glazing	0%	\$0		\$0		\$0	No glazing.
Cladding	7%	\$51,539	0	\$0	2	\$1,031	
HVAC	2%	\$14,726	5	\$736	10	\$1,473	
Plumbing	50%	\$368,139	0.5	\$1,841	2	\$7,363	Booster pumping system repaired recently
Primary/Secondary	9%	\$66,265	2	\$1,325	3	\$1,988	
Distribution	9%	\$66,265	1	\$663	2	\$1,325	VFD units for booster pumps replaced and reprogrammed.
Lighting	1%	\$7,363	3	\$221	1	\$74	
Voice/Data	1%	\$7,363	5	\$368	2	\$147	
Ceilings	0%	\$0	0	\$0		\$0	
Walls	1%	\$7,363	0	\$0	2	\$147	
Doors	1%	\$7,363	2	\$147	2	\$147	
Floors	0%	\$0	0	\$0		\$0	Unfinished concrete.
Bldg., Fire, ADA, Elevator	1%	\$7,363	0.5	\$37		\$0	
Immed. Site, Ext. Ltg., etc.	1%	\$7,363		\$0	2	\$147	
CRV Totals:	100%	\$736,277		\$5,485		\$15,241	

First Year Data					Five Year Data				
\$736,277	\$5,485	\$0	0.7%	Good	\$20,726	\$0	2.8%	\$14,726	\$18,871
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Storage and Receiving Building

Campus:	Main	Use Types:	Notes:
Bldg. No.:	SRB (016)	30% Maintenance	With two partial mezzanines.
Building:	Storage & Receiving	70% Storage	
Area (s.f.):	35,172		
Year Built:	1997; 12,000 s.f. addition completed 8/2015		
Floors:	1		

Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	20%	\$1,531,293	1	\$15,313	6	\$91,878	Potential settlement at east entry causing cracking. Various area of block wall showing signs of cracking and breaking apart.
Roof	13%	\$995,341	1	\$9,953	4	\$39,814	Gutters along north elevation replaced to match size and grade of addition gutters.
Glazing	1%	\$76,565	1	\$766	2	\$1,531	Very minimal, no reported problems.
Cladding	14%	\$1,071,905	1	\$10,719	2	\$21,438	Water runoff from roof saturating block walls at various locations, causing minor efflorescence.
HVAC	15%	\$1,148,470	2	\$22,969	3	\$34,454	Two roof top units, controls issues at the addition west unit, one college mounted gas heater, stand-alone heating/cooling unit for office space.
Plumbing	4%	\$306,259	1	\$3,063	2	\$6,125	No reported problems.
Primary/Secondary	3%	\$229,694	10	\$22,969	10	\$22,969	Plans are in place to move to a single feed power source across entire building and upgrade main service panel.
Distribution	4%	\$306,259	25	\$76,565	1	\$3,063	Rework of some building areas in conjunction with primary service work. Fleet level EV charging stations being added to exterior of
Lighting	4%	\$306,259	5	\$15,313	2	\$6,125	On scheduled to update lighting system to LED
Voice/Data	2%	\$153,129	5	\$7,656	3	\$4,594	Minimal, some data lines damaged, repairs are funded.
Ceilings	2%	\$153,129	1	\$1,531	2	\$3,063	None
Walls	4%	\$306,259	1	\$3,063	1	\$3,063	No reported problems.
Doors	4%	\$306,259	2	\$6,125	1	\$3,063	Door hardware needs to be upgraded including all door cylinder cores.
Floors	4%	\$306,259	2	\$6,125	1	\$3,063	No reported problems.
Bldg., Fire, ADA, Elevator	3%	\$229,694	1	\$2,297	1	\$2,297	Building is 100% sprinkled. Smoke detectors only.
Immed. Site, Ext. Ltg., etc.	3%	\$229,694	1	\$2,297	1	\$2,297	Exterior concrete stairs have been replaced.

CRV Totals:	100%	\$7,656,467	\$206,725	\$248,835
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First Year Data					Five Year Data				
\$7,656,467	\$206,725	\$0	2.7%	Good	\$455,560	\$72,736	6.0%	\$153,129	\$244,241
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Student Center Building

Campus:	Main	Use Types:	10% Kitchen/Food Service 20% Student Activities 25% Classroom 40% Administration 5% Facility Services				Notes:
Bldg. No.:	SC (004)						With partial basement and penthouse.
Building:	Student Center						Minor Renovations in 2003-2004
Area (s.f.):	164,598						
Year Built:	1976						
Floors:	3						
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost	
Structure	19%	\$11,824,856	3	\$354,746	2	\$236,497	Settlement potentially causing cracking at west end of building. Partial basement and tunnel under building. Basement does not leak. Tunnel has some leaking. Possible leak in sanitary line needs to be investigated. Culinary arts reach in and walk in refrigeration in need of replacement. Approximately 50% of reach-in and undercounter refrigeration units have been replaced.
Roof	6%	\$3,734,165	2	\$74,683	2	\$74,683	Existing single ply EPDM mechanically fastened roof was replaced in 2015 with high albedo EPDM fully adhered roofing membrane.
Glazing	5%	\$3,111,804	1	\$31,118	1	\$31,118	Seals deteriorating. Air infiltration noticed at many windows.
Cladding	7%	\$4,356,526	0	\$0	0	\$0	Cast in place concrete. Some rebar rust showing through wall.
HVAC	18%	\$11,202,495	15	\$1,680,374	5	\$560,125	Eight existing Air Handling units are scheduled to be replaced during major renovation.
Plumbing	7%	\$4,356,526	3	\$130,696	3	\$130,696	Galvanized plumbing 4" and smaller has leaking at joints. Lines 2" and smaller are mostly copper, with no identified issues. Sanitary lines are deteriorating. Fixtures, drip. Fixtures scheduled and funded for replacement on first floor. Sanitary sewer and storm sewers, and drainage system in basement need to be repaired or replaced.
Primary/Secondary	6%	\$3,734,165	4	\$149,367	2	\$74,683	Transformers and electrical switchgear was replaced in 2005.
Distribution	4%	\$2,489,443	3	\$74,683	5	\$124,472	Walker duct makes retrofitting difficult. Power ok for present.
Lighting	5%	\$3,111,804	5	\$155,590	3	\$93,354	Lighting in stairwells has had three of five upgraded to LED. Plans to replace fixtures in other 2.. Ballasts and lights are original. Lighting in central area of 2nd floor needs to be upgraded. Lighting is being converted to LED with lighting controls within project renovations.
Voice/Data	3%	\$1,867,082	2	\$37,342	0	\$0	No reported problems.
Ceilings	4%	\$2,489,443	3	\$74,683	1	\$24,894	Most of ceiling space is exposed construction.
Walls	3%	\$1,867,082	1	\$18,671	1	\$18,671	Exposed concrete and drywall. Major areas throughout the building have been painted.

Deferred Maintenance Detail Report - Student Center Building

Campus:	Main	Use Types:	10% Kitchen/Food Service 20% Student Activities 25% Classroom 40% Administration 5% Facility Services				Notes:	With partial basement and penthouse. Minor Renovations in 2003-2004	
Bldg. No.:	SC (004)								
Building:	Student Center								
Area (s.f.):	164,598								
Year Built:	1976								
Floors:	3								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Doors	3%	\$1,867,082	3	\$56,012	1	\$18,671	Exterior glass and aluminum doors, hardware failing. Interior doors hardware mortise locks and lever handles are wearing out. Door hardware needs to be upgraded.		
Floors	3%	\$1,867,082	3	\$56,012	7	\$130,696	Ceramic tile on main stairs has popped and been replaced in some areas. Future popping is expected. Tile popping in one men's toilet room. Has been repaired but more popping expected. Carpet has been replaced in portions of building.		
Bldg., Fire, ADA, Elevator	4%	\$2,489,443	1	\$24,894	1	\$24,894	Building is now fully sprinklered		
Immed. Site, Ext. Ltg., etc.	3%	\$1,867,082	1	\$18,671	1	\$18,671	Extensive cracking of paving and exterior stairs and caps on concrete site walls. Repairs are funded. Exterior lighting surrounding building has been upgraded to LED.		
CRV Totals:		100%	\$62,236,083	\$2,937,543		\$1,562,126			
First Year Data					Five Year Data				
\$62,236,083	\$2,937,543	\$0	4.7%	Good	\$4,499,669	\$1,387,865	7.2%	\$1,244,722	\$2,144,655
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Deferred Maintenance Detail Report - Technical and Industrial Building

Campus:	Main	Use Types:	Notes:						
Bldg. No.:	TI (001)	10% Lab	Minor renovations in 1995, 2001.						
Building:	Technical & Industrial	15% Administration	Major renovations in 2008						
Area (s.f.):	105,757	35% Vo/tech							
Year Built:	1970	40% Classroom							
Floors:	2								
Components	CRV of Component		% of Component Requiring Repair/Replace in:				Notes:		
	%	\$	0-1 Yr	2027 Cost	2-5 Yrs	2028-31 Cost			
Structure	18%	\$6,178,670	0	\$0	3	\$185,360	Window sills along east and south elevations have been replaced.		
Roof	6%	\$2,059,557	1	\$20,596	1	\$20,596	No reported problems.		
Glazing	5%	\$1,716,297	1	\$17,163	5	\$85,815	Glazing and precast sills have been replaced along east and south elevations for 1st and 2nd floor. Storefront entrances replaced at NE and SW entrances in 2017.		
Cladding	7%	\$2,402,816	0	\$0	3	\$72,084	Brick/precast/cast-in-place concrete/block. No reported problems.		
HVAC	15%	\$5,148,891	1	\$51,489	4	\$205,956	Exhaust system required for ceramics lab		
Plumbing	8%	\$2,746,075	1	\$27,461	2	\$54,922	No reported problems.		
Primary/Secondary	5%	\$1,716,297	1	\$17,163	1	\$17,163	No reported problems.		
Distribution	4%	\$1,373,038	1	\$13,730	3.5	\$48,056	No reported problems.		
Lighting	4%	\$1,373,038	10	\$137,304	12	\$164,765	Lay in ceiling fixtures were upgraded in 2016 to LED with light harvesting features along the 2nd floor north corridor. Remaining fixtures scheduled to be upgraded to LED in next 3 years.		
Voice/Data	4%	\$1,373,038	1	\$13,730	0	\$0			
Ceilings	4%	\$1,373,038	1	\$13,730	1	\$13,730	Ceiling staining occuring from HVAC leakage issues.		
Walls	5%	\$1,716,297	1	\$17,163	5	\$85,815			
Doors	3%	\$1,029,778	1	\$10,298	5	\$51,489	Interior doors: doors ok, hardware is wearing out. Mortise locks and lever handles are failing. Door hardware needs to be upgraded.		
Floors	4%	\$1,373,038	1	\$13,730	15	\$205,956			
Bldg., Fire, ADA, Elevator	4%	\$1,373,038	1	\$13,730	5	\$68,652	Building is fully sprinkled.		
Immed. Site, Ext. Ltg., etc.	4%	\$1,373,038	2	\$27,461	10	\$137,304	Some paving heaving on south side of building. Exterior lighting controls ugraded for parking lot. Walkway lighting to be done in next 2 years.		
CRV Totals:		100%	\$34,325,942	\$394,748		\$1,417,661			
First Year Data				Five Year Data					
\$34,325,942	\$394,748	\$0	1.2%	Good	\$1,812,410	\$96,113	5.3%	\$686,519	\$1,049,001
CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	\$/YR REDUCE

Washtenaw Community College

SECTION F

Implementation Plan

Student Center

 Washtenaw
Community College



OPENING DOORS
1966 - 2026

IMPLEMENTATION PLAN – SECTION F

The Five-Year Capital Outlay Plan should identify the schedule by which the institution proposes to address major capital deficiencies, and:

- a. **Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided. (Adjust previously developed or prior year's figures utilizing industry standard CPI indexes where appropriate.)**

Priority 1

Center for Success and Innovation: Student Center Building Renovation Project

Washtenaw Community College is submitting a Capital Outlay Project Request to renovate and transform its current Student Center into a new more accessible Center for Success and Innovation. Today, the Student Center houses administrative functions. Our plan is to transform the building into a Success and Innovation Center that creates an engaging student and community hub for cutting-edge academic instruction, active learning, engagement, wellness, collaboration, and wide-ranging services. The facility will serve WCC's current and prospective students, faculty and staff, industry and educational partners, and the community.

Demand for highly skilled, highly educated talent is a top priority for our state and this project is in direct response to addressing Michigan's need to grow its workforce and to achieve its goal of having 60% of residents earn a certificate or college degree by 2030. Michigan is expecting 8% growth across all occupations through 2030. Michigan's Department of Technology, Management and Budget expects occupations that require education less than a bachelor's degree (certificate, associate degree, apprenticeship or credential) to grow nearly 9% over that same time frame.

This project also supports several of WCC's strategic priorities which include Student Success, Workforce Development, Institutional Agility, Innovation and Responsiveness, and Community Development.

WCC will repurpose and renovate 80,000 sq. ft. of its existing Student Center to create a welcoming and dynamic Center for Success and Innovation as a catalyst for student, community, and employer success.

The Center for Success and Innovation will:

- Offer collaborative interdisciplinary instruction space for academic programs which include game and software development, event/program marketing, operations and logistics, animation and eSports management. Given the growth of the college's highly successful eSports academic programming, with more than 1,600 participants in the 2023-2024 academic year, we will expand WCC's eSports arena and instruction space to allow for hands-on, real-life training across multiple academic programs.
- Create a new Innovation Station for credit instruction and active learning opportunities that will enable students to explore diverse career paths using emerging and innovative technologies, such as Virtual and Augmented Reality and Artificial Intelligence. The Innovation Station will also be available for collaborative events and initiatives for K-12 and industry partners.
- Create a new comprehensive Wellness Center which will combine our professional counselors, and Student Resource Center and Success Coaches in one location. This space will also house a Health Center in partnership with Trinity Health. In alignment with national trends, WCC has seen a 25% increase in mental health counseling appointments and a 34% increase in behavioral intervention referrals for students in crisis. The Student Resource Center had a 12% increase in its case load for

students requesting help for books and supplies, food scarcity, transportation, housing and childcare needs. Requests for access to WCC's Food Cupboard have increased 44% over last year as well. This comprehensive center will provide holistic support services to improve student success and goal completion.

- Create a new Pathways Partnership Office to support a student's journey directly to employment or transfer to a university for a more advanced degree. This space will include WCC's University Transfer Center and advisors from university partners, such as: Eastern Michigan University, University of Michigan, HBCU Pathway partnerships, and numerous other universities. The Pathways Partnership Office will also include a satellite Michigan Works! office to facilitate employment opportunities.
- Expand and relocate WCC's Center for Career Success, adjacent to the Pathways Partnership Office, to centralize services that closely align with student, employer, workforce development, and community needs. This department facilitates connections between students and employers for employment, apprenticeship, internship, and co-op opportunities. In 2023-24 the Center served students and community members with over 1,300 appointments, posted over 1,900 regional jobs, and over 14,000 national jobs.
- Create Instructional Lab space for retail management programs, including a bake shop, offered in partnership with local providers.
- Expand WCC's Veteran's Center; which services more than 500 student veterans, active military and their families; to accommodate collaborative/study space, additional resources, programming, and support.
- Consolidate administrative support space.

The total cost of the project is \$48,775,000 and affects all three floors of the Student Center Building, providing an inviting front entry to the College's campus and services.

- b. **If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.**

The current list includes the following projects. For additional details, please see the Deferred Maintenance Report for the entire College in Section E.

BUILDING	PROJECT DESCRIPTION	BUDGET
BE	Restroom Renovation	\$ 300,000.00
BE	Roof Restoration	\$ 550,000.00
Campus	Concrete Repairs	\$ 125,000.00
Campus	Elevator Upgrades	\$ 600,000.00
Campus	LED Lighting Upgrades	\$ 450,000.00
Campus	Outdoor Signage Replacement	\$ 250,000.00
Campus	Resurface Roadway	\$ 850,000.00
Campus	Substation Expansion	\$ 750,000.00
Campus	Walkway Lighting Phase 2	\$ 325,000.00
Energy Center	Boiler Rebuilds	\$ 175,000.00

Energy Center	Generator Installation (New)	\$ 1,500,000.00
Energy Center	Replace Chiller #1	\$ 850,000.00
Energy Center	Replace Chiller #2	\$ 850,000.00
GL	Auditorium Renovation	\$ 450,000.00
GL	Restroom Renovation	\$ 300,000.00
GL	Roof Restoration	\$ 350,000.00
GM	Library Carpet Replacement	\$ 150,000.00
GM	Refurbish Lobby	\$ 175,000.00
GM	Roof Restoration	\$ 500,000.00
ML	Auditorium Renovation	\$ 500,000.00
ML	Refurbish Parking Lot	\$ 250,000.00
OE	Absorption Chiller Replacement	\$ 700,000.00
OE	Auto Lab Flooring Replacement	\$ 175,000.00
OE	Compressed Air Upgrades	\$ 160,000.00
OE	Faculty Pod Renovation	\$ 225,000.00
OE	Restroom Renovation	\$ 375,000.00
OE	Welding Exhaust System Replacement	\$ 500,000.00
PS	Walker Deferred Maintenance	\$ 200,000.00
SC	Generator Replacement	\$ 350,000.00
SC	Revolving Door Replacement	\$ 325,000.00
SC	Walkway Bridge Window Replacement	\$ 125,000.00
TI	Generator Replacement	\$ 300,000.00
TI	Expand Sub Station	\$ 350,000.00
TOTAL:		\$ 14,035,000.00

Deferred maintenance refers to the practice of delaying necessary repairs, replacements, or routine upkeep of buildings, infrastructure, and equipment due to budgetary constraints, resource limitations, or shifting priorities. These maintenance activities are typically identified as part of a regular facilities assessment process, but are not addressed within the planned time frame.

Over time, if not addressed, deferred maintenance can lead to deterioration of physical assets, reduced operational efficiency, higher energy costs, and increased risk of safety hazards. The longer maintenance is deferred, the more costly and complex it could become to address; minor repairs could become major capital expenses.

For business and public institutions, managing deferred maintenance is a critical component of long-term capital planning. Failure to address the backlog can negatively impact operations and cause learning disruptions; thereby, reducing the useful life of the assets.

- c. **Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall Five-Year Capital Outlay Plan.**

The College has no currently active projects utilizing State Building Authority resources.

- d. **Identify, to the extent possible, a rate of return on planned expenditures. This could be expressed as operational “savings” that a planned capital expenditure would yield in future years.**

Once approved, the College plans to move forward with the replacement of the HVAC system in the Student Center. This project is part of the broader effort to improve energy efficiency and reduce operational costs across campus facilities. The new system is projected to deliver total annual energy savings of approximately \$65,000, contributing to the College’s long-term sustainability goals and reducing its environmental footprint. In addition to the financial benefits, the upgraded system is expected to enhance indoor air quality and provide a more comfortable environment for students, faculty, and staff.

- e. **Where applicable, consider alternatives to new infrastructure, such as distance learning.**

The College currently offers many distance and blended courses and programs; however, at this time we are not proposing any new construction in this 5-year Capital Outlay Plan, but we are proposing renovation of a current building.

- f. **Identify a maintenance schedule for major maintenance items in excess of \$1,000,000 for fiscal year 2027 through fiscal year 2031.**

BUILDING	PROJECT	FY	BUDGET
Student Center	Replace 8 Air Handling Units (AHU)	2028	\$ 21,650,000.00
Energy Center	Replace Generator	2028	\$ 1,500,000.00

- g. **Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.**

The College anticipates continuing to allocate an average of \$3.5 million per year from its General Fund to the Planned Maintenance and the Unscheduled Maintenance Funds.