

**WOR-WIC COMMUNITY COLLEGE
FACILITIES MASTER PLAN
CHAPTER 6: APPENDIX**

TEN-YEAR CAPITAL IMPROVEMENT PLAN

The college has identified the costs associated with the 10-year development plan. These are summarized below. Each building project must accommodate some of the associated campus infrastructure costs (see Other Site Improvements and Infrastructure, below).

PROJECT	TOTAL COST	STATE FUNDING	LOCAL FUNDING	COMPLETION DATE
MB EXPANSION	\$4,785,000	\$3,589,000	\$1,196,000	6/2027
STUDENT SUCCESS AND WELLNESS CENTER	\$74,797,000	\$56,100,000	\$18,697,000	6/2030
LEARNING COMMONS	\$38,000,000	\$28,500,000	\$9,500,000	6/2033

MAINTENANCE BUILDING EXPANSION

In 2005, a new Maintenance Building was constructed in a vacant field to the west of Horsebridge Drive to allow the original structure to be converted to the Jordan Center. The 6,032 GSF replacement Maintenance Building, a single-story pre-engineered metal building, houses maintenance and facilities offices, vehicle repair bay, locker room, mailroom/receiving, and storage and warehousing. Two small wood-frame storage buildings used to house landscaping equipment and chemicals were relocated from their original location to the new Maintenance Building site. One rigid fabric-covered structure houses some of the major pieces of land management equipment. Several other temporary storage units have been added to the surrounding property over the last several years.

Since 2005, the college has constructed three additional buildings, added additional grounds in need of landscaping and increased the number of employees campus wide. Currently, there is insufficient space for physical plant operations such as maintenance shops, storage, offices, and central services. For example, the vehicle bay, at just over 800 NASF, is large enough for only one vehicle in maintenance at a time. That leaves little to no space to appropriately operate trades shops. Insufficient storage space is a significant problem throughout the campus buildings resulting in inappropriate storage of records, furniture and equipment, books, academic and administrative supplies, performing and fine arts materials and equipment, event equipment, and custodial supplies. With the current inventory of central services, shops/storage/vehicle store/repair space, and hazardous materials storage, the college has a deficit of 6,033 NASF, which is equal to the size of our existing Maintenance Building.

A 6,000 GSF expansion of the existing Maintenance Building will allow for more storage and central services space, especially for vehicle and equipment storage and repair, secure receiving/mailroom and temporary storage functions, and additional general storage. The college will also demolish the temporary storage buildings behind the maintenance building that are not climatized. The trades technicians that are housed in a temporary trailer will also move into the expanded building. A partial renovation of the existing 6,032 GSF building may be recommended by the project architect and/or engineer.

This project was moved ahead of the Student Success and Wellness Center and Learning Commons projects because it is a smaller project in comparison that we feel that we can accomplish while planning and writing the programs for the larger projects. The trailer that houses our tradesman is at end of useful life and we have such a large deficit of office space campus-wide that we do not have an alternate location for them. The central storage and vehicle storage is grossly undersized for our campus. The temporary storage behind the existing building is not climatized, causing extra wear and tear on the maintenance equipment, diminishing its useful life. Campus furniture and equipment stored in these temporary containers are destroyed by dampness and mold.

Design for the expansion is currently underway. Construction will begin in early FY 2027 with an expected completion date of June 2027. The State has approved funding for both the design and construction while the local portion of the project is being self-funded by the college.

STUDENT SUCCESS AND WELLNESS CENTER

The college proposes to build a 50,000 to 80,000 GSF building located east of the primary north-south campus drive. More than a gym, the building would include spaces supporting physical education and recreation functions to house intramural and club sports, and a competitive athletics program. Wor-Wic Community College is the only community college in Maryland without an athletics program. Athletics is proven to recruit and retain students. Other spaces include a basketball court, exercise rooms, a multi-purpose room with a stage for performing arts, food concessions, the bookstore, locker rooms, student study spaces, student organizational spaces, and office spaces for employees within the student affairs division who promote student success and engagement and offer student support services. The athletic department and public safety department will also be housed in the new building. Roadway enhancements are included as part of this project.

There is a need for a properly located and sized wellness, fitness and recreation center. The current fitness center and gym are used primarily by our criminal justice program as a laboratory with limited access to students, employees or community members. The college has a single assembly space on campus, which is a 218- seat auditorium area in Guerrieri Hall. This space cannot accommodate large gatherings or employee all-staff meetings.

The space designated for student activities is too small. The Hazel Center is not functionally efficient or effective as a student center. Students complain that there are insufficient and inadequate places for them to really hang out. There is a need for student areas that are more inviting for enjoyment, relaxation, individual study and group learning. There is also a need for more distributed informal spaces, especially during evening and weekend hours. Moving the student organizations and our student engagement offices to this new building will allow for added activities, study and lounge spaces, and additional operating hours to increase our student engagement and retention efforts.

This project was moved ahead of the Learning Commons project because we see athletics and student recreation to attract and retain students. Our student satisfaction surveys indicate a need to increase activities on campus as some students do not feel a sense of belonging or connection to the college, since we are a commuter school. Our student affairs office suites are grossly undersized and scattered throughout campus as we have grown. Our current fitness center and gym is used primarily by our criminal justice department, and only open to students and employees for one hour per day.

The program for this new building was submitted to the State in March 2025. Design funding is requested for FY 2028. Construction would begin in July 2028 with completion by June 2030.

LEARNING COMMONS

The college proposes to build a 40,000 GSF learning commons on the college campus. The learning commons will be located to the east of the Hazel Center, and in the location of a portion of our existing South 1 parking lot.

This building is a major shift for the college, proposing to consolidate library services to more of a hub strategy. It is envisioned as a true learning center serving to supplement the learning experience of classrooms and labs and encouraging group study and collaboration. The new building would include a resource center and office space for library services staff, relocating the media center from Brunkhorst Hall. Tutoring services, TRIO support services (laboratory and office space), Veterans services (laboratory, lounge and offices), the testing center, mathematics laboratory, reading and writing center service, and offices for several student services staff will relocate from Brunkhorst Hall to this proposed building. Moving functions from Brunkhorst allows the students to interact with students from other majors, frees up space in Brunkhorst Hall on the 2nd and 3rd floors to create additional faculty offices, converts some spaces back to laboratories and classrooms, and relocates some of the business office functions, HR, and development from the Brunkhorst Hall first floor to enlarge and create a "one stop" student services admissions/registration office in that first floor space. The proposed new building will also include large study spaces and group study rooms.

Additional parking will need to be considered before the start of, or as part of this project since the building will reside on part of our existing South 1 parking lot.

OTHER SITE IMPROVEMENTS AND INFRASTRUCTURE

The campus development plan proposes major changes to the vehicular circulation and parking, as a long-term strategy to improve campus safety by minimizing and, where possible, eliminating pedestrian-vehicular conflicts. These improvements will be implemented in a phased sequence during the development of building projects over the next 10 years and beyond. It is recommended that the site improvement and infrastructure projects be developed as part of related/proximate building projects in a phased sequence, keeping access to parking and servicing of buildings during the development and construction of these projects and not eliminating any parking until parking replacement and expansion is in place. Costs for the site improvements have not been developed.

Site utilities and storm water management are integral to this part of the campus development. The water and sanitary sewer mains need to be designed and constructed in a way that will allow for future expansion.