



2. *Executive Summary*

The Executive Summary for this Facilities Master Plan report includes the following:

- A. Master Plan Goals**
- B. Planning Process**
- C. Summary of Recommendations**
- D. Estimate of Costs**

2. Summary *(continued)*

A. Master Plan Goals

In 2000, Muskegon Community College commissioned a Facilities Master Plan, completed that same year to guide the future physical development of the College in ways that reflect its mission and vision for the future. Specific recommendations were developed with corresponding budgets to guide financial planning to achieve the recommended facility improvements.

Since that time, several major projects have been accomplished: the Career Technology Center, in partnership with the MAISD; the Hendrick Meijer Library Information Technology Center; and the Student One-Stop renovation. In addition, ongoing upgrades to infrastructure, parking, and facilities have been accomplished to meet the goals of the 2000 Master Plan. Currently, a major reroofing project is underway.

In order to continue to look forward in the interest of meeting the needs of students for course offerings and facilities, MCC commissioned this new Master Plan in 2010. This plan was developed simultaneously with and in alignment with the new strategic plan initiative for MCC.

Five-year roadmap

The goal of this Master Plan is to provide Muskegon Community College with a roadmap for meeting facilities issues over the next 5 years. It should be stated that the recommendations documented in this section (Section 2) are presented without prioritization for each building / facility at MCC. Selected prioritized projects and accompanying costs are presented in Sections 7 and 8 of this document.



2. Summary

(continued)

Designed for flexibility

Just as change has created the need for this facilities master plan, future changes will continue to make the planning process dynamic. While this master plan report makes recommendations to retain an attractive, serviceable physical environment that is responsive to the changing needs of MCC, it is not rigid or static. To be an effective consensus-building and decision-making tool, this facilities master plan should be seen as a flexible document, able to be periodically evaluated and revised as new ideas emerge.

Like the 2000 Master Plan, this update includes the following specific goals:

1. Identify sites for new construction, or expansion on or off campus.
2. Recommend a plan to maximize the value of existing physical assets.
3. Recommend a plan for responding to emerging and changing physical needs as they relate to technology.
4. Maintain stewardship of the natural environment.
6. Assist in establishing priorities and cost estimates for a five-year Facilities Master Plan.
7. Consider design consistency, renovations, retrofits and maintenance.
8. Incorporate provisions within the Facilities Master Plan that will adhere to the necessary comprehensive 5-year planning documents for Capital Outlay, as required by the State of Michigan, State Budget Office.



2. **Summary** *(continued)*

This plan observes MCC core values for shaping future facilities and environments:

- MCC facilities, programs and services must be focused on the needs of students, creating the optimum environment for learning and growth.
- MCC is committed to making educational services available to all, taking full advantage of emerging technologies, partnerships, and networks.
- Environmental quality and barrier-free issues must be considered in all facilities.
- Maintaining and enhancing the natural and built environment is important to the College.
- Facilities must be flexible and provide a variety of learning environments toward the enhancement of lifelong learning.
- MCC is committed to being responsive to the changing needs of its service area.



2. Summary *(continued)*

B. Planning Process

The development of this facilities master plan aligned with and coordinated with the strategic planning process underway at MCC. Members of the master planning team participated in MCC strategic planning meetings to discern the facilities implications of strategic recommendations. The master planning team conducted a separate strategic planning session with the Board of Trustees to explore these implications further.

The planning team reviewed a broad range of existing documentation about MCC facilities and sites, as well as documents and data that could influence the direction, character, and quality of future facilities. These included possible local governmental changes in zoning or codes, space utilization statistics for existing MCC space, demographic data, and enrollment trends, among others. The team reviewed plans and specifications from existing building projects and it toured the campus to observe existing conditions.

The team conducted meetings with a number of stakeholders and stakeholder groups. Following this input from faculty, administration and staff, this document was created to be submitted to the MCC Board of Trustees for its consideration and approval, with the intent that it will become the College Facilities Master Plan.



2. Summary *(continued)*

C. Summary of Recommendations

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

- . Site Recommendations
- . Bartels-Rode Gymnasium Recommendations
- . Science Expansion Recommendations
- . Fine Arts Center Expansion Recommendations
- . University Park Golf Course Recommendations
- . Downtown Muskegon Center Recommendations
- . Infrastructure Recommendations
- . Technology Recommendations
- . Wayfinding and Signage Recommendations



2. **Summary** (continued)

Site Recommendations

In general, projects related to the existing MCC campus should retain MCC's core value of stewardship and enhancement of the natural environment.

Following are individual site-related projects recommended for MCC:

1. Enhanced signage at the northeast corner of Marquette and Quarterline.
2. Definition of a clear campus edge through additional landscaping materials at southwest corner of Quarterline and Stebbins.
3. Identification of a future site for potential student housing
4. Expanded archery range
5. Enhanced campus safety and security
6. Replacement of existing tennis courts

Bartels-Rode Gymnasium Recommendations



As the single most heavily used facility on campus, the Bartels-Rode Gymnasium is a major resource for students, faculty and the community. Existing facilities are already too small to handle existing staff needs, instructional needs, and appropriate student-athlete needs. The growing MCC enrollment only exacerbates this problem, as more students require PE credits and desire choices for recreational, intramural, and wellness programming.

The proposed expansion includes approximately 27,000 SF of new space, as well as renovation of the existing 17,500 SF facility. The expanded area would include a new gym floor area, locker rooms, a training room, offices, three classrooms for instruction, a new fitness center, a climbing wall, a lobby space, a laundry facility, storage for indoor and outdoor equipment, toilet rooms, and appropriate mechanical, electrical, and custodial space.



2. Summary *(continued)*

Science Expansion / Renovation Recommendations

As the biology and chemistry disciplines are core to a number of academic programs at MCC, the proposed project renovates approximately 20,000 SF of existing lab and classroom space into larger, technology-rich instructional spaces. The proposed project also adds about 21,000 SF of new space for six new labs, including prep space, and six new instructional classrooms.

This project also includes the renovation and upgrading of the Carr-Fles Planetarium, including upgrading the facility to a digital planetarium instrument with coordinating digital sound. In addition to the new equipment, the project will include new theater seating, new finishes, and mechanical and electrical upgrades.



2. Summary *(continued)*

Fine Arts Center Recommendations

For some time, the Visual Arts Department has been located in a free-standing pre-engineered metal building, approximately 60 ft x 140 ft., near the maintenance building and remote from the main campus buildings.

The proposed project would relocate the art department to a new addition, approximately 26,000 SF on the south side of the Frauenthal Fine Arts Center. The new addition would include five art studios, three instructional classrooms, offices for faculty, an exhibition gallery for display of artwork, as well as support spaces such as kiln room, glaze room, and storage for bulk materials.

This addition would also include an expanded scene shop and dressing rooms at the Overbrook Theater. The existing Overbrook Theater would be renovated, as would the band and music area of the building as part of this overall project.



2. Summary *(continued)*

University Park Golf Course Recommendations



The nine-hole University Park Golf Course is a unique asset for MCC. Students, faculty and community members teach, learn and recreate here regularly.

As MCC is considering leveraging the value of the course by offering golf management programs, turf management curricula in partnership with Michigan State University, and general use by the Muskegon community, the existing clubhouse is small and lacks adequate space and features for instructional or public use. This project includes a new clubhouse of 3,000 SF to include a pro shop, instructional teaching space, storage space, and barrier-free toilet facilities.

Downtown Muskegon Center Recommendations

As part of its new strategic direction, and in its position as an economic development engine for the greater Muskegon area, a new presence in downtown Muskegon provides an opportunity to relocate the visual art department on the main campus to new quarters there. This project includes a new building of about 35,000 SF, to be built on a site within the downtown core or within walking distance of the downtown core.

The project would include the same spaces proposed with the art department expansion on the main campus, plus four additional instructional classrooms, offices, and a computer lab. The budget proposed in this master plan assumes new construction on a site already owned by MCC. However, the spaces could be developed within an existing building, assuming it met the criteria of size, location and access to public transportation.

The Downtown Center is one of several potential off-campus location options. Each option should continue to be evaluated and pursued as service area needs evolve.



2. Summary *(continued)*

Infrastructure Recommendations

- a. New Emergency Generator
- b. HVAC Improvements
 - . Back-up cooling for IT Center
 - . Integrate existing four chillers into one piping loop to serve existing and future additions without adding cooling capacity
 - . Domestic hot water circulation
 - . Humidity control
- c. Electrical Improvements
 - . Electrical distribution system



2. Summary (continued)

Technology Recommendations

The purpose for this project recommendation is to identify costs related to technology improvements that would not otherwise be included in the specific projects mentioned above.

- a. Budget to replace student-use computers within a four-year life cycle.
- b. Expand bandwidth capacity to support streaming video across all curricula.
- c. Create a remote data center location for the protection and security of data.
- d. Connect all areas of campus, including remote locations, to campus-wide network.
- e. Make every instructional space a “smart” room.
- f. Expand the digital limits for students.
- g. Create a new student ID card system that coordinates with the College’s security system.
- h. Enhance the security system, including additional camera locations, across campus.
- i. Provide digital messaging boards / kiosks throughout campus.



2. Summary *(continued)*

Wayfinding and Signage Recommendations



From the 2000 Master Plan, wayfinding recommendations for exterior signs have been successfully implemented. However, recommendations for interior wayfinding have not, owing primarily to the high quantity, quality, and cost of the recommended signage.

This plan proposes to revisit and update the recommendations from the 2000 Master Plan for implementation across campus. This will result in the most comprehensive and cost-effective solution to the orientation and wayfinding issues at MCC.



2. Summary
(continued)

D. Estimate of Costs