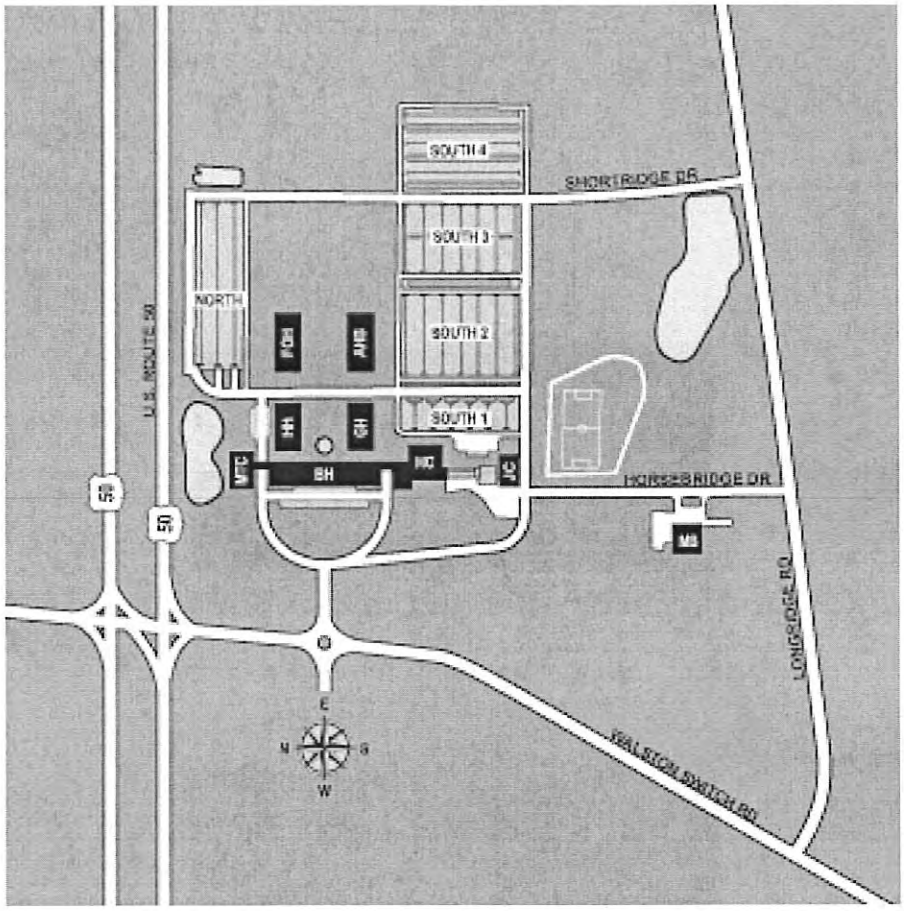
WOR-WIC

COMMUNITY COLLEGE



Campus Masterplan

2018 Update

WOR-WIC
COMMUNITY COLLEGE

CAMPUS MASTERPLAN

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Section 1 Narrative Report

EXECUTIVE SUMMARY - JANUARY 2018

The success of an institution is largely determined by its goals and objectives, its vision and its commitment to follow them. In 1991, Wor-Wic Community College began the process of transforming itself from a "college without walls" to a campus-based institution. This was an opportunity for Wor-Wic to create a facilities plan that would represent its academic mission. Wor-Wic achieved a historic first step in this journey when the college opened its new campus in 1994 with the dedication of the Academic and Administrative Building (subsequently named Brunkhorst Hall), the Maner Technology Center, the original Student Center (subsequently named Hazel Center) and the Maintenance Building.

In 1997, the college purchased 29 acres immediately to the south of the existing campus. This purchase responded to several needs: additional buildings resulting from constant growth, programmatic initiatives driven by community need to provide a second entrance/exit to the campus and a desire to connect to Longridge Road in the vicinity of the existing buildings. In order to incorporate this property into the Campus Masterplan, the college retained a firm to revise the plan while recognizing the goals and objectives defined by the 1991 plan. An additional 12 acres along the north side of Longridge Road was acquired in 2011. This property is expected to be beneficial for the purposes of the college's long-range planning needs.

After the original construction in 1994, new buildings such as Henson Hall, Guerrieri Hall, a new Maintenance Building, Jordan Center, Student Center (subsequently named Hazel Center) and Workforce Development Center (subsequently named Fulton-Owen Hall) were added to the campus. A new and expanded Allied Health Building opened in July of 2011. Public water and sewer also arrived at the campus in early 2006. In November of 2005, Cochran, Stephenson & Donkervoet were asked to revise the Masterplan and address several issues: future building placement, parking and vehicular/pedestrian conflicts and signage.

Following a number of meetings with the college, Cochran, Stephenson & Donkervoet completed the plan that also responded to the original goals and objectives established by the college.

This February 2018 update, prepared by the college, includes a narrative report that is divided into four principal parts. The first is an abbreviated statement of Wor-Wic Community College's mission, vision and goals. Included in this section are data describing the size, composition and characteristics of the college's employees and student body. The second is an assessment and analysis of the existing facilities. The third is the plan to meet the identified needs, which includes the existing campus plan, a 10-year development plan, and the 40-year campus development plan. The fourth is the implementation strategy that describes the order in which the buildings on the campus could be built. Each of these parts is integrally connected.

This update is intended to guide the growth and development of Wor-Wic Community College well into the future. The 1991 Campus Masterplan, as revised in 1997, 2001, 2006, 2011, 2012, 2013, 2014, 2015, 2016, 2017 and 2018 should be the basis of decisions made regarding the ongoing physical plan of the college.

GENERAL INFORMATION

Accreditation

Wor-Wic is a state-approved two-year college. It is accredited by the Middle States Commission on Higher Education, 3624 Market St., Philadelphia, PA 19104, (267) 284-5000. The Middle States Commission on Higher Education is an institutional accrediting agency recognized by the U.S. Secretary of Education and the Council for Higher Education Accreditation. Several of Wor-Wic's programs have specialized accreditations.

History

In June of 1975, the State Board for Community Colleges approved a proposal for the creation of a community college to serve the postsecondary vocational and technical education needs of the residents of Worcester and Wicomico counties. The college was designated to operate as a "college without walls." In November of 1975, the college's board of trustees appointed Dr. Arnold H. Maner to serve as president of the college. Continuing education courses were offered in the fall of 1975, and the college opened its doors to credit program students in the fall of 1976. In 1989, state legislation was enacted to allow Somerset County residents to attend Wor-Wic at the in-county tuition rate.

After almost 20 years of leasing classroom and office space at various locations in its service area, the college purchased 173 acres of land on the southeast corner of Route 50 and Walston Switch Road in Salisbury. Construction was started in 1993, and the campus officially opened in the fall of 1994. In 1997, the college purchased 29 additional acres of land adjoining the campus to the south of the existing property, bringing the total college-owned acreage to more than 200. Henson Hall was built in 1999, providing a home on campus for Wor-Wic's nursing and radiologic technology programs. In the summer of 2000, Maner retired, and Dr. Ray Hoy was named Wor-Wic's second president.

Guerrieri Hall opened in the fall of 2001 to provide office and classroom space for the college's criminal justice department and the Eastern Shore Criminal Justice Academy. A new Student Center (subsequently named Hazel Center) was opened in the summer of 2005, providing food service, assembly and additional activity and study space for Wor-Wic's growing student body. The Jordan Center was added in the fall of 2006, providing child care facilities and additional classrooms for students in the human services department. In 2007, the Workforce Development Center (subsequently named Fulton-Owen Hall) opened, providing a new home for the college's continuing education and workforce development division, the business department and the hotel-motel-restaurant management department. In 2011, the college purchased 12 additional acres of land adjoining the campus. Also in 2011, emergency medical services, nursing and radiologic technology were moved out of Henson Hall into a new Allied Health Building, which made room in Henson Hall for the expansion of science courses and allied health classes offered through the continuing education and workforce development division. In 2015, as a result of a significant bequest, the Academic and Administrative Building, one of the original buildings opened in 1994, was renamed Brunkhorst Hall.

Vision

Wor-Wic will be a leader in enhancing the quality of life on the Lower Eastern Shore by developing a world-class workforce and providing excellence in education and training.

Mission

Wor-Wic is a comprehensive community college that enhances local economic growth by addressing the educational, training and workforce development needs of the residents of Worcester, Wicomico and Somerset counties. The college serves a diverse student body through its high quality, affordable educational offerings and comprehensive support services designed to facilitate student goal completion.

Goals

In support of its mission, vision and values, Wor-Wic has identified the following college goals:

1. Provide service area residents with access to quality education and training at a reasonable cost.
2. Offer courses and programs to prepare students for entry into the workforce, career advancement, licensure, certification, transfer to four-year colleges and universities, and personal development.
3. Promote economic development by providing innovative programs and services that address the needs of business, government, nonprofits and other community groups.
4. Provide students with educational experiences and support services that help them achieve their goals through college completion and workforce preparation.
5. Partner with local high schools and universities to facilitate seamless transitions through the levels of education.
6. Attract and retain a diversity of students and employees.
7. Acquire appropriate human, financial and technological resources to meet institutional needs.
8. Ensure the highest quality of student learning, support services and institutional effectiveness through the assessment process.

2016-2021 Strategic Priorities and Goals

1. Increase student success by delivering relevant courses and programs, providing flexible scheduling and diverse delivery methods and improving developmental education student outcomes.
    a. Strengthen the alignment of programs and courses with local employer needs.
    b. Enhance course availability, modality and scheduling.
    c. Increase student success in developmental education.
2. Address community needs by developing and implementing a collegewide plan that focuses on student recruitment, retention, academic advising and other support strategies.
    a. Increase the recruitment of new students.

   b. Improve student retention and completion rates.
   c. Enhance academic and career advisement for students.
   d. Expand student and academic support services.

3. Improve institutional effectiveness by expanding facilities and enhancing technology systems, processes and support.
   a. Expand facilities to address student and institutional needs.
   b. Strengthen technology and related services in support of teaching and learning.
   c. Enhance technology systems and processes to increase the effectiveness of college operations.
   d. Improve the dissemination of college information through the use of technology.

4. Ensure a high-quality workforce by enhancing recruitment and hiring practices, addressing staffing needs and providing equity in compensation.
   a. Improve the competitiveness of the college's salary and benefits structure.
   b. Ensure appropriate staffing levels throughout the college.
   c. Increase diversity in faculty and administrative positions.

WOR-WIC COMMUNITY COLLEGE - FTE History FY 2001 to Present

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011*	2012	2013	2014	2015*	2016*	2017*
CREDIT																	
Wicomico	733	922	1,048	1,085	1,091	1,090	1,149	1,217	1,372	1,543	1,540	1,480	1,323	1,192	1,113	1,068	1,033
Worcester	352	443	441	435	449	447	431	497	553	616	615	591	550	501	493	474	446
Somerset	122	170	192	188	185	173	181	208	242	243	230	214	193	171	192	175	154
Out of County	31	51	85	82	77	87	96	85	97	96	97	143	113	102	80	80	81
Maryland	1,238	1,586	1,766	1,790	1,802	1,797	1,858	2007	2,264	2,498	2,482	2,428	2,178	1,966	1,878	1,797	1,714
Out of State	34	26	49	47	40	44	39	41	46	39	51	55	58	53	40	45	29
Ineligible	9	12	17	21	19	15	20	22	33	33	31	22	20	17	16	14	17
Grand Total	**1,281**	**1,624**	**1,832**	**1,858**	**1,861**	**1,856**	**1,917**	**2,070**	**2,343**	**2,569**	**2,564**	**2,505**	**2,256**	**2,036**	**1,934**	**1,856**	**1,760**
NON-CREDIT																	
Wicomico	170	155	181	190	213	201	186	218	227	216	370	221	222	181	391	402	405
Worcester	96	93	89	104	95	87	90	100	95	91	95	74	79	80	80	89	74
Somerset	200	224	171	169	156	176	164	169	181	198	199	210	245	221	217	224	172
Out of County	10	13	15	14	11	14	19	15	16	17	17	16	13	11	16	14	15
Maryland	474	485	456	477	475	478	459	502	519	522	681	521	559	493	704	730	666
Out of State	10	11	15	13	16	14	9	11	11	13	13	11	13	12	18	18	13
Ineligible	2	2	2	2	3	3	4	2	4	2	5	4	2	3	3	4	5
Grand Total	**486**	**498**	**473**	**492**	**494**	**495**	**472**	**515**	**534**	**537**	**700**	**537**	**574**	**508**	**726**	**752**	**684**
E.S.C.J.A.																	
Wicomico	100	46	54	67	46	46	98	56	65	60	56	52	53	64	69	52	46
Worcester	42	26	21	26	35	34	31	25	15	13	49	63	65	62	40	41	70
Somerset	21	18	14	15	20	15	22	18	15	9	13	18	16	28	14	11	9
Out of County	56	46	59	44	47	53	54	52	46	39	33	42	33	50	33	48	51
Maryland	219	136	148	152	148	148	205	151	141	121	151	175	167	204	156	152	176
Out of State	1	0	2	0	0	0	2	2	0	1	3	1	1	1	1	1	0
Ineligible	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	**220**	**136**	**150**	**152**	**148**	**148**	**207**	**153**	**141**	**122**	**154**	**176**	**168**	**205**	**157**	**153**	**176**
TOTAL																	
Wicomico	1,004	1,124	1,283	1,342	1,349	1,338	1,433	1,491	1,665	1,819	1,966	1,753	1,598	1,438	1,573	1,522	1,484
Worcester	490	556	551	565	579	568	552	622	663	720	759	728	693	643	612	604	590
Somerset	341	411	377	372	361	364	368	395	437	450	442	442	454	420	423	411	335
Out of County	97	109	159	141	135	154	169	152	159	152	147	202	159	163	129	141	147
Maryland	1,932	2,206	2,370	2,420	2,424	2,424	2,522	2,660	2,924	3,141	3,314	3,125	2,904	2,664	2,738	2,678	2,556
Out of State	44	38	65	59	56	58	50	54	57	53	67	67	72	65	59	64	43
Ineligible	12	15	19	23	23	18	24	24	38	34	36	27	22	20	20	18	21
Grand Total	**1,988**	**2,259**	**2,454**	**2,502**	**2,503**	**2,500**	**2,596**	**2,738**	**3,019**	**3,228**	**3,417**	**3,218**	**2,998**	**2,749**	**2,817**	**2,760**	**2,620**

Rounding may cause data to be off by 1.

October 9, 2017

*FY 2011, FY 2015, FY 2016 and FY 2017 CEWD includes ABE

WOR-WIC COMMUNITY COLLEGE - Headcount History - FY 2001 to Present

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011*	2012	2013	2014	2015*	2016*	2017*
CREDIT																	
Wicomico	3,182	3,870	4,315	4,406	4,485	4,435	4,681	4,932	5,462	6,056	6,114	5,772	5,175	4,700	4,375	4,246	4,168
Worcester	1,440	1,740	1,747	1,714	1,772	1,761	1,720	1,933	2,135	2,340	2,333	2,227	2,060	1,883	1,903	1,797	1,746
Somerset	544	699	768	753	751	701	741	851	957	957	939	853	766	655	754	712	709
Out of County	115	164	268	271	264	279	312	303	334	342	330	425	340	303	278	241	253
Maryland	5,281	6,473	7,098	7,144	7,272	7,176	7,454	8,019	8,888	9,695	9,716	9,277	8,341	7,541	7,310	6,996	6,876
Out of State	144	115	192	192	166	160	165	168	190	164	204	192	223	198	153	181	118
Ineligible	47	58	75	105	83	70	92	88	126	133	140	108	92	84	91	72	70
Grand Total	***5,472***	***6,646***	***7,365***	***7,441***	***7,521***	***7,406***	***7,711***	***8,275***	***9,204***	***9,992***	***10,060***	***9,577***	***8,656***	***7,823***	***7,554***	***7,249***	***7,064***
NON-CREDIT																	
Wicomico	4,309	3,432	3,644	3,633	3,746	3,670	3,591	4,112	4,180	4,157	5,765	4,024	4,692	3,924	4,478	4,750	4,796
Worcester	2,394	2,446	2,098	2,148	2,644	2,094	1,995	2,450	2,081	2,128	2,033	1,692	1,826	1,780	1,593	1,752	1,762
Somerset	1,698	1,803	1,330	1,366	1,426	1,403	1,561	1,581	1,782	1,833	1,777	1,778	1,980	1,731	1,638	1,825	1,974
Out of County	382	351	397	318	276	335	425	386	383	352	383	354	308	234	322	275	256
Maryland	8,783	8,032	7,469	7,465	8,092	7,502	7,572	8,529	8,426	8,470	9,958	7,848	8,806	7,669	8,031	8,602	8,788
Out of State	182	194	231	213	225	229	195	197	203	210	216	189	225	216	270	248	199
Ineligible	81	70	63	64	84	73	93	63	98	44	113	86	49	81	67	99	113
Grand Total	***9,046***	***8,296***	***7,763***	***7,742***	***8,401***	***7,804***	***7,860***	***8,789***	***8,727***	***8,724***	***10,287***	***8,123***	***9,080***	***7,966***	***8,368***	***8,949***	***9,100***
E.S.C.J.A.																	
Wicomico	634	545	520	615	732	497	906	558	616	606	588	501	539	786	711	684	1,056
Worcester	296	268	218	252	319	282	312	254	180	165	363	416	407	484	352	370	657
Somerset	123	150	128	123	187	154	239	140	106	111	118	145	140	215	149	133	195
Out of County	430	458	537	438	546	511	648	596	455	498	402	405	338	606	363	485	601
Maryland	1,483	1,421	1,403	1,428	1,784	1,444	2,105	1,548	1,357	1,380	1,471	1,467	1,424	2,091	1,575	1,672	2,509
Out of State	11	6	2	4	9	6	48	51	8	38	48	12	26	25	19	25	13
Ineligible	0	0	18	0	4	1	4	3	4	0	0	0	0	0	7	3	0
Grand Total	***1,494***	***1,427***	***1,423***	***1,432***	***1,797***	***1,451***	***2,157***	***1,602***	***1,369***	***1,418***	***1,519***	***1,479***	***1,450***	***2,116***	***1,601***	***1,700***	***2,522***
TOTAL																	
Wicomico	8,125	7,847	8,479	8,654	8,963	8,602	9,178	9,602	10,258	10,819	12,467	10,297	10,406	9,410	9,564	9,680	10,020
Worcester	4,130	4,454	4,063	4,114	4,735	4,137	4,027	4,637	4,396	4,633	4,729	4,335	4,293	4,147	3,848	3,919	4,165
Somerset	2,365	2,652	2,226	2,242	2,364	2,258	2,541	2,572	2,845	2,901	2,834	2,776	2,886	2,601	2,541	2,670	2,878
Out of County	927	973	1,202	1,027	1,086	1,125	1,385	1,285	1,172	1,192	1,115	1,184	986	1,143	963	1,001	1,110
Maryland	15,547	15,926	15,970	16,037	17,148	16,122	17,131	18,096	18,671	19,545	21,145	18,592	18,571	17,301	16,916	17,270	18,173
Out of State	337	315	425	409	400	395	408	416	401	412	468	393	474	439	442	454	330
Ineligible	128	128	156	169	171	144	189	154	228	177	253	194	141	165	165	174	183
Grand Total	***16,012***	***16,369***	***16,551***	***16,615***	***17,719***	***16,661***	***17,728***	***18,666***	***19,300***	***20,134***	***21,866***	***19,179***	***19,186***	***17,905***	***17,523***	***17,898***	***18,686***

*FY 2011, FY 2015, FY 2016 and FY 2017 includes ABE

October 9, 2017

WOR-WIC COMMUNITY COLLEGE

PERSONNEL DISTRIBUTION PER JOB CLASSIFICATION

					Faculty		Support Staff		Administrators
YEAR	CRED F/T	CRED P/T	CE F/T	CE P/T	F/T	P/T	F/T	P/T	TOTAL
10/77	11	22	0	28	5	1	6	0	73
10/78	13	37	1	33	8	2	6	0	100
10/79	16	43	1	41	10	3	9	0	123
10/80	15	46	1	52	16	0	13	0	143
10/81	17	44	1	58	15	5	14	6	160
10/82	18	44	1	60	16	8	13	1	161
10/83	21	56	1	81	16	8	13	1	197
10/84	18	51	1	76	17	7	15	1	186
10/85	23	49	1	62	18	6	15	1	175
10/86	24	42	1	69	19	5	15	1	176
10/87	24	43	1	82	19	5	16	1	191
10/88	24	44	1	91	20	6	16	1	203
10/89	28	53	1	89	21	5	19	0	216
10/90	31	56	1	99	25	7	21	0	240
10/91	28	67	1	78	26	7	22	1	230
10/92	30	67	0	75	29	8	22	3	234
10/93	36	59	0	98	32	4	23	0	252
10/94	37	73	0	88	45	7	27	0	277
10/95	37	63	0	105	47	9	28	0	289
10/96	38	67	0	108	49	9	30	0	301
10/97	39	78	0	96	52	11	32	3	311
10/98	39	73	0	101	53	10	32	3	311
10/99	42	83	0	103	48	9	34	5	324
10/00	44	95	1	93	55	11	35	5	339
10/01	46	102	1	87	57	12	38	3	346
10/02	50	123	1	87	62	9	43	4	379
10/03	52	134	1	95	62	9	45	4	402
10/04	54	116	3	73	61	9	47	4	367
10/05	56	112	3	71	65	9	48	4	368
10/06	58	111	3	69	72	9	55	4	381
10/07	62	111	3	77	78	13	56	4	404
10/08	67	105	3	76	82	16	60	4	413
10/09	68	113	3	68	81	16	60	4	413
10/10	67	121	3	87	79	19	63	2	441
10/11	68	134	2	72	80	19	64	1	440
10/12	68	126	2	66	79	17	66	1	425
10/13	70	115	2	66	82	18	66	1	420
10/14	71	105	2	82	81	21	67	2	431
10/15	69	99	2	105	86	20	66	2	449
10/16	71	86	2	92	87	17	69	2	426
10/17	69	89	2	86	83	29	71	7	436

- Data taken from Fall Employee/Student Data Chart (IR)
- If one employee is paid from two or more budgets, they are placed in the category where the most money was expended.
- Work study and student assistants are not included.
- Starting in the fall of 2017, employee figures include grant-funded employees and administrators and support staff who work less than half time.

FULL-TIME AND PART-TIME FACULTY PERCENTAGES AND STUDENT-FACULTY RATIOS

Fall 2017

		Full-time		Part-time		Total Sections	Student-Faculty[1] Ratio
Arts & Humanities							
Art History		1	50%	1	50%	2	27.5 - 1
English		36	63%	21	37%	57	18.4 - 1
Foreign Language		4	100%	0	0%	4	14.8 - 1
Music Appreciation		0	0%	1	100%	1	37.0 - 1
Philosophy		0	0%	2	100%	2	33.0 - 1
Speech		10	83%	2	17%	12	21.2 - 1
	Total Department:	**51**	**65%**	**27**	**35%**	**78**	**19.4 - 1**
Business Department							
Accounting		7	100%	0	0%	7	17.3 - 1
Business Management		5	50%	5	50%	10	23.5 - 1
Computers (CMP 101)		0	0%	1	100%	1	24.0 - 1
Economics		0	0%	3	100%	3	22.7 - 1
Office Technology[3]		2	40%	3	60%	5	7.6 - 1
	Total Department:	**14**	54%	**12**	**46%**	**26**	**18.7 - 1**
Criminal Justice		**10**	**91%**	**1**	**9%**	**11**	**15.4 - 1**
Emergency Medical Services							
Lecture		**5**	**71%**	**2**	**29%**	**7**	**10.4 - 1**
Lab		4	67%	2	33%	6	
Hotel-Motel-Restaurant		**6**	**100%**	**0**	0%	**6**	**10.2 - 1**
Human Services							
Chemical Dependency		3	100%	0	0%	3	21.0 - 1
Education		4	67%	2	33%	6	21.7 - 1
History		4	36%	7	64%	11	34.3 - 1
Physical Education		3	60%	2	40%	5	32.6 - 1
Political Science		0	0%	1	100%	1	26.0 - 1
Psychology		11	79%	3	21%	14	36.6 - 1
Sociology		5	100%	0	0%	5	24.8 - 1
	Total Department:	**30**	**67%**	**15**	**33%**	**45**	**31.0 - 1**
Mathematics/Science							
Mathematics		**29**	**66%**	**15**	**34%**	**44**	**26.1 - 1**
Science							
Lecture		**27**	**56%**	**21**	**44%**	**48**	**19.0 - 1**
Lab		26	63%	15	37%	**41**	
	Total Department:	**56**	**61%**	**36**	**39%**	**92**	**22.4 - 1**
Nursing[4]							
Lecture		**21**	**95%**	**1**	**5%**	**22**	**9.3 - 1**
Clinical		24	77%	7	23%	31	
Occupational Therapy[4]							
Lecture		**6**	**100%**	**0**	**0%**	**6**	**13.5 - 1**
Clinical		3	100%			3	
Physical Therapy[4]							
Lecture		**6**	**100%**	**0**	**0%**	**6**	**14.0 - 1**
Clinical		4	100%			4	

	Full-time		Part-time		Total Sections	Student-Faculty[1] Ratio
Radiologic Technology[4]						
Lecture	**7**	**100%**	**0**	**0%**	**7**	**11.1-1**
Clinical	3	60%	**2**	**40%**	5	
Student Development	**2**	**11%**	**17**	**89%**	**19**	**27.9 - 1**
Technology						
Computers *(Includes CMP and TEC)*						
Lecture	7	70%	3	30%	10	16.2 - 1
Lab	7	78%	2	22%	9	
Construction *(Includes CAD and CON)*						
Lecture	0	0%	2	100%	2	11.0 - 1
Lab	0	0%	2	100%	2	
Electronics						
Lecture	3	100%	0	0%	3	5.0 - 1
Lab	3	100%	0	0%	3	
Environmental Energy						
Lecture	1	100%	0	0%	1	6.0 - 1
Lab	1	100%	0	0%	1	
Manufacturing						
Lecture	0	0%	1	100%	1	9.0-1
Lab	0	0%	1	100%	1	
Total Department:	**11**	65%	**6**	35%	17	12.6 - 1
TOTAL COLLEGE:[3]	**235**	64%	**131**	**36%**	**366**	**19.0 - 1**

STUDENT/FACULTY RATIO - ALL SECTIONS:

(Total credit hours generated ÷ credit hours taught) 21,441.5 ÷ 1,054 = 20.29

Notes:

1. Does not include Related Field Experience, practica, self-paced classes.
2. Includes specifically scheduled classes only.
3. Student/faculty ratio is calculated on lecture classes only.

Credit Programs of Study

Wor-Wic's programs of study are developed by college faculty members in conjunction with business and industry representatives who serve on program advisory committees. This joint college-community effort results in programs that are designed to prepare graduates for entry-level positions in the local job market or for further study at four-year institutions.

Students enrolled in credit programs at Wor-Wic can earn an associate of applied science (A.A.S.) degree, associate of science (A.S.) degree, associate of arts (A.A.) degree, associate of arts in teaching (A.A.T.) degree or certificate. Current credit programs, include:

Business
Business Management, A.A.S.
Business Transfer, A.A.
Business Management, Certificate
- General Business

Chemical Dependency Counseling
Chemical Dependency Counseling,
- A.A.S., Certificate

Computer Studies
Computer Science Transfer, A.A.
Computer Technology, A.A.S.
- Computer & Network Support Technology Concentration
- Web Development Concentration

Computer Technology, Certificate
- Computer Information Security
- Web Development

Construction Engineering Technology
Architectural Computer-Aided Drafting,
- Certificate

Criminal Justice
Criminal Justice, A.A.S.
- Corrections Concentration
- Forensic Science Technology Concentration
- Law Enforcement Concentration

Criminal Justice, Certificate
- Corrections
- Investigative Forensics Technology
- Law Enforcement
- Law Enforcement Technology

Education
Early Childhood Education, A.A.S.,
- Certificate

Early Childhood Education Transfer, A.A.T.
Elementary Education/Generic Special
- Education PreK-12 Transfer, A.A.T.

Secondary Education Transfer, A.A.

Emergency Medical Services
Emergency Medical Services, Certificate
- EMT-I
- EMT-P

Emergency Medical Services, A.A.S.

Environmental Science
Environmental Science Transfer, A.S.

General Studies
General Studies Transfer, A.A.

Hotel-Motel-Restaurant Management
Hotel-Motel-Restaurant Management, A.A.S.
- Culinary Arts Concentration
- Hotel-Motel-Restaurant Management Concentration

Hotel-Motel-Restaurant Management
- Certificate
- Culinary Arts
- Hotel-Motel Management
- Restaurant Management

Nursing
Practical Nursing, Certificate
Nursing, A.S.

Occupational Therapy Assistant
Occupational Therapy Assistant, A.A.S.

Office Technology
Office Technology, A.A.S.
- Medical Office Assistant

Office Technology, Certificate
- Health Information Technology
- Office Assistant

Physical Therapist Assistant
Physical Therapist Assistant, A.A.S.

Radiologic Technology
Radiologic Technology, A.A.S.

Science
Science Transfer, A.S.

Projected Programs
FY 2020 to 2029

In addition to the existing programs, Wor-Wic has identified twenty-one new program areas for development in the next decade. These programs are needed in response to demands in the community. The programs and their projected initial enrollments are outlined below.

Estimated Program Title Enrollment			
Automotive Technician	(A.A.S)		20
Applied Technology	(A.A.S)		30
Electrical Technician		(Cert.)	15
HVAC Technician		(Cert.)	15
Welding Technician		(Cert.)	15
Plumbing Technician		(Cert.)	15
PLC Technician		(Cert.)	15
Computer Studies: Coding Area of Emphasis		(Cert.)	10
Supply Chain Manufacturing	(A.A.S)		10
Transportation Logistics Analyst	(A.A.S)	(Cert.)	10
Applied Technology-Health	(A.A.S)		50
Computed Tomography		(Cert.)	10
MRI		(Cert.)	10
Medical Coder		(Cert.)	15
Homeland Security	(A.A.S)		10
Emergency Management	(A.A.S.)	(Cert.)	10
Security/Loss Prevention		(Cert.)	10
Secondary Education - Chemistry	(A.A.T.)		10
Sleep Technology	(A.A.S)		10
Applied Geographic Information Science (GIS)	(A.A.S)	(Cert.)	10
Unmanned Aerial Vehicle (UAV) piloting		(Cert.)	10

All of these charts and tables demonstrate the historic and projected growth for Wor-Wic Community College. This statistical information forms a basis for the planned expansion of the campus identified in this masterplan.

EXISTING CONDITIONS ASSESSMENT

Wor-Wic Community College is situated on a 214 acre site at the southeast corner of the intersection of Walston Switch Road and Route 50 approximately five miles east of Salisbury in Wicomico County, Maryland. The campus, which was first occupied in 1994, consists of the existing buildings and site amenities discussed below and illustrated in Section 2. This masterplan focuses only on the campus and does not address the college's outreach centers.

Brunkhorst Hall (BH)

Brunkhorst Hall, constructed in 1994, is the original "core" building of the campus and serves as the most identifiable feature of the college. This building, a 3-story steel frame, masonry infill structure with a 4th story mechanical mezzanine encompasses 58,879 gross square feet. BH houses administrative offices on the first floor; faculty offices, classrooms, developmental laboratories and an electronic resource center on the second floor; and faculty offices, classrooms and technology laboratories on the third floor.

BH is highly utilized and still serves the functions for which it was designed. With the addition of the Hazel Center in 2005, the large meeting room on the first floor of BH was renovated to provide more office space for student service functions such as admissions, career services and financial aid, which grew out of existing space. The addition of Fulton-Owen Hall in 2007 allowed the Continuing Education and Workforce Development (CEWD) office and business department to relocate, which provided more first floor administrative space and second floor faculty office space. The construction of the new Allied Health Building in 2011 incorporated the college's information technology (IT) department, which allowed it to consolidate operations in the new building, and provide additional administrative space in BH.

BH is now more than 24 years old. Based on the condition of the building (aside from some masonry and sealant repairs) it is not anticipated that a structural renovation project will be required during the time frame of this plan. However, remodeling was done during the replacement of the HVAC system with a geothermal system. The geothermal system is substantially completed with a full commissioning expected in 2018.

Heating, ventilation and air conditioning in BH is provided by a geothermal system that was installed in three phases, beginning in 2016. The geothermal system is comprised of a variable refrigerant flow system with ground source heat pumps and a water cooled variable refrigerant volume heating and cooling system with variable speed compressor heat pumps. Outside, the earth is used as the heat sink for both heat rejection and heat absorption. This is accomplished by circulating fluid through piping loops installed in (270), 350 foot deep vertical wells. Inside, the complete refrigeration system, including compressor, water-cooled condenser, expansion cooling coil, expansion device, refrigeration controls, a supply fan and filters are housed in individual units. The same unit provides heating and cooling.

The system consists of several indoor terminal fan coil units connected via refrigerant piping to multiple interior compressor units. The system has specialized branch selector boxes that are able to redirect refrigerant flow to all units in each zone served. This arrangement allows simultaneous heating in one zone and

cooling in another zone. This arrangement also permits the refrigerant system to act as a heat recovery system. Heat removed from a zone operating in cooling would be transferred to a zone requiring heat. All indoor units have variable speed fans which allow the fan to operate with the minimum required fan power to heat and cool the space. Each indoor unit has a dedicated thermostat to allow individual space temperature control.

To condition the amount of outside air required to be provided in the building due to the high occupancy spaces such as the classrooms, separate heat recovery air handling systems with supply fan, exhaust fan, outside air filters, exhaust air filters, heat wheel and a supplemental heating and cooling source condition outside air. These units, operating at 100% outside air, are ducted directly to the various spaces to comply with current ventilation requirements.

Maner Technology Center (MTC)

The Maner Technology Center (MTC) was constructed in 1994 as part of the original complex of buildings on campus. It lies directly north of, and is connected to Brunkhorst Hall by a second- and third-floor bridge. The 19,412 gross square foot MTC is of similar design and construction to BH and houses executive offices, administrative offices and the boardroom on the first floor and computer and technology laboratories on the second and third floors.

Currently, MTC heating, ventilation and air conditioning are provided by a geothermal system.

Hazel Center (HC)

A student center was originally constructed in 1994 as part of the original campus. The single-story masonry building was located to the south of Brunkhorst Hall and connected to that building by a ground-level covered walkway. The building housed a dining room, lounge, game room, student club offices and the bookstore. Food service was provided by vending machines and series of local vendors selling prepackaged products at lunch time. This building also housed the mechanical room (boilers and chillers) for BH, MTC and HC.

As enrollment increased, it became apparent that the services offered to the students in this building were inadequate, especially food service. In the fall of 2005, an expanded building, a combination of renovated existing space and new construction, opened for business.

The Hazel Center addition is a 3-story steel frame, masonry infill building with a 4th story mechanical mezzanine and a total of 35,505 gross square feet of space. The building houses a full-service cafeteria operated by an outsourced, independent contractor, a 250-seat dining area and a 10-station cyber cafe on the first floor; a game room, TV room and lounge for students as well as faculty and staff offices and a conference room on the second floor; and a study room and large public meeting room on the third floor. The expanded campus bookstore, operated by an outsourced, independent contractor, and the college print center carved out of a portion of the former student dining area, remain in the original portion of the building.

The original mechanical room now only supplies heating and cooling to the Hazel Center.

This building was a valuable addition to the college and serves the function for which it was constructed quite well. However, because of the age of the building and the roofing system, the college will begin to replace sections of the structure in phases beginning in FY 2019 (see Appendix, Deferred Maintenance Projects).

Heating, ventilation and air conditioning are provided by a series of variable-volume air handlers supplying fan-powered variable air volume (VAV) boxes.

Heating is provided by hot water supplied by natural gas/fuel oil fired hydronic boilers to reheat coils at each VAV box and to preheat coils in each air handler. The heating system is becoming inefficient and the college is hiring a consultant to develop a design for the replacement boilers and associated pumps. Once the design is approved, the college will replace the boilers and pumps with a high efficiency system (see Appendix, Deferred Maintenance Projects).

Air conditioning is provided by chilled water supplied by an air-cooled chiller to a cooling coil in each air handler. The boilers are housed in the main mechanical room with the chiller in an adjacent enclosure.

Henson Hall (HH)

In 1999, the first building added to the original core group of buildings on campus was Henson Hall. This building is a 3-story steel frame, masonry infill building with a 4th story mechanical mezzanine and 34,500 gross square feet of floor space. The mathematics/science department, as well as an electronic resource center and public safety department, are located on the first floor; the second floor contains nursing skills laboratories, science laboratories, classrooms and a vending area; and the third floor contains science laboratories.

Henson Hall is a highly utilized space that adequately serves the function and population for which it is used. With the completion of minor renovations in 2011, it is not anticipated that any major changes to this space will be required during the time frame of this plan.

Heating, ventilation and air conditioning are provided by a series of variable-volume air handlers supplying fan-powered variable air volume (VAV) boxes. Heating is provided by hot water supplied by natural gas fired hydronic boilers to reheat coils at each VAV box and to preheat coils in each air handler. Air conditioning is provided by chilled water supplied by an air cooled chiller to a cooling coil in each air handler. The boilers are housed in the first floor mechanical room and the chiller was relocated to the east during the construction of the Fulton-Owen Hall. A 155 ton air-cooled chiller that was purchased and used temporarily in BH during the phased geothermal project, was moved to HH during the spring of 2017. It is not anticipated that any other major repairs or replacement of equipment will be required in the immediate future.

Guerrieri Hall (GH)

The Eastern Shore Criminal Justice Academy, located in Guerrieri Hall, is a state-certified law enforcement and correctional training facility that offers entry-level training to employees of criminal justice agencies and correctional institutes from throughout the state. In an early masterplan, the need for a

permanent home for the academy and the entire criminal justice department was recognized, and Guerrieri Hall was opened in 2001 in response to that need. This building is a 3-story 38,000 gross square foot steel frame, masonry infill building with a 4th floor mezzanine. A 218-seat assembly room with a stage is on the first floor; offices, classrooms, a resource center and a laboratory are located on the second floor; and a small gymnasium, defense tactics and workout areas are on the third floor and mezzanine.

Guerrieri Hall is a highly utilized building that is well suited to the programmatic activities for which it was constructed. No changes to the programs offered or the building are anticipated during the time frame of this masterplan revision.

Heating, ventilation and air conditioning are provided by a series of variable-volume air handlers supplying fan-powered variable air volume (VAV) boxes in office and classroom areas and constant volume air handlers in large open areas. Heating is provided by hot water supplied by natural gas-fired hydronic boilers to reheat coils at each VAV box and to preheat coils in each air handler. Air conditioning is provided by chilled water supplied by an air cooled chiller to a cooling coil in each air handler. The boilers are housed in the first floor mechanical room and the chiller was relocated in 2011 during the construction of the Allied Health Building. The existing chiller has reached its service life and is becoming cost prohibitive to maintain. This piece of equipment is projected to be replaced within the next year (see Appendix, Deferred Maintenance Projects).

Jordan Center (JC)

A number of students and employees at Wor-Wic require child care services. Early in the history of the campus, it was recognized that Wor-Wic should offer these services. The 1997 masterplan update incorporated this concept, identifying the Maintenance Building as the core of a new facility, which would be extensively renovated. In 2005, the new Maintenance Building was constructed on Horsebridge Drive, which allowed construction of the Jordan Center in 2006.

The Jordan Center houses a child development center that serves as a laboratory for early childhood education majors, and provides child care for children of students and employees. The 6,599 gross square foot single-story masonry building has a new addition with two classrooms, restrooms and a lobby area for college students. The renovated Maintenance Building includes two child care classrooms, employee offices, a kitchen, storage and restrooms for children. Site amenities include a drop-off area and a fenced playground. The facility serves the needs of the students and employees and no additions or renovations to the building are anticipated in the near future.

Building heating, ventilating and air conditioning are provided by a series of six electrically-operated heat pumps, each serving a classroom or bank of offices. The relatively small size of this building allows energy recovery from exhaust air to be accomplished through an energy recovery ventilator associated with each heat pump. All of this equipment is expected to last well beyond the time frame of this plan.

Maintenance Building (MB)

The original Maintenance Building was a one-story masonry building located to the south of the original Student Center and main mechanical room. This 2,961 gross square foot building, constructed in 1994 along with the rest of the original campus, housed offices, receiving and delivery, storage, repair areas and drawing archives. 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 Maintenance Building is a 6,032 gross square foot single-story pre-engineered metal building. The original functional spaces such as offices, a vehicle repair bay and locker room were increased in size or quantity and the receiving and warehousing functions expanded to handle the increased volume of supplies required to support the growing campus. The mailroom function was reassigned to the facilities management department and a mailroom was incorporated into the building design. Two small wood-frame storage buildings used to house landscaping equipment and chemicals were relocated from their original location (at the south end of the campus) to the new Maintenance Building site. One rigid fabric-covered structure houses some of the major pieces of land management equipment. Heating is provided by two gas-fired duct furnaces and cooling is provided by two central air conditioning units.

Fulton-Owen Hall (FOH)

Fulton-Owen Hall is the first building to be built in the next quadrangle to the east of the existing campus. This quadrangle and the associated buildings appeared in the original masterplan, and in all subsequent updates, and was the next logical extension to the campus.

Completion of this building occurred in August of 2007. This building is a three-story steel frame, masonry infill structure with a fourth floor mechanical mezzanine similar in construction and appearance to Henson Hall, its closest neighbor. This building encompasses 49,604 gross square feet with administrative offices, a lab and large multipurpose lecture room on the first floor; faculty offices, classrooms and student break rooms on the second floor; and classrooms, computer labs, an allied health lab, electronic resource center and hotel-motel restaurant management (HMR) classroom and culinary arts lab on the third floor.

Construction of this building has allowed the Continuing Education and Workforce Development division to relocate to a more prominent and accessible location and to make more administrative space available in BH. In addition, the business department relocated to this building, allowing other areas to expand within BH. Relocation of the HMR program from the rented Berlin-Ocean City Instructional Center in Berlin to the third floor of this building has allowed students access to a full-scale commercial kitchen, dining room and bar for teaching practicum and it has allowed that department to offer a credit culinary arts program.

Allied Health Building (AHB)

The Allied Health Building began operation in June of 2011. This building was constructed to house the expanded nursing program, as well as the existing radiologic technology and emergency medical services programs. Since the building was constructed, the college has added two programs, the occupational therapy assistant and physical

therapist assistant programs, which are housed in AHB.

This building is a three-story steel frame, structural stud infill structure with a fourth floor mechanical mezzanine. This building encompasses 51,700 gross square feet with three nursing labs, an electronic resource center, a classroom and a fixed-seating meeting room on the first floor; labs, classrooms and faculty offices on the second floor; labs, faculty offices and the information technology (IT) department on the third floor; and the IT server room and storage and mechanical space on the fourth floor.

Construction of this building allowed expansion of the math/science department in Henson Hall and the renovation of the first floors of BH and MTC. The IT infrastructure of the campus has been much improved by the consolidation of key equipment in the fourth floor server room, which has central battery backup capabilities as well as diesel engine-generator backup and state-of-the-art fire protection systems.

Heating, ventilation and air conditioning are provided by a series of variable-volume air handlers supplying variable air volume (VAV) boxes in office and classroom areas and constant volume air handlers in large open areas. Heating is provided by hot water supplied by natural gas fired hydronic boilers to reheat coils at each VAV box and to preheat coils in each air handler. Air conditioning is provided by chilled water supplied by an air cooled chiller to a cooling coil in each air handler. The boilers are housed in the first floor mechanical room and the chiller is located outside in an enclosure to the south of the building.

Infrastructure

Domestic Water

The original campus, not being served by municipal water service, utilized a college-owned water well, filtration and distribution system to serve the domestic water needs of the campus. This system was adequate for the original campus but it was evident almost from the beginning that some reliable, high quality water source would be needed to support the growth of the college. The college, Wicomico County and the City of Salisbury collaborated with the State of Maryland to fund and construct the extension of municipal water service from the City of Salisbury to the Wor-Wic campus. In 2006, this service and a 500,000-gallon elevated storage tank immediately adjacent to the campus on college property came online. Domestic water is now supplied from the City of Salisbury to a college-owned underground distribution system. Each building, except the Hazel Center and the Jordan Center (which are fed through BH), has an independent connection to the 12" loop main. This system was designed with the ultimate campus build-out in mind and has sufficient capacity to supply domestic water for future needs. It can be expanded with future loops as additional quadrangles are added.

Fire Protection

Fire hydrants located near all existing buildings are also fed from the loop main system. All buildings (except for the Maintenance Building) are equipped with automatic sprinkler systems. Storage for fire protection is a 32,000-gallon water storage tank located in the mechanical yard. In order to attain sufficient pressure and flow, a fire pump is used in conjunction with the storage tank. Fulton-Owen Hall and the Allied Health Building have sprinkler protection directly from the loop main at municipal pressure. All future buildings will be designed to utilize the loop mains for fire protection supply and fire hydrants will be added as quadrangles are expanded. No further work to the water supply system is anticipated.

Wastewater

Disposal of wastewater is via a system of college-owned sewer mains discharging to the City of Salisbury sewer lift station immediately adjacent to the campus. All on-campus sewer mains are gravity flow and as such require no pumping. The mains, manholes and sewer lift station were designed with the 2001 masterplan update in mind and are of sufficient capacity and depth to allow expansion to occur according to that plan without additional lift stations. Expansion beyond that shown in the 2001 plan could require pumping, either on an individual building basis or a district scheme.

Electrical Service

Electrical service is provided by two local utilities. Choptank Electrical Cooperative serves the Maintenance Building. Delmarva Power owns and operates all of the remaining underground distribution cables as well as the pad-mount transformers.

The college is currently installing an on-site solar parking lot canopy with four electric vehicle chargers, and an off-site 10-acre solar farm should be operational by the end of 2018. The construction of the solar parking lot canopy is in progress with an expected completion date of June 2018. The college should see a substantial savings in electricity usage once both projects are completed.

Fuel Oil, Gas

Fuel for space heating all of the major buildings on campus is solely firm-rate natural gas. The Jordan Center is heated with electric heat pumps. Natural gas is supplied to all buildings via utility-owned underground high-pressure pipelines. The utility providers have been involved in the planning of all buildings on campus and has designed sufficient capacity into their system for all anticipated expansion.

Storm Water Management

Storm water runoff is collected by a storm drainage system that distributes the runoff to four storm water management collection areas. A pond to the north of the existing buildings services Brunkhorst Hall, the Maner Technology Center, Hazel Center, and Henson and Guerrieri Halls, as well as the adjacent courtyard. A pond to the east of the North parking lot serves the North lot. A third pond is located just north of the existing Maintenance Building and serves the Maintenance Building and associated parking lot. A fourth collection area is a ditch / pond combination that serves existing parking lots South 1-4, Fulton-Owen Hall and the Allied Health Building. Future expansions will require additional storm water management structures, facilities and Best Management Practices (BMPs), which are not anticipated to be an issue due to the amount of land the college owns and the topography of the area.

Vehicular Traffic Circulation

The existing campus consists of 214 acres. The 1997 addition of 29 acres enabled the college to construct a secondary entrance (Horsebridge Drive) from Longridge Road to the south side of the campus. This entrance has proven beneficial for construction traffic and deliveries. With construction of the Allied Health Building, another entrance/departure road, named Shortridge Drive, was created east of Horsebridge Drive. As the Shortridge Drive entrance is a bit remote, it has not been heavily used by students. The majority of the traffic arrives through the main entrance from Walston Switch Road and Horsebridge Drive.

The arrival and departure of significant numbers of cars at peak times had created a conflict between pedestrians and automobile traffic at the north and south loop roads and covered walkway between BH and MTC. An earlier problem was reduced when the college constructed the new student entry road and subsequently closed off the street going between the Hazel Center and BH.

The State Highway Administration (SHA), has improved the notifications to the traffic signals. Additionally, when going north out of the campus onto Walston Switch Rd, the SHA created a second left turn option at the intersection on RT 50 going west and made roadway improvements to the intersection in 2015. Traffic flow has improved.

With the construction of the new Royal Farms at the corner of Route 50 and Walston Switch Road, a traffic circle was installed at the college's main entrance.

Parking

The current campus masterplan consists of approximately 1,742 parking spaces. The bulk of the parking occurs in the five lots (South Lots 1-4 and North Lot) which are integrated around the college's academic buildings. The most heavily used parking lot is South Lot 1 (because of its proximity to HC and BH). It is one of the older parking lots and is in need of regrading, milling and resurfacing. This will address drainage and subsurface issues, as well as areas that have been cut and patched (and settled as a result)

since the lot was constructed (see Appendix, Deferred Maintenance Projects). The remaining parking surfaces will be addressed based upon the age of the lots and their respective condition.

PLAN TO MEET IDENTIFIED NEEDS

The changes presented in this document serve as an update to the campus masterplan dated February 2016. The 2017 update expands upon the tenets, goals and objectives, and ideas represented by the 1997, 2001, 2006, 2011, 2012, 2013, 2014, 2015 and 2016 updates and the original 1991 plan. The existing campus plan is illustrated in Section 2. This drawing presents the campus in its current state, which is a result of the tenets, and goals and objectives defined by the college in 1991 and subsequently updated. These concepts are guidelines to the master planning process and are reviewed each time the campus plan is revised or updated.

Tenets of Masterplanning

1. To serve as a pragmatic guide for the near- and long-term development of the institution, as well as providing inspiration to encourage that development.
2. To provide criteria for evaluating potential projects and making decisions regarding their development.
3. To provide a framework within which the conceptual goals of the institution can be realized in built form.
4. To establish a clear identity and symbolic focal point for the institution as an emblem of the community's commitment to higher education.
5. To clearly guide the development of the campus while remaining open to change, reinterpretation, revision and extension as the needs of the institution and its community evolve.

Goals and Objectives

1. The campus should have a symbolic and functional entry.
2. The campus should have a focal point.
3. The campus should have a meaningful sequence of arrival for employees, students and visitors.
4. The campus should have a strong identity created by building materials, dimensions, uses, locations and roof forms established in the Masterplan.
5. The campus image should relate to the Eastern Shore tradition.
6. The campus image should be traditional.
7. Brunkhorst Hall will be the focal point.
8. While vehicular circulation and parking are critical aspects of the plan, the core campus should be a walking environment. Parking should be well landscaped. Pedestrian-vehicular conflicts should be minimized and, where possible, eliminated.
9. A well-located shipping and receiving area that accommodates tractor trailers is required.
10. The building interiors should have a high degree of flexibility.

Each of these concepts was addressed in the previous masterplans and is addressed in this update. The expansion of the campus and the creation of new entrances from the south will reinforce the ideas described above. The 10-year and 40-year development plans build upon the original masterplan, subsequent updates and the existing campus.

Existing Campus

The existing condition of the campus is described in the *Existing Conditions Assessment* beginning on Page 15. The facilities will require renovation as discrete program elements move to new facilities.

- **Brunkhorst Hall:** This building continues to house office space on the ground floor with a combination of faculty offices, classrooms, an electronic resource center and developmental laboratories on the upper floors.
- **Maner Technology Center**: This building continues to house administrative offices on the ground floor with high tech and computer labs on the upper floors.
- **Henson Hall**: Henson Hall houses math and science teaching facilities, faculty offices and support spaces, an electronic resource center and public safety. Henson Hall is located on the academic quadrangle.
- **Guerrieri Hall**: The criminal justice building mirrors Henson Hall across the academic quadrangle. Guerrieri Hall contains an assembly area, criminal justice department offices and classrooms, an electronic resource center, Wor-Wic's Eastern Shore Criminal Justice Academy (ESCJA), a small gym and workout rooms.
- **Hazel Center**: This building accommodates a cafeteria, bookstore, print center, game and lounge spaces, and student club and faculty offices. The main building entrance faces north towards the quadrangle adjacent to Brunkhorst Hall.
- **Maintenance Building**: The Maintenance Building located on Horsebridge Drive off of Longridge Road provides space for maintenance, mail and receiving.
- **Jordan Center**: The child development center is used in conjunction with the college's early childhood curriculum. In addition to classrooms, kitchenette, staff offices and storage, a fenced playground allows children to play safely outside.
- **Fulton-Owen Hall:** This building has flexible, large instructional and demonstration spaces, classrooms, faculty and administrative offices, an electronic resource center and food service training space and equipment for the culinary arts program.
- **Allied Health Building:** The Allied Health Building (AHB) is located across the main academic quadrangle from FOH. It houses allied health classrooms and labs, as well as an electronic resource center. AHB also houses the information technology department.

Long-Range Development Plan

The ultimate build-out of the Wor-Wic Community College campus is illustrated in the 40-year campus development plan drawing in Section 2. This development will occur over the next several decades. Specific elements of this plan (with a brief description) include the following:

- **Building 1** (Advanced Technology Building): This building is designed with flexible space, classrooms, laboratories, faculty offices, study areas, and administrative space.

- **Building 2 (Fitness and Wellness Center)**: Physical education programs, both recreational and for competitive sports, will be housed in this facility, located outside of the academic core of the campus, adjacent and convenient to athletic and play fields.

- **Buildings (3-5)**: The remaining three buildings on the academic quadrangles are designed for classroom and faculty office functions. The building locations are designated with some flexibility so that an appropriate footprint can be developed for each building. Building sizes are anticipated to be similar to the FOH and AHB.

- **Building 6**: This facility is shown to be located at the south end of the south academic quadrangle, convenient to parking and symbolically extending outreach to the community beyond the campus. It will house fine arts (painting, graphics, photography etc.) and performing arts (theater, music, dance, etc.) programs.

- **Vehicular Circulation System**: This campus plan modifies the existing campus street system by removing internal vehicular circulation driveways where pedestrian traffic predominates. A loop system will accommodate vehicles around the academic core buildings and will divert traffic to Longridge Road, away from the Brunkhorst Hall, Maner Technology, Hazel Center and Guerrieri Hall buildings and pedestrian ways.

- **Parking**: is to be bordered by trees, landscaping and pedestrian paths. Parking for approximately 1,742 cars is represented on this campus plan. The road system is designed so construction could occur in phases and be simultaneous with construction of key buildings.

- **Pedestrian Circulation System**: A series of well-defined and well-landscaped sidewalks give pedestrians access to the buildings, parking and open space. These paths reinforce the vehicular circulation system and the spaces established by the buildings. This plan begins to allow gentle diversions from the existing orthogonal sidewalk grid, following anticipated "paths of desire."

- **Landscape Design**: A hierarchical system of landscape design was developed in 1991 for the original campus masterplan. This system should continue to be used and should be expanded to accommodate newly and proposed development areas where forest previously existed.

- **Storm Water Management**: Storm water management for the campus should be accomplished by use of Best Management Practices (BMPs) available at the time of construction. Whenever possible, the storm water management measures should appear to be an integral part of the overall campus plan.

IMPLEMENTATION STRATEGY

Wor-Wic's campus is 24 years old and now faces the next steps in its development. This document presents a preferred sequence for the construction phasing of the overall campus. The approach, like all elements of a masterplan, allows for flexibility since it is impossible to determine exactly how, over the next several decades, the college will respond to changing needs in the community and what those needs will be. This sequence for construction is based upon the goals and objectives of Wor-Wic Community College. One critical aspect of phased construction for a college campus is the infrastructure. Infrastructure includes roads, parking, plantings, sidewalks, utilities, site lighting, storm water management, information technology and security. The Wor-Wic Community College campus is designed so that the infrastructure can be phased with each building (or small group of buildings) project. The proposed order and a description of each building are provided below. The building areas are calculated using three floors for the maximum area. Buildings that face one another across a quadrangle (e.g. Buildings 1 and 3 and Buildings 4 and 5) should have similar footprints so that the symmetry and planned composition of the campus is generally maintained.

1. The accompanying drawings illustrate the proposed 10-year campus development plan showing the new Building 1 (advanced technology building) and related sidewalks, landscaping and other site improvements.
2. Vehicular Circulation System: The vehicular circulation system should be phased as each element of the campus is constructed so that the costs of roads and parking are associated with each building project.
3. Pedestrian Circulation System: The pedestrian circulation system should be phased as each element of the campus is constructed so that the costs of sidewalks and paths are associated with each building project.
4. Landscape Design: The landscape elements should be phased as each element of the campus is constructed so that the costs of landscape development are associated with each building project.
5. Storm Water Management: Storm water management is mandated by state guidelines. Existing storm water management elements are shown on the campus plan. Storm water management plans for future expansion are shown on the campus plan using existing guidelines for design. The final design of the storm water management system, however, will be determined at the time of construction according to state guidelines in force at that time.

Each of the elements listed above is visible to users of both the campus and the masterplan. However, there are critical aspects of campus planning that are less obvious: supply of water, sanitary sewer service and storm water management.

The City of Salisbury provides both water and sanitary sewer service to the campus. The water and sewer mains on the campus are owned and maintained by the college.

Each building, except the Hazel Center and the Jordan Center (which are fed through BH), has an independent connection to the 12" loop main. This system was designed with the ultimate campus build-out in mind and has more than sufficient capacity to supply domestic water for future needs. The water is

currently being looped midway through the east/west quad to serve Fulton-Owen Hall and the Allied Health Building. The loop can be expanded to serve the remainder of the quad to the east. A new loop could be added to service the future north/south quad.

Fire hydrants located near all existing buildings are also fed from the loop main system. All buildings (except for the Maintenance Building) are equipped with automatic sprinkler systems. Storage for fire protection is a 32,000-gallon water storage tank located in the mechanical yard. In order to attain sufficient pressure and flow, a fire pump is used in conjunction with the storage tank. Fulton-Owen Hall and the Allied Health Building have sprinkler protection directly from the loop main at municipal pressure. All future buildings will be designed to utilize the loop mains for fire protection supply and fire hydrants will be added as quadrangles are expanded. No further work to the water supply system is anticipated.

Disposal of wastewater is via a system of college-owned sewer mains discharging to the City of Salisbury sewer lift station immediately adjacent to the campus. All on-campus sewer mains are gravity flow and as such require no pumping.

The sewer main constructed to serve Fulton-Owen Hall also serves the Allied Health Building and the two future academic buildings to the east. Expansion beyond that point will require sewer main extension to the east and south as the campus expands. The mains, manholes and sewer lift station were designed with the 2001 masterplan update in mind and are of sufficient capacity and depth to allow expansion according to that plan to occur without additional lift stations. Expansion beyond that shown in the 2001 plan may require pumping, either on an individual building basis or a district scheme. With the expansion of the campus, a storm drainage collection system will be required to collect runoff from the roadways, parking lots and buildings. Best Management Practices for handling this storm water runoff will be incorporated into the design to conform to state guidelines. These master planning concepts, using current guidelines as a design basis, are illustrated on the 40-year campus development plan and the campus utilities 40-year development plan.

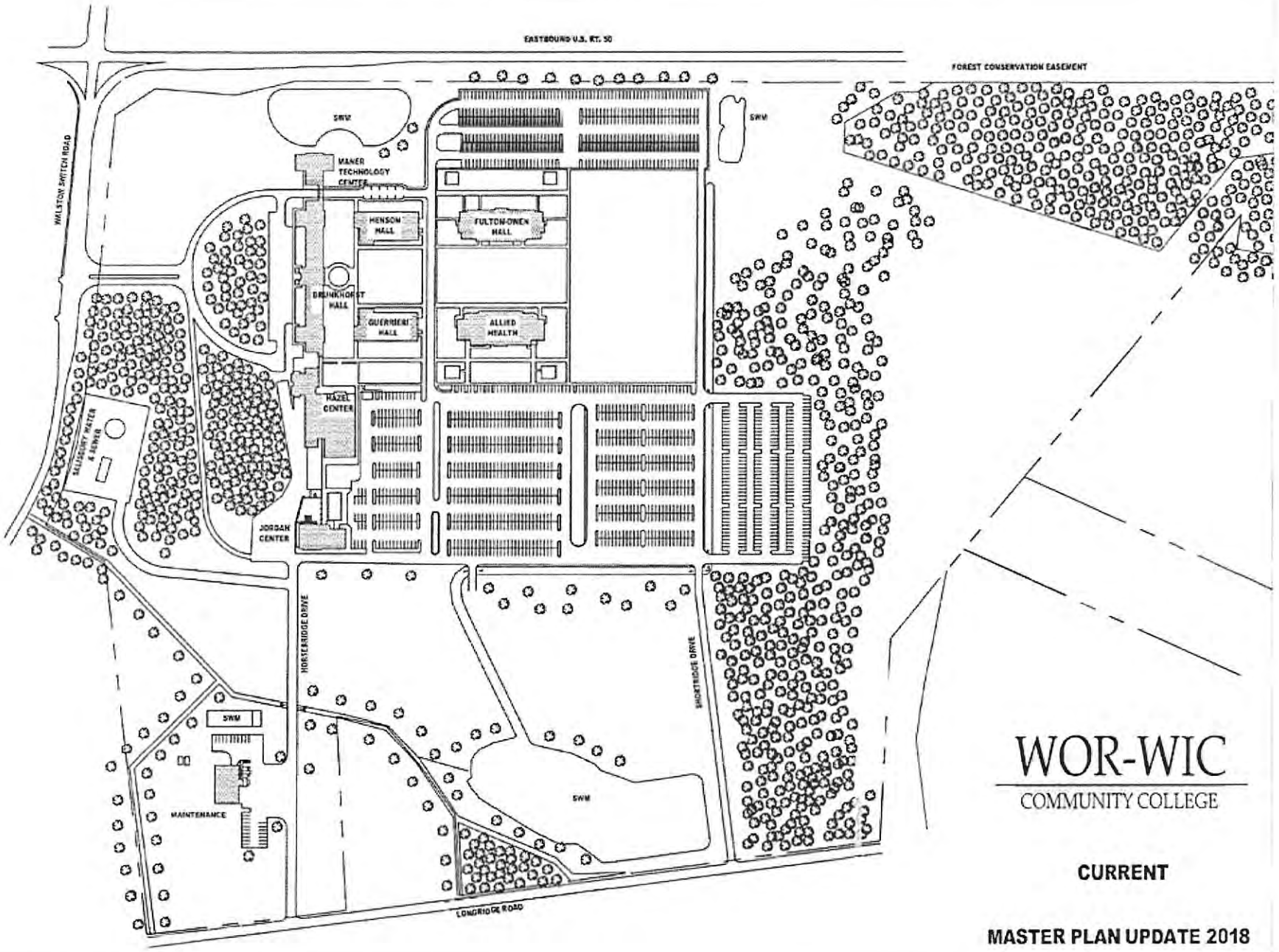
This implementation plan responds to several campus planning drawings included in this document. The current campus plan in Section 2 illustrates the campus as it is today. The second, the 10-year campus development plan, presents the buildings and site improvements that the college anticipates constructing over the next 10 years. Except for the number 1 building being planned to be the new advanced technology building, the other numbered buildings are not yet designated for specific uses.

The 10-year plan includes the following:

- Advanced Technology Building

The 40-year campus development plan indicates the planned construction for the next several decades. This plan allows for the further development of academic buildings, parking and roads in accordance with the concept of the original campus plan and plan updates, but improving the safety of pedestrians.

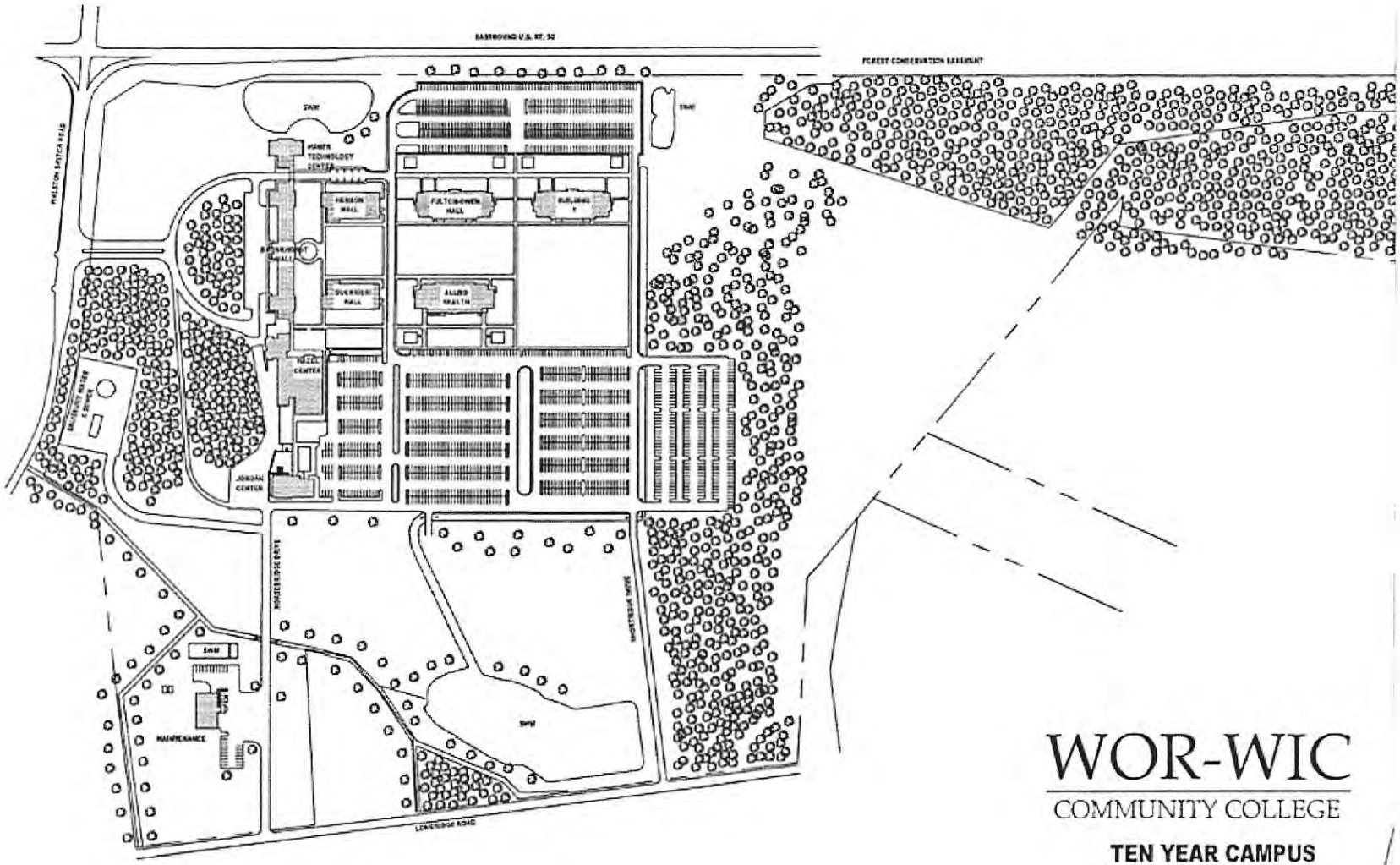
Section 2 Drawings



WOR-WIC
COMMUNITY COLLEGE

CURRENT

MASTER PLAN UPDATE 2018



WOR-WIC
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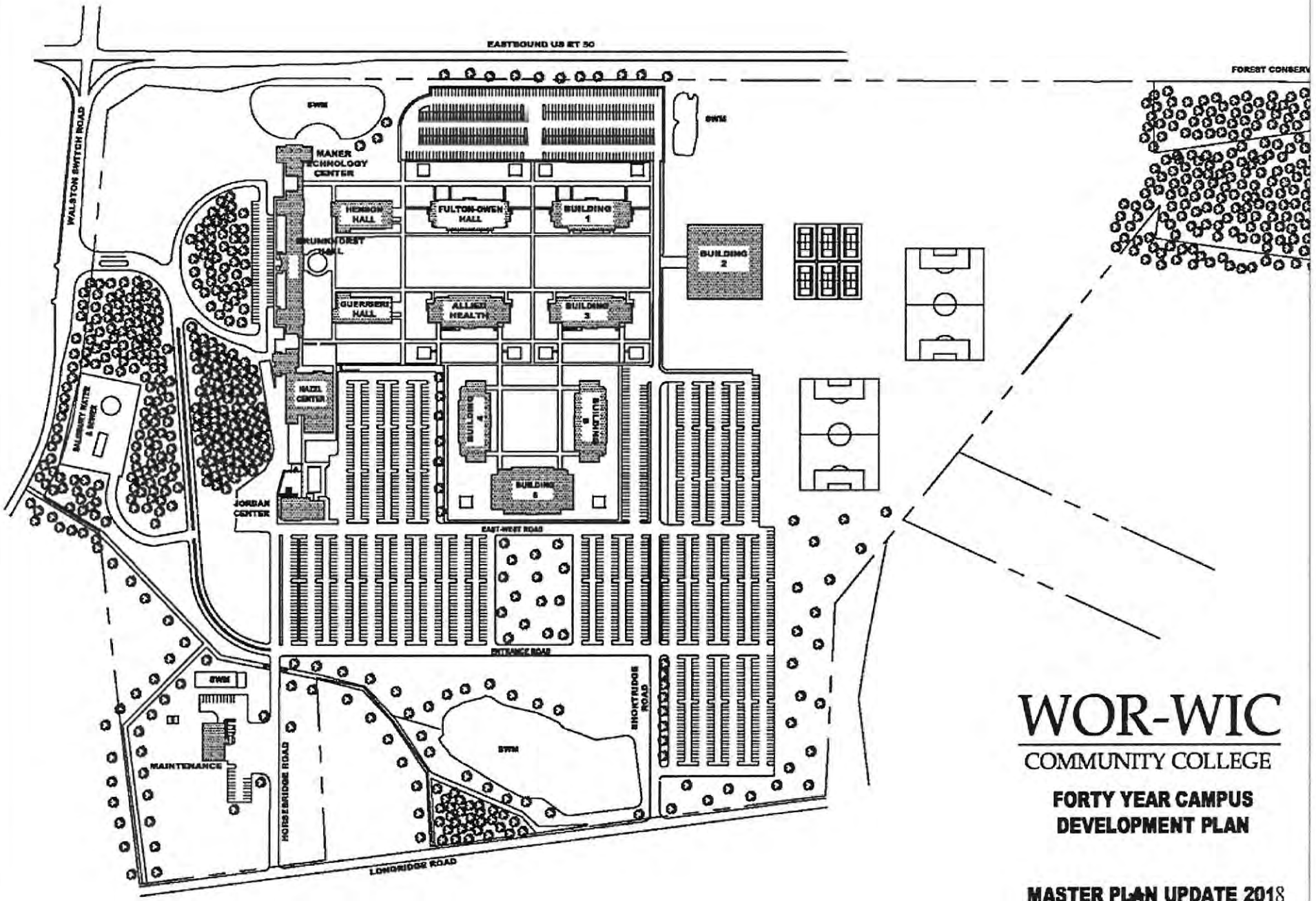
TEN YEAR CAMPUS DEVELOPMENT PLAN

MASTER PLAN UPDATE 2018



WOR-WIC
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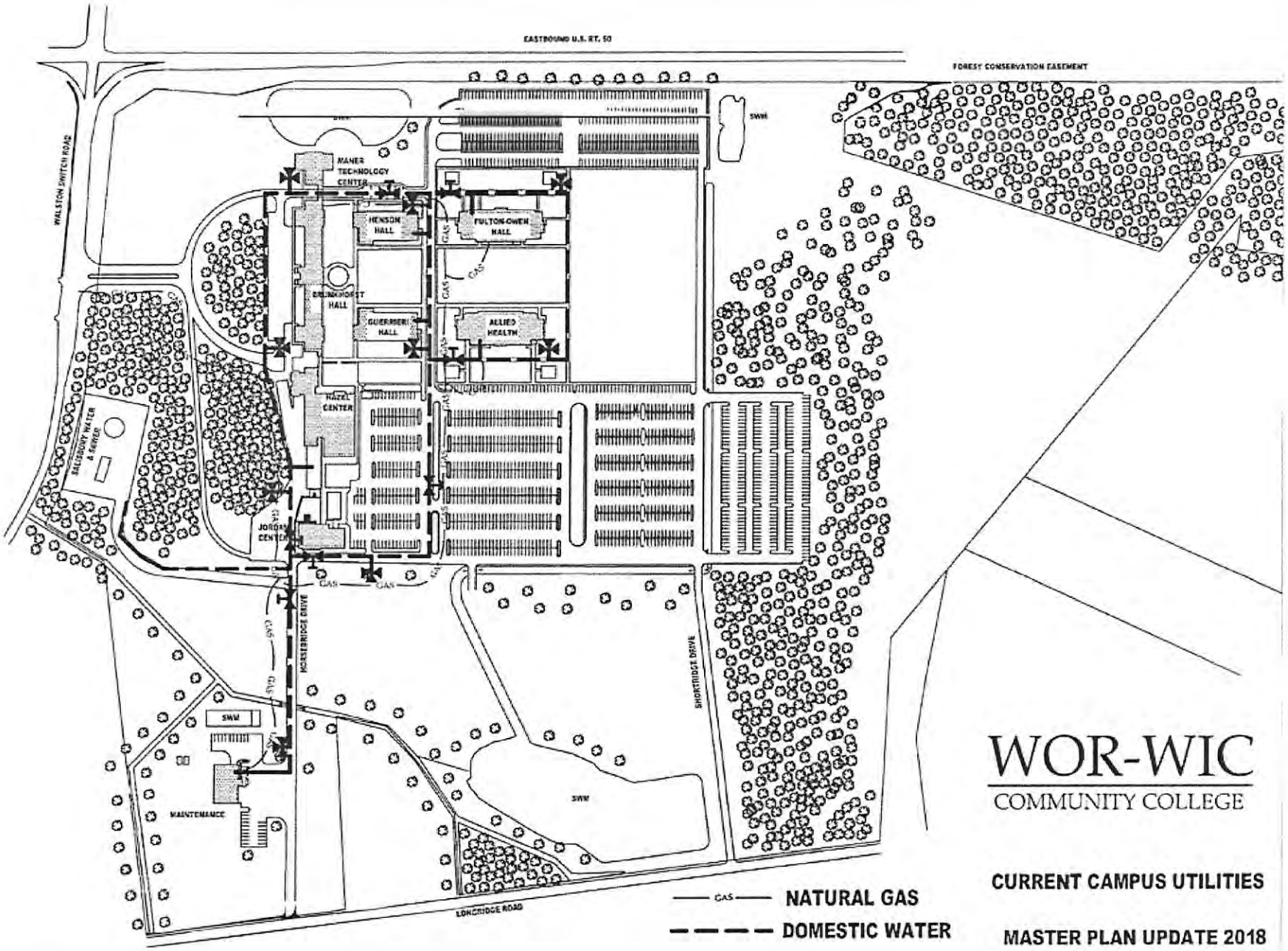
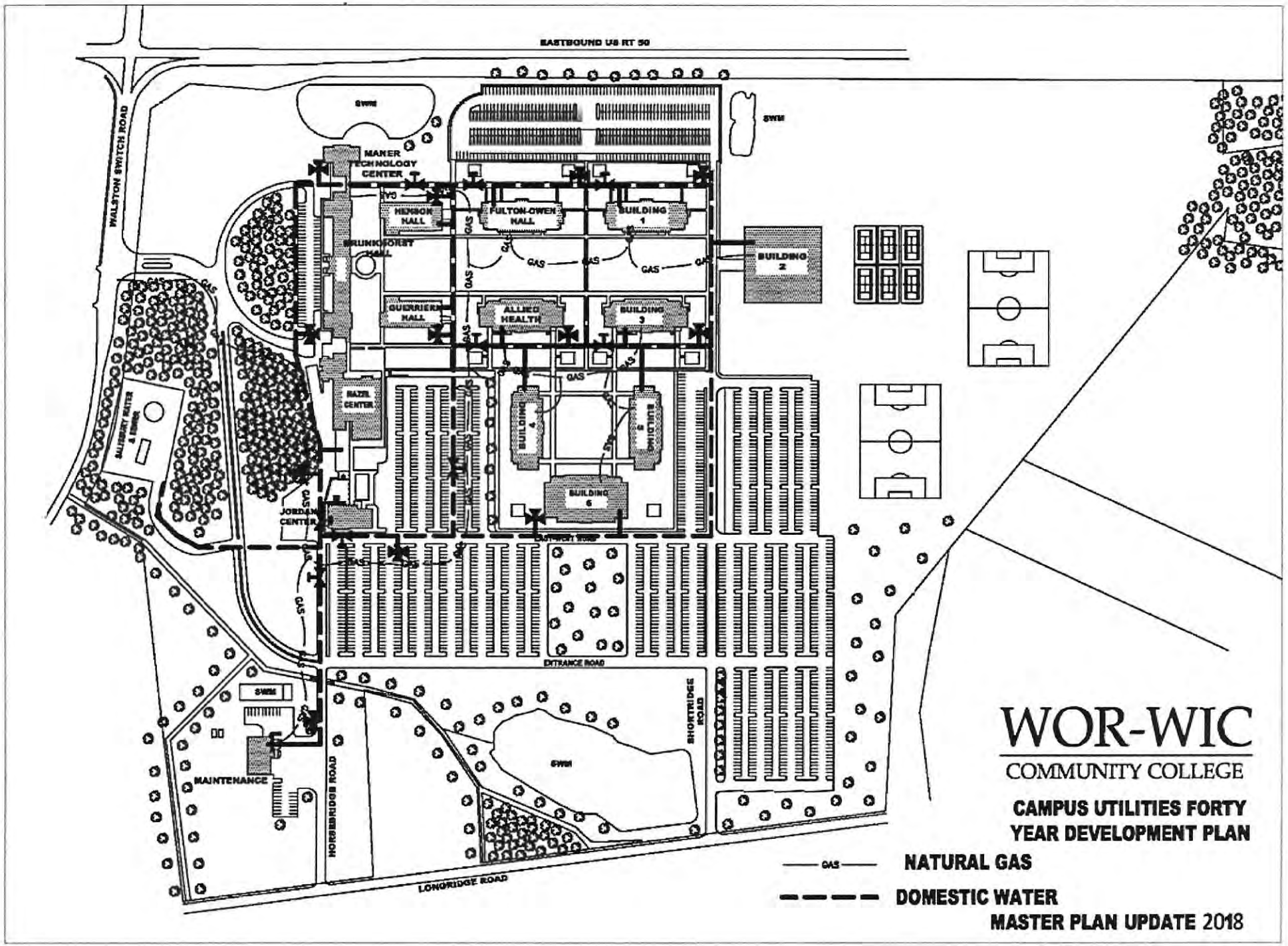
FORTY YEAR CAMPUS DEVELOPMENT PLAN

MASTER PLAN UPDATE 2018


EASTBOUND U.S. RT. 50
FOREST CONSERVATION EASEMENT
WALSTON SWITCH ROAD
MAHER TECHNOLOGY CENTER
HENSON HALL
FULTON-OWEN HALL
BRINKHURST HALL
GUERRIERI HALL
ALLIED HEALTH
HAZEL CENTER
SALISBURY WATER & SEWER
JORDAN CENTER
HOSSERIDGE DRIVE
SHORTRIDGE DRIVE
MAINTENANCE
SWM
GAS
LONGRIDGE ROAD
GAS NATURAL GAS
DOMESTIC WATER
WOR-WIC
COMMUNITY COLLEGE
CURRENT CAMPUS UTILITIES
MASTER PLAN UPDATE 2018


EASTBOUND US RT 50
WALSTON SWITCH ROAD
SWM
MAKER TECHNOLOGY CENTER
HENSON HALL
FULTON-OWEN HALL
BUILDING 1
BRUNK FOREST HALL
BUILDING 2
GUERRIERI HALL
ALLIED HEALTH
BUILDING 3
HAZEL CENTER
BUILDING 4
BUILDING 5
BUILDING 6
JORDEN CENTER
GAS
ENTRANCE ROAD
MAINTENANCE
HORSERIDGE ROAD
SHORTRIDGE ROAD
LONGRIDGE ROAD
WOR-WIC
COMMUNITY COLLEGE
CAMPUS UTILITIES FORTY YEAR DEVELOPMENT PLAN
NATURAL GAS
DOMESTIC WATER
MASTER PLAN UPDATE 2018

Appendix

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.

WOR-WIC COMMUNITY COLLEGE
CAMPUS DEVELOPMENT PLAN

PROJECT	TOTAL COST	STATE FUNDING	LOCAL FUNDING	COMPLETION DATE
BH/MTC RENOVATION	$8,571,000	$6,074,000	$2,497,000	3/2018
ADVANCED TECHNOLOGY BUILDING	$35,728,275	$26,796,207	$8,932,068	6/2023
TOTAL	$44,299,275	$32,870,207	$11,429,068	

BH/MTC Renovation

The college is 95% complete in replacing the current 24 year old HVAC system in Brunkhorst Hall (formerly the Academic and Administrative Building) and the Maner Technology Center (MTC). The project includes the removal of the nonfunctional ice storage system and the replacement of two reciprocal 100-ton chillers and the nine air handlers with an energy-efficient geothermal system. The replacement is a higher efficiency system reducing operating costs and replacing equipment that has reached its life expectancy.

The first floor of the Maner Technology Center and a small segment of the first floor of Brunkhorst Hall and the Hazel Center have been renovated. This MTC renovation expanded the size of the boardroom to allow additional public access to board meetings, added space for an additional administrative office in the executive suite and renovated the first floor restrooms (the only restrooms in the building). The institutional advancement department moved to BH to make room for the expansion of the executive suite noted above. In BH, the office suite vacated by the informational technology department in 2011 was renovated to move the institutional advancement department in there upon their departure from MTC. A set of bathrooms in the Hazel Center were renovated as part of this project.

Outdated BH and MTC elevator controllers, limit switches, fixtures, electrical wiring, pit lighting and cab lighting were replaced. The wall finishes and flooring were also updated in each cab. The controllers in these two elevators were obsolete and experiencing reliability issues.

Advanced Technology Building

The college proposes to build a 39,246 gross square foot advanced technology building on the college campus. The advanced technology building, noted as Building 1 in the 10-year development plan, will be located on the northern edge of the campus, east of Fulton-Owen Hall. This building will assist the college to meet its goal and objective to: increase access to programs, courses and services for area residents at an affordable cost and expand activities that promote lifelong health and wellness for students and employees.

The proposed 24,074 NASF building will house classrooms and laboratories, one electronic resource center, computer laboratories, tutoring rooms, staff and faculty offices, two conference rooms, a study area, storage closets and a mail/copy room. Design is expected to begin in the summer of 2020 with completion scheduled for June 2023. The total estimated cost of the project, including design, construction and equipment, is $35.7 million. The state will provide 75%, with our local counties providing the remaining 25%.

Site Improvements and Infrastructure

The 40-year 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 would 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. In some cases, such as Fulton-Owen Hall, the mains were constructed to provide service directly to the adjacent future buildings.

Storm water drainage and management will need to be provided as the campus expands. The storm water drainage system will need to take into account future development. This will involve providing adequate pipes and ditches to convey the future improvements. Storm water management can be provided on a project by project basis. Ponds and other Best Management Practices will integrate into the campus as amenities.

Deferred Maintenance Projects

The college has begun to evaluate its aging pieces of mechanical equipment (that are beyond service life) and building components (that are beginning to fail). These pieces of equipment will be replaced because they are becoming cost prohibitive to maintain. Wor-Wic Community College will also address site-specific areas such as parking lots and walkways that are in need of repair and are becoming a safety concern.

Replace Guerrieri Hall Chiller — $145,000

Guerrieri Hall (GH) was opened in 2001 and has operated with the original chiller since then. The chiller has reached its service life and is getting more difficult for our technicians to keep pace with the repair needs in order to keep the building comfortable. The existing air-cooled York chiller will be replaced with a high efficiency air-cooled unit (manufacturer to be determined).

Replace Flat Roof over Main Boiler Room (Hazel Center) — $ 64,000

The roof section above the main boiler room of the Hazel Center has not been replaced since 1994. Typically, a roof system has a life expectancy between 20 and 30 years. Because adjacent sections of the roofing system of the Hazel Center are beginning to fail, the college is taking a proactive approach in addressing this structure. FY18 Capital Repair Project Plan funding has been provided for the café because of water infiltration of the membrane and insulation. The replacement will require removing approximately a 3,000 square foot section of roof and install a built up roofing system.

Replacement of Main Boiler Room Boilers (Hazel Center) — $ 76,000

The College recently replaced a 20-year-old HVAC system in the combined 74,000 square foot Brunkhorst Hall (BH) and the Maner Technology Center (MTC) with a geothermal system. Heating was originally provided to BH and MTC (as well as HC) by hot water supplied by natural gas/fuel oil fired hydronic boilers but heating is only necessary for the Hazel Center (HC). These boilers and their associated pumps are aging, inefficient by today's standards, and costly to repair. HC is approximately 35,505 square feet. Funding has been approved for the FY18 Capital Repair Project Plan to provide engineering design services for the replacement of the boilers. A Request for Proposals (RFP) is being developed with the expectation of receiving proposals in April 2018.

South Lot #1 Parking Repair $150,000

Repairs are needed in the form of milling, regrading, and asphalt resurfacing approximately 50,000 square feet of parking surface. The parking lot was the first lot that was constructed of the six existing parking lots on the campus in 1994. It is heavily used due to its proximity to the student center, the bookstore, and the administrative building. The parking lot has been cut and patched in several areas without addressing the base layers. As a result, this has caused the parking lot to settle and has created drainage issues.

South Parking Lot #2 Median Walkway $60,500

Walkway improvements and traffic calming are needed within the college's South Parking Lot #2 because the current configuration has presented several safety issues. This configuration consists of bumper blocks and traffic cones that is supposed to serve as a barrier (island) to separate vehicular traffic from pedestrians. The goal is to make the area clearly defined with a six inch raised island that features a concrete walkway and landscaping. This effort should lessen vehicular and pedestrian interfacing with one another, calm traffic, as well as resolve most of the safety issues within this parking lot.

Replacement of Automatic Door Operators (Phase I) $26,000

The college has door operators that were installed from 1994-2011. Most of these operators are becoming defective and will eventually have to be replaced. There are 44 automatic door operators on the campus and six have been replaced during FY '18. The goal is to replace the remaining doors in three phases (years).

ACKNOWLEDGEMENTS

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