



Campus Master Facilities Plan
September 2015



Central Maine
COMMUNITY COLLEGE

Introduction:

The goals of this Campus Master Facilities Plan are to:

1. Renovate the Jalbert 200 Wing.
2. Renovate Suite 7 and J13 in Jalbert Hall.
3. Build a multipurpose athletic field.
4. Build a Criminal Justice scenario house.
5. Renovate and expand Precision Machining Center.

Desired outcomes identified in this Campus Master Facilities Plan will be implemented over a five-year period and will focus on modernizing, upgrading, and making existing facilities more efficient. Additionally, items targeted for five to ten years out are also mentioned for long-range planning purposes.

Background/Master Plan History:

The last Campus Master Plan update was completed on January 19, 2005. The desired outcomes from the 2005 plan have been accomplished. These include:

1. Identify recommended uses and renovations for the former sheet metal and welding labs.

The former sheet metal and welding labs have been renovated and currently serve the Criminal Justice and Electromechanical Technology programs. The Criminal Justice space includes a computer lab, computer crime scene response simulation area, driving simulation equipment, forensic investigation lab, faculty offices and meeting space. The ELT lab contains a telecommunications lab, industrial robotics lab, PLC automation lab, process control lab, industrial controls lab, residential wiring kitchen lab, electricity and electronics lab, and faculty offices.

2. Identify potential location(s) for a new multi-story residence hall.

Rancourt Hall, a four-story residence hall, opened in the fall of 2007. This facility accommodates 150 students in a double-room format with a private bathroom.

3. Study the feasibility of building a connection at the first and second floor between Kirk and Jalbert Halls and additional usable space along the connection.

A connection to the new Learning Tower was studied, designed and estimated during the design stage for the new academic building. The estimated high cost resulted in this part of the project being eliminated.

4. Study the feasibility of adding a second floor to parts of Jalbert Hall.

A structural study was completed that determined an entire new roof system would be needed in order to add another floor to parts of Jalbert Hall.

5. Study the feasibility of adding a second floor within the high Occupational Health and Safety Lab.

In 2010 the former Occupational Health and Safety Lab and “Cybernet Café” student lounge space in Kirk Hall was renovated into a campus Fitness Center. The Fitness Center is used by both students and staff and includes cardiovascular equipment such as treadmills, ascent trainers, elliptical machines, upright and recumbent bicycles. The weight room consists of strength training equipment, free weights, and medicine and fitness balls. It is also used as lab space for the new Physical Fitness Specialist program.

6. Identify improvements and renovations for Jalbert Hall.

From 2008 through 2010, the Jalbert 400 and 500 wings were renovated in two phases. These renovations included new student lounge space, classrooms, faculty offices and student service staff offices.

The previous Graphic Arts/Printing Technology wing of Jalbert Hall was entirely renovated after the printing presses and other equipment was sold. This made room for the conversion to digital graphic design in the new Graphic Communications program. When completed, this renovation included two 46 person classrooms; a new, larger, and more conveniently located college store; and a new central services office for processing all mail and handling campus print needs. Also included were two Graphic Communication classrooms/labs, office space for faculty and staff, and student lounge space.

The previous bookstore space was converted into the CMCC Center for Testing and Assessment, where individuals can take the Microsoft Comp TIA, Linux, Cisco, and many other certification

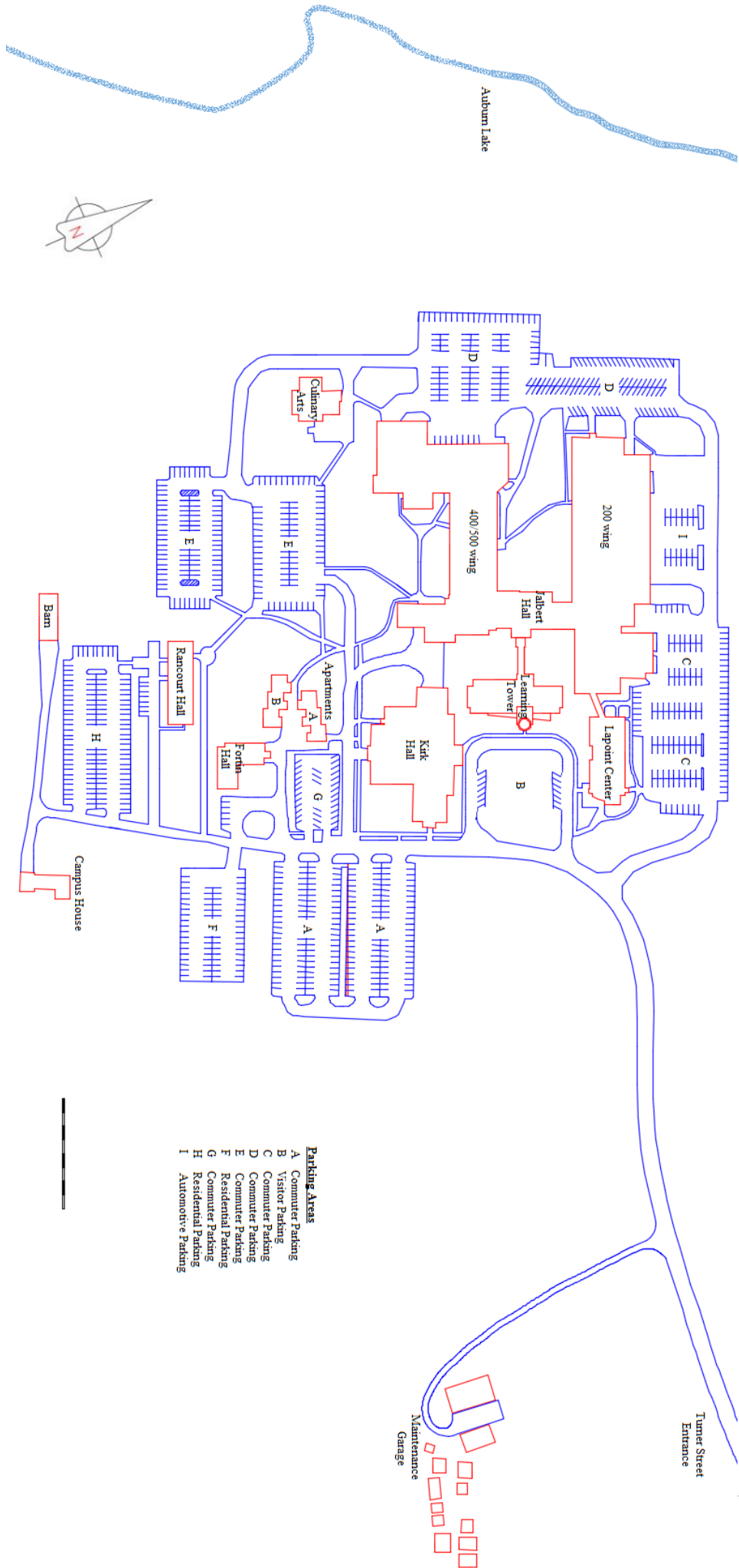
exams. The former mailroom activities were consolidated with Central Services and the old mailroom space was renovated into a state-of-the-art networking simulation lab to support new programs in Network Security & Forensics.

7. Identify potential location for a new Science Building.

In Fall 2014, Central Maine Community College started construction on the four-story, 25,000 square foot Learning Tower (new Science Building). This building includes the College's new main entrance and is intended to be the signature building on campus. Located in front of the former main entrance to Jalbert Hall, the Tower and Jalbert are connected by a glass corridor and outdoor atrium area. The first floor consists of the admissions suite of offices as well as a lounge and waiting area. A case study classroom and presentation room are on the second floor. The third floor has another case study classroom and business simulation classroom. The organic chemistry lab and leadership seminar room reside on the fourth floor.

Desired outcomes identified by the College in the previous plan included:

- An expanded and renovated cafeteria - completed in 2005.
- Expanded student space featuring a fitness center and/or lounge - completed as part of #5 above.
- Flexible space for additional classrooms - achieved in the 100, 400 and 500 wing renovations mentioned above.
- Provision for additional "wet" labs - addressed with the completion of the new organic chemistry lab.
- An up-to-date makeover for Jalbert Hall. This is a continuous campus project. While there are areas of Jalbert Hall that have been renovated and updated, there remain a few areas that need to be addressed.



History and Growth of CMCC since 2005:

On July 1, 2003 Central Maine Technical College became Central Maine Community College, offering transfer degrees in the arts and sciences as well as career and technical programs. Today there are over 3,000 students enrolled in one of the College's 25 programs. Through the Corporate and Community Services Division of the College another 474 students register each year for coursework that will enrich their lives or improve their job prospects and performance.

In 1978 the Maine State Board of Education authorized the College to confer Associate in Applied Science degrees beginning in January 1979. In September of 1995 the Maine Technical College System authorized the Associates in Arts Degree, which mirrors the first two years of many Bachelor's Degree programs.

In November of 1989 Maine voters authorized capital bonding for the 40,000 sq. ft., Geneva A. Kirk Hall, which houses Nursing and Allied Health programs; science laboratories; fitness and recreational facilities, including a gymnasium; and the Corporate and Community Services Division, the building was dedicated for use on May 6, 1993. Bonding to fund the new Lapoint Center was approved by the voters in 1999. The Center, which opened in Fall 2002, houses state-of-the-art classrooms as well as additional office facilities and student use areas. In response to the dramatic increase in student enrollment and community use, the College began expansion and renovation of the library and dining hall in 2003. With assistance from the CM Education Foundation, student body and research space in the library has been nearly doubled. In 2005, the expanded Dining Commons opened with increased meal choices, seating and hours of operation.

In 2006 Maine Health and Higher Education Facilities Authority (MHHEFA) issued a low-cost, tax exempt bond to the Maine Community College System for construction of Rancourt Hall, a 148 bed dormitory facility and adjacent parking lot. Rancourt opened to students in Fall 2008.

To better serve the campus community and with enrollment consistently increasing, there were a number of renovations completed between 2009 and today. In 2009 the J15 lecture hall was renovated and a campus-wide electrical looping distribution system was completed. Jalbert Hall 400 and 500 wings were renovated in phases between 2009 and 2011 providing a new learning and advising center, writing center, electromechanical lab, improved classrooms and student use space as well as faculty and staff offices.

Opening the fall of 2010, the prior occupational health and safety lab in Kirk Hall was renovated into a fitness center complete with a cardio equipment room and weight room. This center is open for use by students, faculty and staff. In addition, the fitness center is used by the new physical fitness specialist program.

A much needed additional 95 space parking lot was added to the campus in 2011 as well as a solar domestic hot water system for all three dorms that came online in early 2012. The criminal justice simulation lab was also renovated and opened in Spring 2012.

The 100 wing of Jalbert Hall was completely renovated over the winter of 2012 - 2013. This area now houses the graphic communications program, the college store, central services, two large 48 student classrooms, faculty and staff offices as well as student lounge space.

Planning and design of the new Learning Tower academic building started in 2013 and construction was completed in Fall 2015. This space houses the admissions office, two large case study classrooms, a presentation room, a business simulation lab, organic chemistry lab and seminar room as well as multiple student lounge areas.

Assumptions

In developing this Master Plan Update a list of assumptions has been made. They include:

- Current College facilities are built to handle 3500 students and the College now serves more than 3000 students. Given the demographics of the area, we believe there are no capacity reasons to construct any additional buildings.
- Distance education courses are likely to reduce the need for any new classroom capacity on campus.
- Current buildings are well-maintained and there is little to no deferred maintenance.
- Residence halls tend to fill to capacity every year. In addition, we periodically have to house some students on a short-term basis in area hotels. We have no reason to expect growth in resident student population.
- The two apartment buildings are stick-built and may at some point in the next 20 years need to be replaced.
- Campus parking is adequate (despite the fact that everyone wants to park next to the building housing their first class). A class schedule spread would help alleviate a parking problem should one begin to exist.
- While no capacity reasons exist for the campus to expand, there may be programmatic reasons where expansion might improve academic quality in some programs such as in Precision Machining and the construction of a scenario building for Criminal Justice.
- Athletic fields are inadequate at the current time. The campus has only a soccer field which does not meet NCAA standards. Baseball and softball fields are important to add as it is difficult to find fields on which to practice and play. It is unlikely that the College will add more athletic programs (with the possible exception of hockey). Given that an ice arena exists within walking distance of the campus, the College would not fund an on-campus arena.
- The following external factors could have an impact on the above assumptions:
 1. There may come a need for a new academic program to be offered based upon changing, new, or unexpected employer demand.
 2. There may be new public policy (such as free tuition) that could have unanticipated impact on enrollment.
 3. Changes in programs and services at other local institutions of higher education could impact enrollment demands.

Based on the above assumptions, the College is preparing for two things; renovations of the current square footage, and some new construction to enhance the quality of programs.

Existing Program and Facility Evaluation

Computer Technology

- Room J504, 506, 539 were all renovated in 2010.

The following table summarizes spaces currently used by the Computer Technology Department.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
504	Computer Lab	885
506	Computer Lab	885
539	PC Repair Lab	816
519	Offices	249
521	Offices	300

Electromechanical Technology

- The Electromechanical Technology lab was renovated in 2007.

The following table summarizes spaces currently used by the Electromechanical Technology Department.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
416	Electromechanical Lab and office space	6,716
410	Classroom	1,170

Science Department

- Existing science space will be renovated once the new Organic Chemistry Lab is online in the Learning Tower.
- The Math/Science department has been split with the start of the Allied Health program. Life Science and Allied Health now form one department.

The following table summarizes spaces currently used by the Science Department.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
402 TWR	Organic Chemistry Lab	1,512
503	Science Lab	1,069
525, 523	Offices	512

Mathematics Department

- The former Math/Science department has split with the arrival of Allied Health program. The new Math department is Math and Physical Science.

Architectural and Civil Engineering Technology

- ACET is located in space renovated in 2010.

The following table summarizes spaces currently used by the Architectural and Civil Engineering Technology Program.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
512	CAD Lab	953
529	ACE storage	240
510	Classroom	611
527	Offices	307

Student Lounge space

- With the addition of student lounge space throughout the new Learning Tower....

Existing Location	Number of Student Lounges	Study and/or computer terminals
Jalbert 100 Wing	2 lounge areas	Study areas for individuals and small groups
Jalbert 200 Wing	1 computer area	Only computers available, no lounge space
Jalbert 400 Wing	None	This area is filled with student service offices and is located close to the cafeteria
Jalbert 500 Wing	1 lounge area	Study area for individuals and small groups
Kirk Hall	None	
Lapoint 100 & 200 Wings	1 computer and lounge area	Study area for individuals and small groups as well as computers available.
Learning Tower 1 st & 2 nd floors	1 computer and lounge area	Study area for individuals and small groups as well as computers available.
Learning Tower 3 rd & 4 th floors	Lounge area	Study area for individuals and small groups as well as computers available.

Information Technology

The following table summarizes spaces currently used by Information Technology.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
413 + 413C	IT offices	1,094
411	Storage	321

Administration

- The Administration areas should remain spread out, as opposed to being consolidated.

Development Office

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
409	Development offices and small meeting space	900

Student Services

- Admissions moving into the new building on the first floor.
- Financial Aid will stay in Suite 7 due to its vicinity to the business office.

The following table summarizes spaces currently used by the Student Services.

Existing Room Number	Existing Use	Existing Room Area (Net sq. ft.)
102-109 TWR	Admissions office suite	1,860
20	Student Services, Career and Transfer, Housing offices	1,025
7A-G	Financial Aid Offices	1,937
409	LAC	1,715

Dorms

- The apartment-style dorms, which are over 40 years old, were stick built and should be replaced or renovated and repurposed.
- Fortin is the oldest dorm and updated in 2010 with new ceiling, paint, furniture and entry. This type of dorm living experience is out-of-date and not what students currently expect for housing.

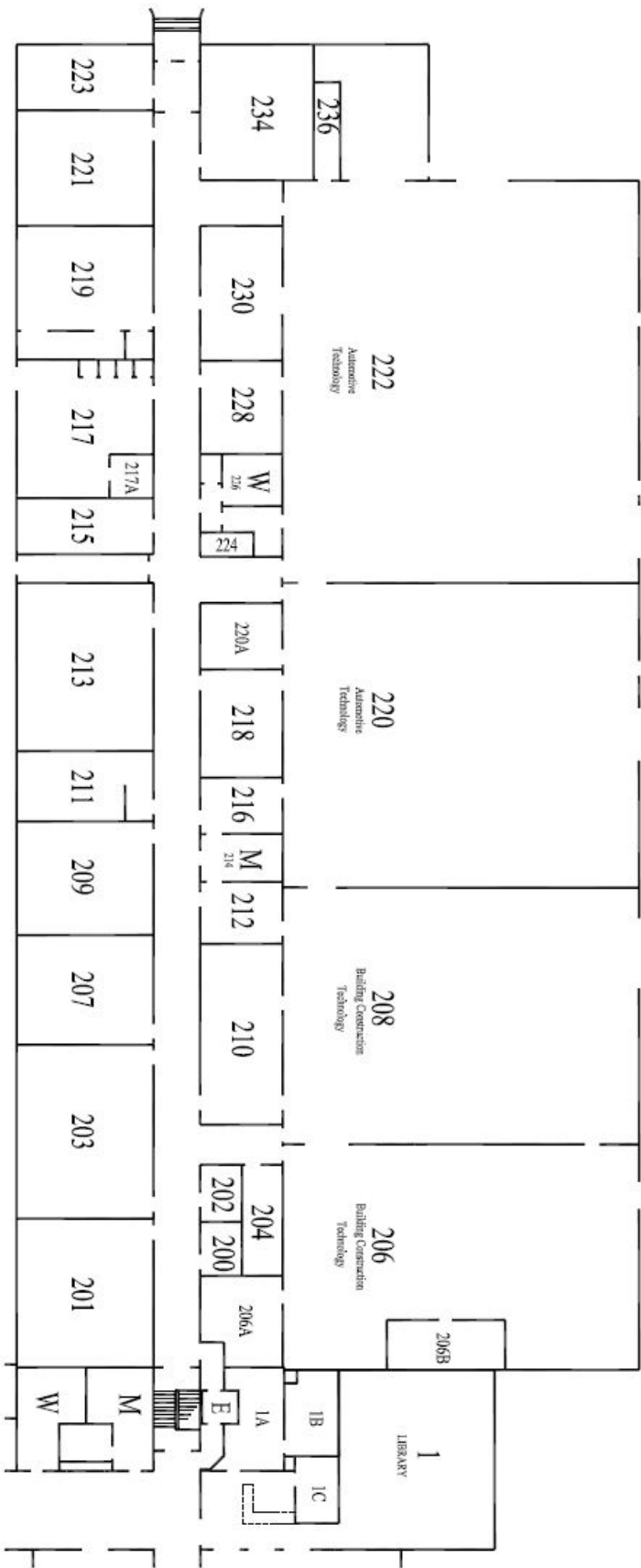
Goal #1: Renovate the Jalbert 200 Wing.

Automotive Technology (AUT), Early Childhood Education (ECE) and Building Construction Technology (BCT) all reside in the Jalbert 200 wing along with numerous other classrooms. The wing totals approximately 9,400 sq. ft. of usable area assuming that neither Automotive (AUT) nor Building Construction Technologies (BCT) would be prudent to relocate. This assumption leaves the southwest side classrooms available for renovation. Any renovation of this area will require structure analysis, drywall, paint, air conditioning, flooring and lighting. The windows on the southwest side of the 200 wing were replaced in 2011.

Renovations would require some walls to be removed and student lounge space to be added. Some interior walls between classrooms are believed to be structural and this will need to be taken into account during redesign. Opening up room J215 to the exit corridor would provide additional square footage for student lounge space in the current computer lab and allow additional natural light into that area and the wing.

Rooms J223, 221, & 219 is 2,241 sq. ft. and is currently the ECE faculty offices, a classroom used by the Ford Asset (FOA) program, and a speech lab for the public speaking courses. Renovations to 221 and 219 would need to be completed and some plumbing added to that space for the area to be used for instructional lab work in the ECE program, something the program is currently lacking.

Renovations to the entire automotive technology lab to enhance instruction and student capacity will also be completed.



A1

200 WING LAYOUT

CENTRAL MAINE COMMUNITY COLLEGE
 1250 Turner Street, Auburn Maine 04210
 (207) 755-5100

JALBERT HALL LAYOUT

Drafter: Alex Nering

Date: 1-7-11

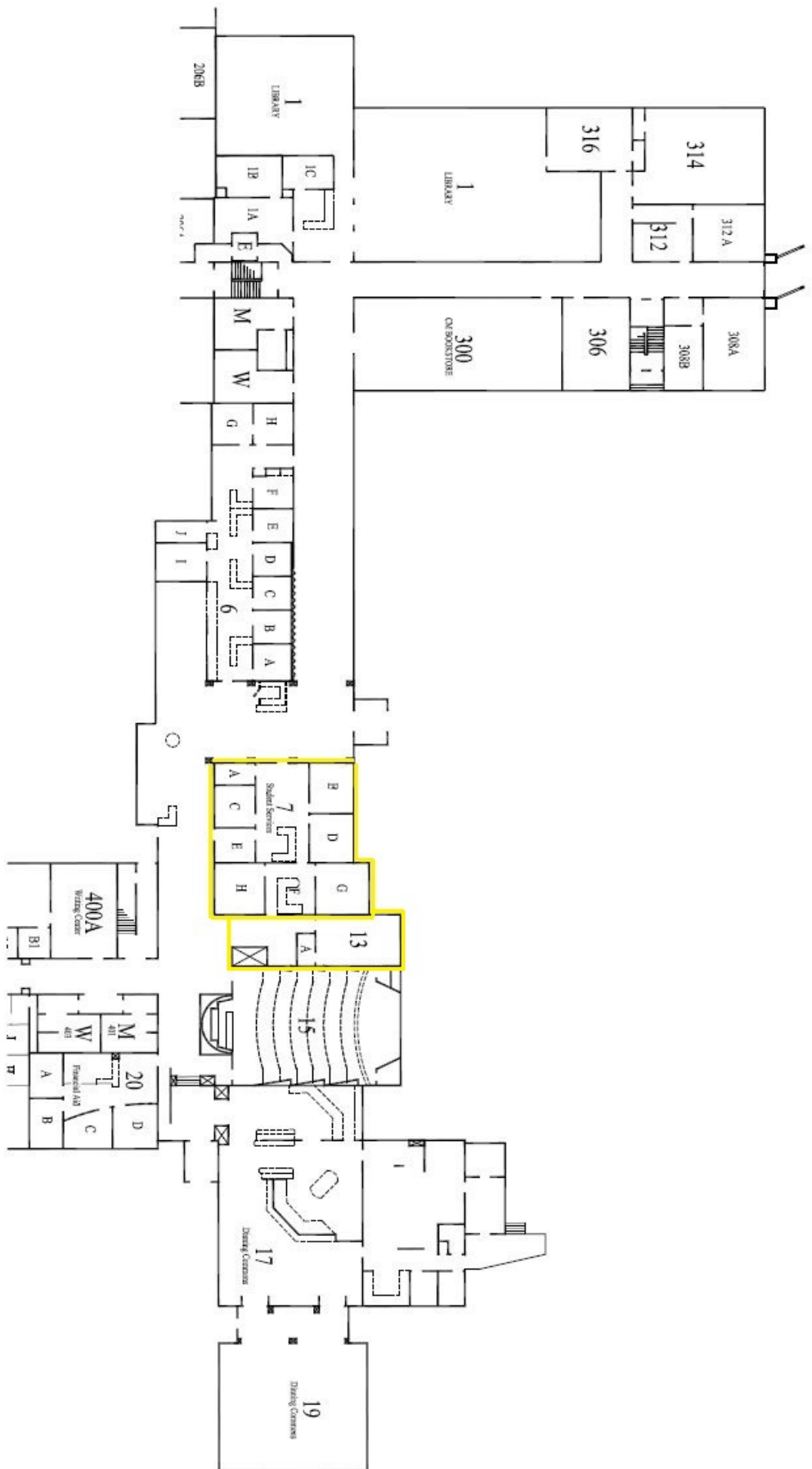
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A103

Central Maine CC Presch 217, 215
20 Children 2.5-5yrs
8 Caregivers



12/5/2013
1 Square = 1 Sq Foot



1250 Turner Street, Auburn Maine 04210
(207) 755-5100

Drafter:	Alex Nering
Date:	1-7-11
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Goal #3: Build multipurpose athletic fields.

In December 2014, the Harriman firm completed a master plan for multipurpose athletic fields. This study concluded that the best area to build this complex of fields is where the current soccer field is. The College recently completed the Request for Qualifications stage of this project, and the project has been awarded to Sebago Technics.

The design of new multipurpose athletic fields will include three NCAA-sized artificial turf competition fields: baseball, softball, and soccer (large enough to be used for football, lacrosse, or field hockey, as needed). Planning for phased in lighting and spectator stands will also be included in the design.



Goal #4: Build a Criminal Justice Scenario House.

The College is in the early discussion stages of building a Criminal Justice scenario house. The CRJ department would like the building to be reconfigurable in order to accommodate different scenarios. The CRJ Advisory Committee, Executive Cabinet, and other interested parties attended a presentation by an ACE student that illustrated building this type of structure with shipping containers. In addition to the movable walls, there needs to be a viewing area for evaluation and feedback. **I need more here....**



Goal #5: Renovate and Expand Precision Machining Center.

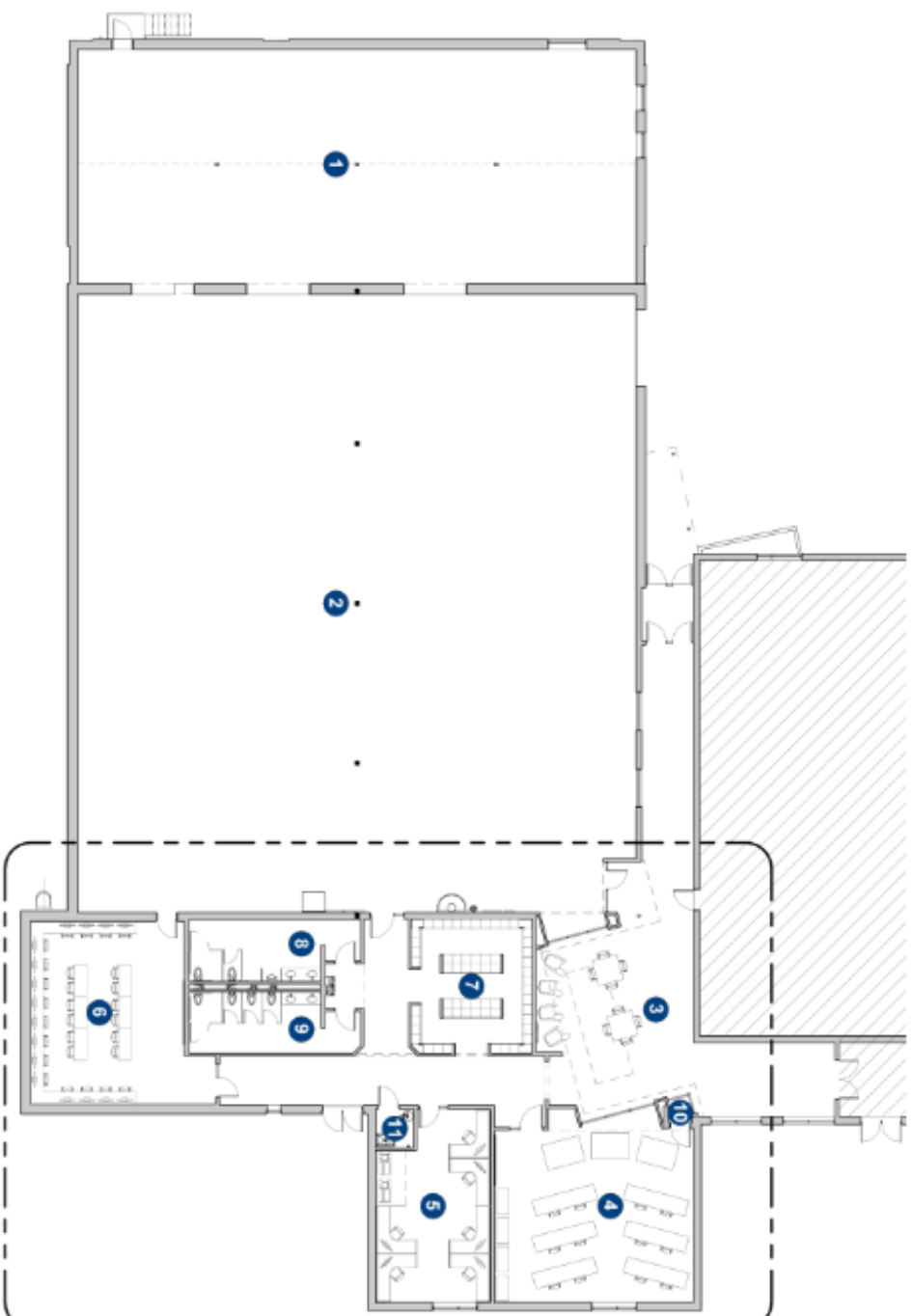
The College is in the early design stages of expansion and renovation of the Precision Machining Technology lab and surrounding area. This area is the only space in the 400 wing that has not been renovated. This area includes: J418 locker room and bathrooms, J424 computer lab, J426 faculty offices, J420A&B tool storage and quality lab, and the J417 and J419 classrooms. The area totals 5,125 sq. ft. and is located at the end of the 400 wing.

Renovation of the existing space would include HVAC upgrades, additional space for faculty offices and quality center; a more user-friendly classroom and computer lab accessible from the machining lab; and new bathrooms and locker space. The two classrooms in the PMT area that are currently used by other programs would be dedicated to the PMT program, allowing them the needed space for an upgraded quality control center.

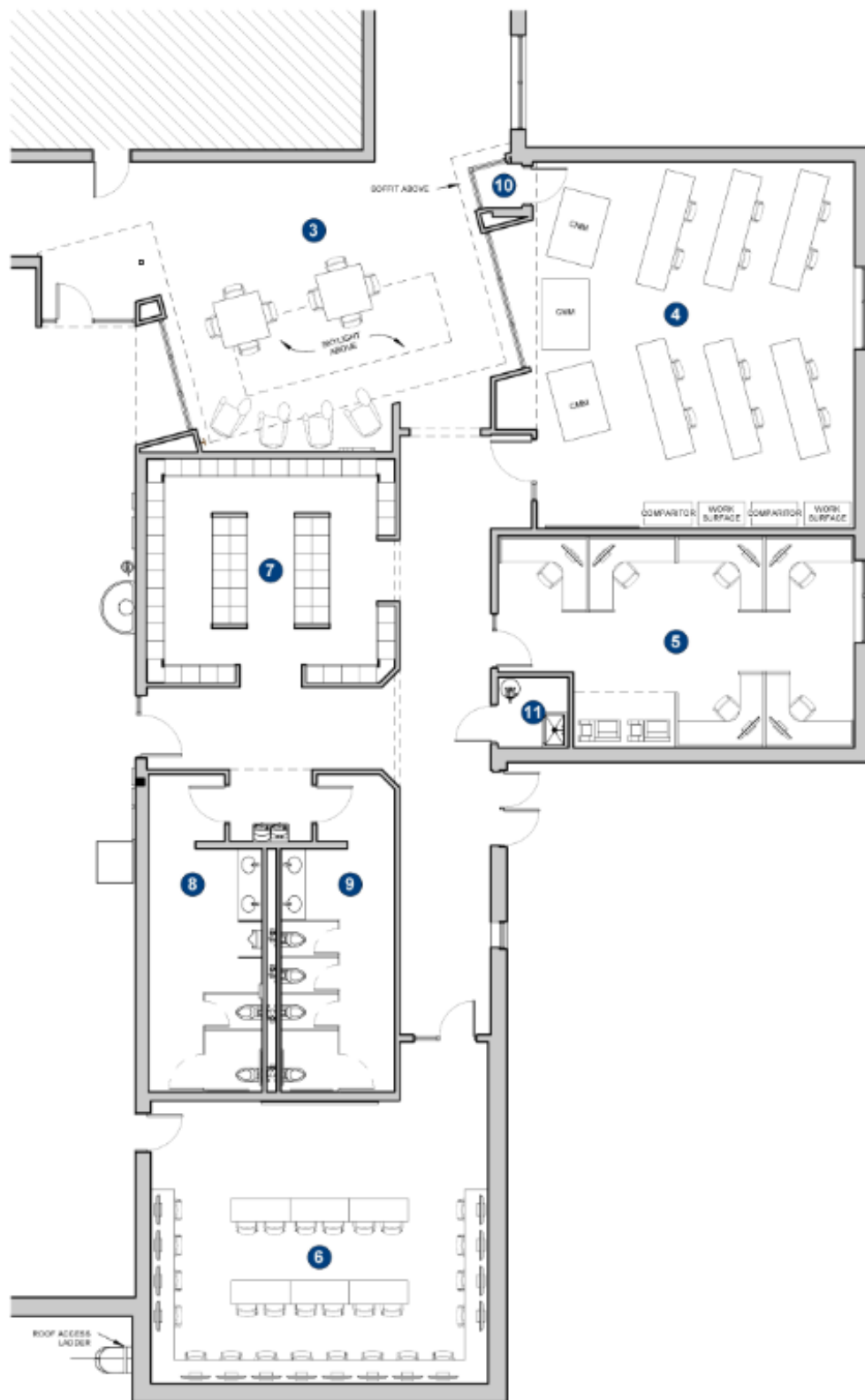
An addition would allow the PMT program to acquire more CNC machines and increase capacity in the program. The addition would share a wall with the existing lab space and include multiple pass-through areas for the movement of equipment and people.

Precision Machine Technology (PMT), Electromechanical Technology (ELT), and Criminal Justice (CRJ) labs all are in need of upgrades to the current HVAC system for greater comfort during summer courses and conferences. The PMT lab also has quality control concerns that could be addressed by reducing humidity levels.





- 1 PRECISION MACHINE TOOL LAB ADDITION
- 2 PRECISION MACHINE TOOL LAB
- 3 BREAKOUT AREA
- 4 QUALITY CONTROL
- 5 OFFICES
- 6 COMPUTER LAB
- 7 LOCKER ROOM
- 8 MEN'S RESTROOM
- 9 WOMEN'S RESTROOM
- 10 DISPLAY CASE
- 11 CUSTODIAL



- 3** BREAKOUT AREA
- 4** QUALITY CONTROL
- 5** OFFICES
- 6** COMPUTER LAB
- 7** LOCKER ROOM
- 8** MEN'S RESTROOM
- 9** WOMEN'S RESTROOM
- 10** DISPLAY CASE
- 11** CUSTODIAL





Some smaller projects under consideration but not included in detail in this master plan include:

- A coffee kiosk in the former main lobby of Jalbert Hall.
- Campus-wide electrical generator.
- Pedestrian walkway to Turner Street.
- Walking and recreational trails.
- Building energy automation.
- Update Kirk Hall biology labs.

In the future the master plan may be amended to include any or all of these projects.

