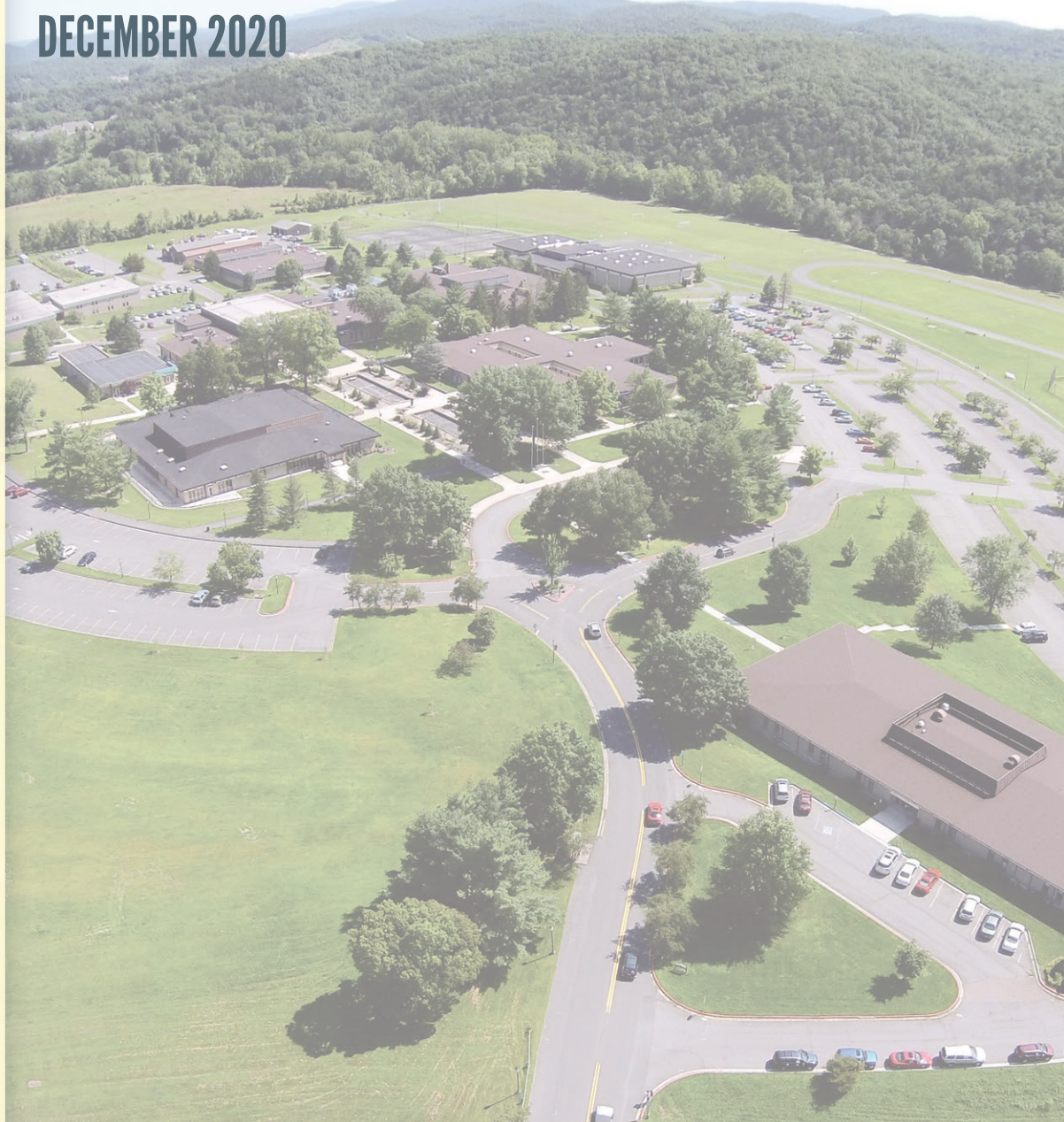


ALLEGANY COLLEGE *of* MARYLAND

2ND UPDATE TO THE
2014-2023 FACILITIES MASTER PLAN

COMPANION DOCUMENT

DECEMBER 2020



ALLEGANY
COLLEGE
of
MARYLAND

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ALLEGANY COLLEGE *of* MARYLAND

EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

The 2020 Update to our 2014-2023 *Facilities Master Plan (Plan or FMP)* recognizes Allegany College of Maryland's current capital needs and capital needs forecasted during the next 5-10 years for ACM's physical plant. Our assessment considered building location, landscaping, vehicle and pedestrian circulation, parking, utilities, IT needs, student services, and proposed academic development as each separate component contributes to a successful functional relationship among all in a strategic plan to enhance the college and the campus. In our 2014-2023 Master Plan we specified opportunities for facilities planning and physical plant to platform the success of academic and workforce programs, fulfill our mission, and shape a strong, identifiable presence in our regional community.

This incremental revision to the 2014 10-year Plan reflects amended needs based on state and federal regulations, innovations in technology and learner environments, and opportunities or restrictions on capital funding as well as the impact of the 2020 pandemic upon student enrollment and institutional needs for increased classroom technology options. It should be noted that the College does not consider the FMP a static document to be written, filed, and forgotten. The FMP and incremental Updates is an invested strategic process whereby we survey actual physical conditions and needs, evaluate these, and produce appropriate and workable short- or long-term solutions. The ACM Board of Trustees completed the process with the January 2021 adoption of this Update.

ACM's mission may only be fulfilled by the maintenance of a physical environment equivalent to the excellence of ACM's academic programs. Our simple planning principles

support a commitment to that mission of being a *lifelong learning community dedicated to excellence in education and responsive to the changing needs of the communities we serve*, Allegany College of Maryland must remain dominant with increased educational options available to our regional community and workforce. Consequentially, planning principles used in our modification rely upon:

- Accessible, comfortable, technically advanced classrooms
- A safe, healthy, identifiable campus environment
- College-wide practices promoting and supporting sustainability.

Technically advanced classrooms and laboratories continue to be essential to fulfilling the College's mission and remain a regional leader. The approximate \$13 million renovation of the Technologies Building, expected to be fully complete Spring 2021, expands laboratory spaces and enhances classrooms and conference space and technology. Residual deficits in conference/meeting space were also reduced by the 2020 redevelopment of redundant library stack space into state-of-art multi-media community space.

ACM is proud of a welcoming campus that strengthens College identity and reinforces commitment to a physical campus environment equal to our high academic standards - elements critical to institutional and student success. We continue to fully endorse philosophies of programs such as *Tree Campus USA* and *Green Campus Space*, by promoting a safe and healthy campus community lifestyle with seamless connectivity of buildings, parking and pedestrian walkways through open air and

green spaces supplying visitors and students a simple, convenient flow to campus buildings and facilities.

Last decade we implemented new policies and *best practices* formulated to achieve sustainable buildings and landscapes. Instrumental in our process was collection of precise statistics on the condition of buildings, equipment, and energy consumption. Information from these comprehensive evaluations guided staged development of new physical plant processes to achieve sustainability. To date, these included automated preventive maintenance work orders and capital needs forecasting software. Refining these elements of records-keeping and data analysis significantly changed departmental and capital budgeting and use of physical plant dollars. Finally, in tandem with these systemic changes College leadership also initiated policies and programs promoting environmental sustainability through recycling materials, reducing the campus' carbon footprint, and requiring the highest workable LEEDS rating for major renovation or new construction.

This 2020 amendment to the 2014 Facilities Master Plan is intended as a general guide and reference. Proposed renewal or expansion projects may not be completed within the timeline of the Plan and are subject to amendment as decisions evolve which affect College growth and leadership.

History of Previous Projects

Allegheny College of Maryland established its Cumberland campus in 1969 with primary construction of seven buildings on the present Willowbrook Road site. Between 1970-90, more buildings were constructed, significantly expanding campus facilities. After the 1990's brief escalation expansion reduced to construction of a modest Transportation Building, an addition to the Allied Health

Building, and several open-air venues. In 2019-20, growth surged with construction of the new *Western Regional Correctional Training Center (WRCTC) Building*, Softball Field with related facilities, and significant renovation of the Library creating the new *Thomas Welcome Center*. A full listing of campus buildings is included in Table Seven.

Seventeen buildings now support ACM's academic and community mission. As of this date, all original 1969 buildings were modernized; upgraded to greater energy-efficiency standards and assuring ADA compliance. Renovations completed include the Humanities, College Center, Library, Science, Gymnasium, Automotive Technologies, and Physical Plant Service buildings. The multi-year staged renovation of the Technologies Building is on schedule for completion Spring 2021. Completion links three isolated, inefficient building sections into one fully accessible, student-friendly building boasting *state-of-art* classrooms and meeting spaces.

Specific RENEWAL PROJECTS noted in the December 2017 Update included the Technologies Building, various roofs, water lines, and Continuing Education Building. As previously noted, the Technologies Building renovation completes Spring 2021. Re-occupancy occurred as individual building sections were completed with the IT Department and campus IT networking equipment as the first users returned to the building. Additionally, the roof was fully restored on the Humanities Building and major repairs completed to several others to extend useful life of the residual existing roofs. Water line replacement did not occur and is reprioritized in this Update. Renovation of the Continuing Education Building stays a priority, but capital funding for the project is not expected for another 4-7 years.



EXPANSION PROJECTS noted in the December 2017 Update included the WCI Building (*renamed WRCTC*), the Thomas Welcome Center, and Softball Field and related facilities. Using Community Partnership dollars awarded the City of Cumberland and technical aid from Allegany County, the Softball Field was substantially completed 2019. First proposed as a new construction feature, we completed the Thomas Welcome Center as a renovation

repurposing redundant Library stack space into multi-media conference space. This 2020 conversion was funded by private donation. Finally, completion of the WRCTC Building is expected Spring 2021 and symbolizes a long-term partnership with Allegany County and the State of Maryland Department of Corrections, which provided funding as well as construction design and oversight.



Master Plan

Development of the 2014-2023 Facilities **Master Plan met requirements set forth in Title 13B, Subtitle 7, of the Annotated Code of Maryland (COMAR)** and showed the general strategy for new physical development, revitalization, and renewal of the campus. The Plan combined our vision as a regional institution and mission as a center for life-long learning into a purposeful process to ensure Willowbrook campus facilities support our stated goals. We integrated academic and workforce needs into the analysis of our physical condition and developed a 10-year Plan that addressed anticipated student growth and program development. Our focus became **preservation and functionality of structures erected in the 1970's, improved energy efficiency, sustainability, and program accessibility. These remain the focus of the 2020 Plan Update.**

This 2020 modification identifies new capital needs related to our commitment to a safe, healthy campus as well as an environment that contributes to student success - both institutional strategic goals. We continue to recognize factors and initiatives, which have the potential to alter physical needs identified by this Plan, influence the fullest implementation of the Plan, or affect the College's ability to expand the existing Willowbrook Campus. Predominantly, these factors or initiatives include:

- Recommendations published in the 2014 *Educational Master Plan (EDMP)* and subsequent revisions, and
- Spontaneous opportunity for capital improvements

Unpredicted changes in funding, priorities, policies, and programs do happen and Allegany College of Maryland will respond accordingly with appropriate revision to this Plan.

ALLEGANY COLLEGE *of* MARYLAND

INSTITUTION'S ROLE AND MISSION

II. INSTITUTION'S ROLE AND MISSION

College Vision And Mission

Allegany College of Maryland's vision is to be the college of choice that transforms lives, strengthens communities, and makes learners the center of everything we do.

In 2020, the College revised the institutional strategy making as its mission the delivery of diverse and relevant education centered around student success in a supportive and engaging community. This 2020 Update implements the College's vision and mission with planning principles that support and promote a safe, healthy campus environment where growth of students and employees may be stimulated and fostered.

Allegany College of Maryland (ACM) remains a respected regional education center contributing a broad spectrum of academic degrees and partnerships in development of the regional workforce. As emphasized in our mission statement, we are a

lifelong learning community dedicated to excellence in education and responsive to the changing needs of the communities we serve.

Our focus is the preparation of individuals in mind, body, and spirit for lives of fulfillment, leadership, and service in a diverse and global society. We are committed to engaging students in rich and challenging learning opportunities

ACM defines student success by two measures:

- 1) program and course objectives are met and
- 2) personal educational goals of students are met or exceeded.

within a small college atmosphere known for its personal touch.

To fulfill our vision and mission statements, Allegany College of Maryland offers career credit programs designed to provide skills for specific employment needs, transfer credit programs designed to provide the first two years of a bachelor's degree, and comprehensive continuing education offerings meeting diverse regional demands.

Strategic Plan

In response to the Maryland State Plan for Higher Education requirement for strategic planning, Allegany College of Maryland developed and adopted institutional priorities and related strategic goals through which our performance as a college community may be measured:

Institutional Priority One - Student Success and Access

FY15-20 Strategic Goals for Institutional Priority One as revised 2020:

1. Increase regional first-time students
2. Increase student success

Institutional Priority Two - Educational Innovations

FY15-20 Strategic Goals for Institutional Priority Two as revised 2020:

1. Improve digital experience and engagement

Institutional Priority Three - Institution of Place

FY15-20 Strategic Goals for Institutional Priority Three as revised 2020:

1. *Promote the College as an Anchor Institution*
2. *Increase alternative revenue sources*

Institutional Priority Four - Institutional Sustainability

FY15-20 Strategic Goals for Institutional Priority Four as revised 2020:

1. *Improve and sustain the financial health of ACM through reduction of financial inefficiencies*
2. *Enhance employee value within the institution*

History of the College & Willowbrook Campus

Allegheny College of Maryland, located in scenic western Maryland, established the site that is now the main Cumberland campus on Willowbrook Road in 1969 with primary construction of seven buildings housing core academic programs in humanities, sciences and mathematics, as well as a library and physical education building, an automotive technologies center, a student and administrative center, and physical plant service structures. Designed to serve a population of up to 1,000 students, the initial Willowbrook campus footprint occupied about 22 acres. For the purposes of this Plan, the terms Cumberland Campus and Willowbrook Campus refer to the same location and facilities.

Significant development occurred from the mid 1970's through the 1990's with construction of supplementary buildings that shapes the present campus. Augmentation also included outdoor sports and recreational venues, walking paths, open-air green spaces, and parking. Respecting the natural site beauty, continued minimalist building architecture and footprints created a scenic and welcoming campus. Seventeen buildings now house ACM's academic programs and support services. This

number includes the Gateway Center, situated in downtown Cumberland, where students have the opportunity for hands-on instruction and operation of culinary industry services. (Although located downtown, the College considers this single structure as part of the campus on Willowbrook Road).

Allegheny College of Maryland, founded in 1961 by joint resolution of the Allegheny County Board of Education and the Allegheny County Commissioners, began in a former school building on Frederick Street. First known as Allegheny Community College, initial enrollment was 102 students. Historically, ACM served, and still serves, regional student and workforce populations from three autonomous states. Advantageously situated within two miles of West Virginia's border and three miles of Pennsylvania's border, the Willowbrook campus at Cumberland attracts students from a bounty of cultures with diverse academic and workforce needs. To picture our geographic impact, if a circle is drawn on a map with a 55-mile radius, and the center of the circle is our Cumberland campus, the encircled area would include the three western counties of Maryland, nine West Virginia counties, and ten counties in Pennsylvania. Although an unusually large service area for a community college, we continue to attract regional students because of our reputation for quality programs and personal service. In the divestiture of realty needed to construct the former Western Maryland Health System adjacent to the campus, we affirmed our *regional leadership and partnership roles*. That partnership continues today through opportunities provided to our allied health programs students for hands-on laboratory training and internships.

Other Facilities and Learner Spaces

Allegheny College of Maryland also offers learning opportunities at other Allegheny County locations and within the State of Pennsylvania.

In 2020, the College in partnership with Allegany County through the local initiative Western MD Works, opened additional learner facilities at 37 Lane Avenue, LaVale, MD. The 30,000 square foot maker space is within ten minutes driving time of the Willowbrook Campus. Allegany College retains ownership of the industrial style building; ACM provides janitorial services, security, and IT network maintenance. Within this space, we provide Workforce training to County students, offer business incubator space for rent, and provide makerspace opportunities. Classes housed here include Manual and CNC machining, Welding, and Industrial Maintenance classes as well

as a future credit Automated Manufacturing Engineering Technologies program. The College plans to expand course offerings within the next 2 years to includes forklift training, a variety of short-term certification programs, and an afterschool programs for local students.

Our Bedford County Campus (BCC) in Everett, PA, in a 20,000 square foot facility, housing classrooms, computer labs, an electronic digital library, a conference room, a student lounge, and administrative areas. BCC features interactive classroom technology, a student study area and a telecommunications system which links our ACM campuses.

Enrollment Information

TABLE ONE: College Enrollment - Actual, Past, and Current											
	FALL 2010	FALL 2011	FALL 2012	FALL 2013	FALL 2014	FALL 2015	FALL 2016	FALL 2017	FALL 2018	FALL 2019	2009 to 2019 % change
Total Headcount	4069	3813	3672	3215	3250	3102	2926	2717	2586	2588	-36%
FTE	2754	2573	2407	2188	2158	2026	1896	1696	1762	1846	-33%
Fiscal Year FTDE	2300	2173	2072	1967	1925	1751	1593	1425	1510	1479	-36%
Non-Credit FTE (state eligible)	554	500	597	527	512	526	526	526	480	512	-07%
<ul style="list-style-type: none"> • The formula used for determining FTE is the total number of credit hours generated by all full-time students divided by 30. • The formula used for determining FTDE is the total number of credit hours generated by all full-time students between 8am and 5pm divided by 15. • Statistics for FTEs are annual, not exclusively Fall semester. • Sources: Internal, CC2/CC3 											

TABLE TWO: College Enrollment - MHEC Projections

	FALL 2019	FALL 2020	FALL 2021	FALL 2022	FALL 2023	FALL 2024	FALL 2025	FALL 2026	FALL 2027	FALL 2028	2019 to 2028 % change
	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	Est.	
Headcount	2588	2781	2803	2879	2945	3118	3107	3168	3250	3318	+28%
FTE	1616	1700	1707	1756	1794	1935	1899	1932	1998	2052	+27%
Fiscal Year FTDE	1110									1410	+27%
Non-Credit FTE (state eligible)	491	502	513	524	536	548	560	572	585	598	+22%

• Source: MHEC Projections 2019-2026, July, 2019

TABLE THREE: Student Demographics (Fall, 2019)

ENROLLMENT STATUS			GENDER		
Full-time	1,032	39.9%	Female	1,770	68.5%
Part-time	1,552	60.1%	Male	814	31.5%
ADMISSION STATUS			ETHNIC ENROLLMENT		
Early College	732	28.3%	Caucasian	2,155	83.4%
First Time*	463	17.9%	African American	243	9.4%
Returning	1,170	45.3%	Other	186	7.2%
Transfer In	219	8.5%			
CURRICULA ***			AVERAGE CREDIT HOURS		
Career**	889	34.4%	Overall Average Credit Hours		9.00
Transfer	930	36.0%	Full-time		13.60
Other	765	29.6%	Part-time		5.99

* First-time ever attending Allegany College of Maryland.

** Career includes Associates career programs as well as "Pre" programs; Certificates are included in category "Other."

*** Sum of percentage in division "Curricula" is >100% due to rounding.

Faculty and Staff Information

TABLE FOUR: Employment Profile (Fall, 2019)

CLASSIFICATION	FALL 2019 FULL-TIME	FALL 2019 PART-TIME	FALL 2019 TOTAL
Faculty	95	113	208
Administrators	13	0	13
Professional Support Staff	97	5	102
Support Staff	75	110	185
TOTALS	280	228	508

• Source: EDS, Preliminary Prior to Dec 15, 2019

- A. Total enrollment at Allegany College of Maryland for fall 2019 was 2588, a -20% reduction in student headcount in credit enrollment. This continues the pattern of decline experienced the past 5-6 years. However, as noted in the 2020 Update to the Educational Master Plan, enrollment leveled in 2020 for the first time in nine years. It should be noted that some FTE decline was offset by an increased continuing education enrollment which influenced headcount.
- B. Using Table Two predictions from MHECC, enrollment is expected to increase 11% to a Fall 2022 of 2879, with continuing growth of 28% to Fall 2028. Logically, these rates may be applied to FTDE (full-time day equivalents and non-credit FTEs. Irrespective of this anticipated increase, existing classroom, and laboratory space, including space added by the new WRCTC and Technologies building renovation, is sufficient for room load.
- C. Table Four data shows a similar trend for 2019 employment level with 2014 total employees of 508. Applying MHEC projections, faculty will need to be increased by an estimated 15% to accommodate projected increased 2028 enrollment.
- D. Review of Table Two, Three and Four data also dictate the College must consider the following projected changes although current facilities are predicted to be sufficient for these potential increases:
1. 28% in headcount
 2. 27% increase in FTE
 3. 27% in FTDE
 4. 22% increase in Non-credit FTE
- E. Further examination shows a continuing trend of increased part-time student population. In our 2017 Update this trend reversed earlier student population demographics, with an

18% shift between FT and PT. Comparison of 2017 data shows a continued climb in part-time numbers to a 5% increase by Fall 2019. Hence, we continue the 2017 recommendation to periodically monitor this trend through enrollment management and IA. Facilities planning and physical plant departments must also watch this trend as PT students increase demand on student congregation spaces, open computer laboratories, and student study spaces. Increased use may require more frequent updating and refreshing of these spaces as well as expansion of these specific areas.

F. The increased part-time population may change peak use of parking lots between 10 am and 2 pm with highly reduced parking needs from 8am-10am and 2pm-5pm and evening hours. To the casual observer this phenomenon may appear that parking lots are grossly underutilized or not congested.

G. Review of Table Three gives the following statistics, also examined for impact to this FMP revision and College planning needs:

- a) Female students continue to represent the predominant population (68.5%). This is a continuing upward population trend (increased from 2017's 65%) and may suggest a rebalancing of rest rooms within those buildings historically serving predominantly female populations, for example Allied Health.
- b) First-time students formed 17.9% of the population, a trend level with 2017 numbers; returning students decreased from 2017 levels by 16%; Early College students increased 5%.
- c) Full-time students represented 40%, part-time 60%. This ratio continues a trend noted in the 2017 Update, which should be monitored.

- d) Average age for Fall 2019 credit students was 24, no significant change for 2017's average of 23 years.
- e) Career students decreased 33% from Fall 2017 levels.
- f) Transfer students increased a significant 43% from Fall 2017 numbers, which may indicate a growth trend in student population.
- g) Ethnic distributions remained level with 2017 numbers as did average credit hours.

Staff

Employees of Allegany College of Maryland contribute equally to achieve our established strategic goals and are critical in accomplishing the vision and mission of the College.

In fall 2019 ACM engaged 300 persons as administrators and support persons, with a respective distribution between full-time and part-time of 61.7% and 38.3%. As predicted in the December 2017 Update, we experienced a 7% increase in part-time non-faculty personnel. Although this relatively small increase of 28 employees is not significant, we continue the 2014 anticipation that this FT/PT distribution will trend into a higher part-time ratio as management and physical plant workforce needs (re)align with continued improvements in workplace technologies and ongoing budgetary needs to control institutional expenses, which favors use of less expensive part-time staff to eliminate dollars paid for full-time benefits.

Total staffing changes from December 2017 to December 2020 reflect an overall 0% change in Total Persons Employed, stabilized at 508: and a 14% increase in Total Support Staff, with the category increasing from 162 to 185. Within this category, part-time employees had the greatest gain and is a trend predicted to continue.



Faculty

Allegany College of Maryland employed 208 full and part-time faculty members, a small net decrease of 19, or 3%, from 2014 levels. Data presented in Table Four includes part-time faculty teaching both credit and noncredit courses. By 2028, we expect the demand for faculty to increase a minimum 15% to an estimated 240, in tandem with projected credit headcounts and workforce training demands.

Irrespective of forecasted student growth, the predicted increase in faculty members should retain the 14:1 student-to-faculty ratio, which ACM has maintained since 2014. This ratio is lower than normal class size of 16 for a typical liberal arts or general studies education course.

Academic and Workforce Programs

Associate Degree Career Programs:

Applied Technical Studies	Culinary Arts*	Medical Laboratory
Automotive Technology*	Dental Hygiene [^] **	Technology [^] **
Business Management	Forest Technology*	Multimedia Technology
Computer Technology	Hospitality Management*	Nursing [^] **
• Cybersecurity AOC	• Hotel/Restaurant Mgmt	Occupational Therapy
• Programming AOC	AOC	Assistant [^] **
• Technical Support AOC	Human Service Associate [^] **	Physical Therapist Assistant [^] **
• Web Development	Legal Studies	Respiratory Therapist [^] **
AOC	Medical Administrative Asst	
Criminal Justice	Medical Assistant [^] **	

Certificate Career Programs:

Applications User Specialist	Criminal Justice	Medical Scribe Specialist [^]
Addictions [^]	Cybersecurity	Nursing Asst./Geriatric Aide [^]
Automotive Service Attendant	Dietary Manager	Pharmacy Technician [^]
Automotive Technology*	Event Management	Phlebotomy/Laboratory
Baking Essentials	General Studies	Assistant [^]
Business Accounting	Graphic Design	Practical Nursing [^] **
Business Entrepreneurship	Legal Studies	Restaurant Management
Business Marketing and Sales	Massage Therapy	Spanish
Business Supervision	Medical Coding and Billing [^]	Technical Support
Cooking Essentials	Med Lab Tech - Biotechnology [^] **	Tree Care Technician*

Letter of Recognition:

Accounting	Integrative Wellness	Photography
Criminal Justice/Corrections	Leadership Development	Web Page Development
Entrepreneurship Training	Marketing and Sales Training	
First-Line Supervision	Peace and Conflict Studies	

Certificate Career Programs

Pending MHEC Approval for Fall 2021:

Brewing Operations One-Year Certificate

Criminal Justice Forensics Area of Concentration Degree

Criminal Justice Forensics One-Year Certificate

AOC = Area of Concentration

*denotes statewide program

**denotes selective admission

[^]denotes Health Manpower Shortage program

Summary of Space Needs

TABLE FIVE - A: Computation of Space Needs by HEGIS Type (Fall, 2019)							
HEGIS CODE	HEGIS CATEGORY	NASF - CURRENT			NASF - NEXT 10 YEARS		
		NEED	INVENTORY	SURPLUS/DEFICIT	NEED	INVENTORY	SURPLUS/DEFICIT
100	CLASSROOM	26,388	37,047	10,659	26,972	38,431	11,459
110-115							
200	LABORATORY	14,323	72,349	58,026	14,637	74,208	59,571
210-15	Class Laboratory	9,002	69,548	60,546	9,198	69,407	60,209
220-25	Open Laboratory	5,321	2,801	-2,520	5,439	4,801	-638
300	OFFICE	50,926	54,293	3,367	51,922	58,900	6,978
310-15	Office/ Conf. Rm	49,426	54,293	4,867	50,422	57,660	7,238
320-45	Testing/Tutoring	1,500	0	-1,500	1,500	1,240	-260
350-55	<i>Included w/310</i>						
400	STUDY	11,679	16,952	5,273	12,207	14,323	2,116
410-15	Study	7,919	2,011	-5,908	8,094	1,923	-6,171
420-30	Stack/Study	2,560	12,142	9,582	2,913	11,181	8,268
440-55	Processing/Service	1,200	2,799	1,599	1,200	1,219	19
500	SPECIAL USE	36,600	27,750	-8,850	36,600	26,226	-10,374
520-23	Athletic	34,000	24,980	-9,020	34,000	24,980	-9,020
530-35	Media Production	1,600	2,024	424	1,600	500	-1,100
580-85	Greenhouse	1,000	746	-254	1,000	746	-254
600	GENERAL USE	31,383	34,261	2,878	31,607	36,506	4,899
610-15	Assembly	12,000	12,295	295	12,000	12,295	295
620-25	Exhibition	1,500	714	-786	1,500	714	-786
630-35	Food Facility	7,946	9,061	1,115	8,119	9,061	942
650-55	Lounge	2,337	5,125	2,788	2,388	5,325	2,937
660-65	Merchandising	1,600	3,684	2,084	1,600	3,684	2,084
670-75	<i>No Allowance</i>						
680-85	Meeting Room	6,000	3,382	-2,618	6,000	5,427	-573
700	SUPPORT	13,775	14,360	585	13,883	13,532	-351
710-15	Data Processing	2,500	828	-1,672	2,500	828	-1,672
720-45	Shop/ Storage	7,132	9,720	2,588	7,238	8,892	1,654
750-55	Central Service	4,000	3,812	-188	4,000	3,812	-88
760-65	Hazmat Storage	143	0	-143	145	0	-145
800	HEALTH CARE	500	1,640	1,140	500	1,640	1,140
900	<i>No Allowance</i>						
050-090	<i>No Allowance</i>						
TOTAL 2019 NASF:		185,574	258,652	73,078	188,328	263,766	75,438
TOTAL 2017 NASF:		217,498	255,453	37,955	275,416	251,098	-24,318
3-YEAR NET CHANGE:		-31,924	3,199	35,123	-87,088	12,668	99,756

Source: CC-3, July 2020

TABLE FIVE - B
Computation of Space Needs by Utilization Hours Used per Week During Peak*
**Peak hours: 10:00am to 2:00pm*
(Fall, 2019)

BUILDING & ROOM IDENTIFIER	HOURS/ ROOM	HOURS/ BUILDING	AVERAGE HOURS/ ROOM
Allied Health - AH102 Classroom	3.40		
Allied Health - AH108 Class Laboratory	1.60		
Allied Health - AH109 Classroom	8.80		
Allied Health - AH110 MDAS Laboratory	5.40		
Allied Health - AH134 Classroom	9.40		
Allied Health - AH138 Dental Hygiene Laboratory	7.20		
Allied Health - AH147 Dental Clinic	7.40		
Allied Health - AH155 Therapeutic Massage Laboratory	12.50		
Allied Health - AH200 Divided Classroom, Sec 1	4.00		
Allied Health - AH201 Divided Classroom, Sec 2	4.00		
Allied Health - AH202 Classroom	6.00		
Allied Health - AH208 Classroom	4.00		
Allied Health - AH230 Classroom/Laboratory	2.00		
Allied Health - AH236 Occupational Therapy	11.50		
Allied Health - AH237 Classroom	13.30		
Allied Health - AH238 Classroom	3.00		
Allied Health - AH251 Medlab/Classroom	24.50		
Allied Health - AH259 Classroom	9.50		
Allied Health - AH260 Classroom	1.00	138.50	7.30
Automotive Technology - A106 Auto Tech Laboratory	4.60		
Automotive Technology - A118 Classroom	9.00	13.60	6.80
College Center - C186 Music Room	2.40		
College Center - GR Green Room	1.40	3.80	1.90
Gateway Center - Cafe` Culinary Cafe` Laboratory	6.50	6.50	6.50
Humanities - H10 Classroom	7.50		
Humanities - H18 Classroom	20.60		
Humanities - H19 Classroom	14.00		
Humanities - H2 Classroom	6.60		
Humanities - H24 Classroom	9.00		
Humanities - H27 Computer Laboratory II	16.40		
Humanities - H31 Art Studio B	6.80		
Humanities - H33 Art Studio A	11		
Humanities - H37 Computer Laboratory I	4.20		
Humanities - H4 Classroom	22.80		

...continued on next page

BUILDING & ROOM IDENTIFIER	HOURS/ ROOM	HOURS/ BUILDING	AVERAGE HOURS/ ROOM
Humanities - H40 Classroom	19.60		
Humanities - H44 Classroom	16.40		
Humanities - H45 Classroom	12.40		
Humanities - H9 Classroom	16.40	183.70	13.10
Physical Education - G132 Aerobics	7.50		
Physical Education - G171 Classroom	6.70		
Physical Education - G176 Gymnasium	1.60	15.80	5.30
Science - S10 Anatomy & Physiology Laboratory	3.80		
Science - S11 Anatomy & Physiology Laboratory	3.60		
Science - S12 Physical Science Laboratory	4.80		
Science - S19 Seminar Room	2.60		
Science - S20 Microbiology Laboratory	4.10		
Science - S21 General Biology Laboratory	5.10		
Science - S22 General Biology Laboratory	2.60		
Science - S25 Dendrology Laboratory	5.60		
Science - S26 Large Classroom	13.00		
Science - S27 Computer Laboratory	7.60		
Science - S28 Large Classroom	12.40		
Science - S29 Classroom	7.40		
Science - S63 Computer Laboratory	7.50		
Science - S68 Large Lecture Hall	6.60	86.70	6.20
Technologies - T101 Computer Laboratory	6.80		
Technologies - T102 Computer Laboratory	8.40		
Technologies - T103 Computer Laboratory	14.00		
Technologies - T105 Computer Laboratory	13.00		
Technologies - T109 Forestry Classroom	.80		
Technologies - T113 Classroom	11.60		
Technologies - T114 Help Desk	9.40		
Technologies - T116 Huddle 1 Meeting Room	10.00		
Technologies - T118 Flex Conference Center	8.40		
Technologies - T119 MAC Laboratory	15.00		
Technologies - T15 Theatre	3.30		
Technologies - T160 Computer Laboratory	12.40		
Technologies - T161 Distance Learning Laboratory	12.40		
Technologies - T163 Computer Laboratory	5.20		
Technologies - T164 Computer Laboratory	11.00		
Technologies - T17 Computer Laboratory	7.20		
Technologies - T3 Computer Laboratory	5.20	155.60	9.20
Welding - GM General Lab	1.00	1.00	1.00
TOTAL ALL BUILDINGS		614.20	8.40

Development of Allegany's 2014 Facilities Master Plan included a comprehensive evaluation of existing space needs and needs anticipated in the 2015 Educational Master Plan. Evaluation utilized then current *State of Maryland Space Guidelines, only*. We applied no other studies or guidelines, but the assessment did consider input from faculty through recommendations in the new EDMP. This qualitative scrutiny was a component necessary to achieve the *strategic goal of student success*.

Analysis of building utilization is not the simple calculation of persons occupying seats. Also factored into the analysis is our goal of student success and the knowledge that if we are to achieve the target, we must offer diverse class time schedules. Although this objective may not optimize classroom usage, it is a significant and necessary element to fulfilling our mission. As example, we cannot use as *open or available* space those specific computer labs and specialized occupational training labs equipped specially to meet program needs. Further, our Continued Education program is substantially larger and more diverse than the average Maryland community college paradigm. This creates significant complexity to space utilization due to continuous fluctuation in day-of-week use, class hours, course duration, and number of learners. Because of this reality, we consider classrooms with **14+ hours scheduled as fully utilized**.

For this 2020 revision, building utilization was resurveyed during peak hours of 10am-2pm to identify strain on existing facilities. With respect to data presented in Table Five-B, classroom space scheduled for the entirety of the time monitored equaled twenty (20) hours of usage. Reviewing Table Five-B data, average occupancy of classroom and laboratory spaces was **8.4** hours weekly representing **40%** utilization of available hours. This is a reduction from the 2017 rate of 47% and is most likely due to enrollment fluctuations during the retrograde period.

Quantitative Conclusions

Table Five-A presents data for the amended 2019 period and forecasted needs for the future target year 2029. Data is sourced from MHEC CC-3 reports and sorted by Maryland's adopted Higher Education General Information Survey (HEGIS) space category.

Table Five-B presents data on current utilization of building classroom and laboratory spaces during the peak use hours of 10AM to 2PM.

Review of Table Five data produced the following **quantitative** conclusions:

1. Applying MHEC parameters, a campus-wide surplus of **available gross** space exists. Using the most recent CC-3 projections, this surplus could continue into 2029. This predicted figure includes inactive and vacated spaces.
2. Applying these same standards, **significant surpluses** (greater than 20%) are present for HEGIS categories:
 - Classrooms - +29% Actual versus current need
 - Classroom Laboratories - +29% Actual versus current need
 - Lounge - +54% Actual versus current need
 - Healthcare - +70% Actual versus current need
3. Continuing to employ the same factors, **significant deficits** (greater than 25%) **in space are currently present**, in the following specific venues:
 - Open Laboratories: -90%
 - Study, specifically open study and not stack study space: -31%
 - Athletic Facilities: -36%
 - Meeting Rooms: -77%
 - Data Processing: -202%

For the specific areas noted above in 3, MHEC predicts a reduction in the current deficit of 24,609 s.f. to 19,407 s.f. **by 2028**. Further comparison indicates that these deficits are a continuation of those specified in 2017 Update. However, the newly renovated Technologies Building partially corrects negative space for open laboratory, study, meeting and data processing. *This reconfigured space will be first reported on MHEC CC Table April, 2021 and will reduce predicted need for 2030.* In addition, ongoing periodic evaluation of spatial need, and reassignment of surplus space, will continue to equalize College surpluses and deficits. The College's proposed move to a *Bring Your Own Device Model* may have future impact on need for open laboratories although MHEC formulas used to determine spatial need may not (timely) use Models such as a determining factor.

4. Employing information presented in Table Five (B), classroom and class laboratory spaces in most buildings are **used only 40% of available hours**. This **underutilization** of space is a factor that must be considered in planning new instructional delivery methods, repurposing of building space as well as new construction and renovation. In example, the 2020 pandemic generated immediate use of hybrid class formats where class density was reduced by a percentage of students participating remotely. However, the emergency as well as the technological innovations needed for a successful response to COVID stimulated leadership discussion of deemphasizing on-campus learning and expanding new educational delivery modes.

Qualitative Conclusions

As detailed in Table Five-A, open laboratory, meeting, data processing, student study, and athletics spaces are not sufficient for Allegany's current needs and will not be adequate for

predicted 10-year needs. *To attain our strategic goal of student success*, the College incorporated these recurrent needs into capital projects proposed in this Update. College leadership responded to Table Five data and assimilated certain subjective knowledge into the decision-making process, including the examination of class size at time of initial construction versus current classroom size. For some buildings it was determined that *classrooms and laboratories may be larger than is currently needed for some programs and less than needed for other programs*. Expanded subjective analysis by College leadership **determined that continued reconfiguration and renewal of existing classroom and laboratory spaces, as opposed to new construction of space, was necessary** campus-wide if the College is to meet the learning needs of our students.

Continued annual assessment of space utilization will consider *current and projected class size, as well as the physical shape and mobility of technical devices in today's learning environment, when determining re-repurposing of specific spaces*. Periodic evaluation of space following the 2014 FMP and subsequent Updates, produced recommendations to address space deficits by reconfiguring the following existing surplus spaces, as **feasible**:

- Reduction of stacks to meet deficit in study, tutoring, meeting, or exhibition space.
- Reduction in classrooms to meet deficit in office, meeting, study/tutoring, or exhibition space in each building, as needed.
- Reduction of class laboratory space to meet deficit in open laboratory or office, meeting, study/tutoring, or exhibition space in each building, as needed.

The College applied earlier recommendations in

the substantial renovation of the Technologies Building, renovation of Library stack space to accommodate meeting space within the new Welcome Center, and relocation of the Western Maryland Correctional Officers Training program to a new building funded by the State of Maryland. To understand the impact of the relocation of the Officer training program solely, 1100 s.f. of previously dedicated, noncredit space was released and repurposed as meeting space, data processing, study, and open laboratories.

Although impactful, these changes are not fully adequate and College leadership must continue evaluating spatial use to produce needed square footage for conferencing, office staff and student study. *These remain current unmet needs, which have the potential to expand with future College growth and will continue to be areas of deficit space.*

In conclusion, examination of current and future space needs generated the following priorities adopted for this revision of the MFP:

PRIORITY: Deficit of Open Laboratory Space

Deficit in open laboratory space is continuing need. The newly modernized Technologies Building rectifies a large percentage of deficits for open laboratories, student study, data processing and meeting spaces; all within the existing building footprint. However, committed, constant reallocation of underused rooms is the key to full resolution of these deficits. One approach already launched is reconfiguration of the Library to a Learning Commons, where student support and tutoring is key. When complete, the Library will house all tutoring, testing centers, increased online resources, enhanced study space, and significantly reduced book stacks.

PRIORITY: Deficit of Office, Meeting, and Data Processing Space

Deficits in these HEGIS categories has been a prolonged need retarding the institution's growth path. The newly modernized Technologies Building partially

rectifies space deficits for open laboratories, student study, and meeting space; and fully corrects data processing needs. Full remedy to the remaining deficits is reconstitution of other inefficiently used areas.

The Collegewide Information Technologies Department remains in the renewed Tech Building. Newly apportioned space is now sufficient for maintenance, and/or expansion, of the IT network. Previously nonexistent technician workshop space and storage for parts and equipment is now available within the departmental space. Data processing space was increased to meet 100% of predicted need. The previously dysfunctional IT environment is now a state-of-art department enhancing the College's ability to meet strategic goals.

PRIORITY: Barriers to Full Access of Programs Only Available in the Continued Education Building

Barriers and obstructions to full mobility access to the Continued Education Building must be removed as these hinderances directly influences student success. This FMP Update stipulates renovation of the Continued Education Building as a capital priority, albeit local match is not anticipated for 4-7 years. The College did install automatic door openers on the primary entrance. In the interim, the College will continue to correct identified impediments as part of the regular and preventive maintenance programs.

PRIORITY: Deficit of Athletics Space

By MHEC definitions, athletics space refers only to indoor spaces reserved for physical education and wellness. Applying MHEC standards, extant space is inadequate for use by the number of enrolled learners. An increase of, or expansion to, indoor facilities is not included in this Update. Completion of a new accredited fast-pitch softball field added outdoor wellness space but did not impact this HEGIS category. Although it will not impact this HEGIS deficit, the College is exploring a partnership with Allegany County whereby a 24-acre outdoor wellness complex will be constructed.

Summary of Parking Needs

TABLE SIX: Computation of Parking Space Needs (Fall, 2019)							
PARKING CATEGORY	FACTOR	CURRENT			NEXT 10 YEARS		
		NEED	INVENTORY	SURPLUS/DEFICIT	NEED	INVENTORY	SURPLUS/DEFICIT
FTDE-T	0.75	1,212	1,115	-97	1,539	1,115	-424
FT-FAC & FT-STAFF	0.75	210	190	-20	220	190	-30
SUBTOTAL		1,422	1,305	-117	1,759	1,305	-454
VISITORS	0.02	28	26	-2	35	26	-9
REGULAR SPACES		1,450	1,331	-119	1,794	1,331	-463
RESERVED ACCESSIBLE	<i>by definition</i>	29	31	2	35	31	-4
TOTALS		1,479	1,362	-117	1,788	1,362	-467

Quantitative Conclusions

Table Six displays Fall 2019 data and forecasted needs for target year 2028, presented by HEGIS space category. Review of Table Six data produced the following **quantitative** conclusions:

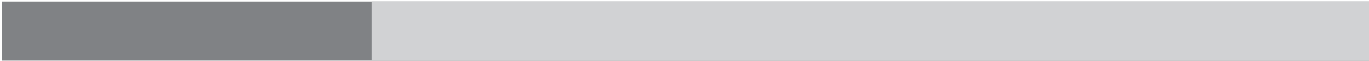
1. Applying MHEC parameters to 2019 enrollment and employment statistics, as of fall 2019 campus-wide parking is adequate, with a deficit of only 8%. However, by target year 2028, the conjectured deficit expands to 24% or 467 spaces. Irrespective of this estimate, periodic observation over the past ten years confirms that DAILY parking need does not exceed TOTAL available spaces. Demand does exceed lot capacity during peak hours in the vicinity of Allied Health and Technologies. This is attributed to student desire for close, convenient parking as opposed to more distant lots and not a lack of total spaces available campus-wide.

2. As shown in the table data, reserved accessible parking surpasses state requirements.

Qualitative Conclusions

Applying the current ratio between part-time/full-time students and employees to Table Six data, we may conclude that parking facilities, are generally sufficient for current use. Transfer of the Western Maryland Correctional Institute programs to the new WCRC Building immediately reduced demand on Allied Health and Technologies lots and generated use of historically underutilized spaces at Continued Ed. Selection of the new WRCTC site was strategic to redistribute elevated parking need to low use lots thereby producing more balanced use of TOTAL parking spaces.

As with the 2014 Plan, we incorporated subjective knowledge into our continued assessment, including an examination of traffic flow patterns in conjunction with class



times, a lower percentage of full-time daytime commuting students, and parking available at individual buildings. The qualitative analysis also considered the nature of the community College populations being a greater number of commuting learners; thereby a potential for parking spaces beyond the MHEC space allocation guidelines. We also considered changing technologies, specifically increasing use of Hybrid and electric cars. Consequently, College partners with Potomac Edison and installed an electric vehicle charging station in the Library parking lot (Fall 2020). Final qualitative evaluation of Table Six produced no recommendations to address projected parking deficits but recommends reassessment in 3-4 years in anticipation of target 2028 needs.

ALLEGANY COLLEGE *of* MARYLAND

FACILITIES AND LAND ASSESSMENT

III. FACILITIES AND LAND ASSESSMENT

Willowbrook Campus Setting

Positioned on the eastern edge of Cumberland, Maryland, Allegany College of Maryland's main campus, or Willowbrook campus, occupies 22 acres of gently rolling land improved by academic buildings, community and sports buildings, service buildings, outdoor sports venues, parking lots, access roads and other outdoor recreation facilities. The mountainous geography of western Maryland in combination with a wide river valley floor creates a rustic, rural setting for our campus.

In addition to the established campus site on Willowbrook Road, the College possesses an additional 300+ acres employed for agricultural training purposes or undisturbed as natural mountain drainage courses, wetlands, meadows, and timber. ACM's nationally recognized Forestry Program uses a 42-acre parcel for hands-on-training of students.

As the embryonic campus developed and expanded to its current form, we retained our rural identity with minimalist architecture and organic building exteriors complementing the site's inherent natural beauty.

Unique Characteristics of the College

Allegany College of Maryland is proud of four distinct characteristics singularizing us from other Maryland community colleges.

First, our unique location in western Maryland, which abuts two other states, attracts a student population from a bounty of cultures with diverse academic and workforce needs. Our daytime students commute from 20+ counties in

3 states, and commute times can be more than 1 hour one-way. No other Maryland community college serves a geographic region this extensive.

Second, no other community college in Maryland replicates our exceptionally high ratio of contact hours to credit hours. We are inimitable for our high percentage of career programs, which translates into more hours of training spent in special clinics. 51% of our students enroll in technical or health-related career programs which requires *contemporary laboratory and clinical education experiences*. *These programs require modern equipment and facilities, which by nature of the programs must, contain a higher square footage per full-time equivalent student than customary academic curricula. Space data presented in Section II verifies laboratory and classroom space is available.*

Third, our realty surfeit guarantees we may expand campus facilities to accommodate new academic programs as well as sports venues and outdoor wellness facilities for the benefit of our students, employees, and community

Fourth, the College maintains and administers Willowbrook Woods, a sixty-unit residential facility offering safe, affordable housing to 236 resident students. An on-site student residential facility *is a unique feature for community colleges, which enhances our regional appeal and supports our commitment to ensure the success of our students.*

Factors and Initiatives Impacting Land Use

Although we enjoy real estate superfluity not all acreage is suitable for commercial development and separate parcels are neither contiguous nor co-joinable with the existing campus site. Land

parcels traditionally used for agriculture are still utilized as hayfields and pasturage. Wooded parcels remain in standing timber. Wetlands and drainage basins remain in unspoiled, natural states. Approximately 128 acres are formed in mountain terrain with steep grades. Currently, ACM realty is catalogued as:

<i>Outdoor Recreation Facilities</i>	27.0
<i>Arboretum</i>	3.5
<i>Maintained Lawn & Trees</i>	15.0
<i>Forestry Plantations</i>	27.0
<i>Managed Forest</i>	128.0
<i>Driveways, Roads & Parking</i>	17.0
<i>Open Land</i>	67.0
<i>Water (Evitts Creek)</i>	4.5
<i>Forest Land In Proximity To Campus</i>	45.0
<i>Student Housing Site & Parking</i>	13.0
<i>Other</i>	1.0
Total Acres:	348.0

The existing Willowbrook campus incorporates 22 acres of gently rolling land suitable for easy construction of additional facilities. From the original 22 acres designated for the campus, 11 remain undeveloped in at the end of 2017. Erection of the WRCTC building reduced undeveloped land to 9.5 acres. Construction of the softball field and related facilities increased the number of acres used for outdoor recreational facilities to 30. This expansion, combined with a proposed county-funded Outdoor Wellness Complex (24 acres) amends land use as of December 2020 as:

<i>Outdoor Recreation Facilities</i>	50.5
<i>Arboretum</i>	3.5
<i>Maintained Lawn & Trees</i>	15.0
<i>Forestry Plantations</i>	27.0
<i>Managed Forest</i>	128.0
<i>Driveways, Roads & Parking</i>	19.0
<i>Open Land</i>	41.0
<i>Water (Evitts Creek)</i>	5.0

<i>Forest Land In Proximity To Campus</i>	45.0
<i>Student Housing Site & Parking</i>	13.0
<i>Other</i>	1.0
Total Acres:	348.0

The Willowbrook campus and other realty holdings are easily accessed from the I-68 corridor, an asset for marketability of the College's programs. This proximity also renders College lands desirable to private investors; but the College has no current or future intent to divest any of these parcels. Conversely, the College has neither current nor future need to acquire additional land.

Expansion of College facilities over the next several decades can be easily accommodated on the residual of the 22 acres designated for the original campus. Any restriction upon such expansion presents in the form of a *potential risk of enclosure* of the campus by the continuum of development of healthcare facilities and residences on contiguous parcels owned by private or public entities. Although identified as a factor, this potential is not currently viewed as a major threat to ACM viability; but as a dynamic to be considered in future expansion choices. Understanding these limitations, the College will adopt appropriate development strategies, as needed. More importantly, the College recognizes that as surrounding land becomes more valuable as commercial sites use of its larger parcels of land (i.e., wildlife management, agricultural, etc.) may be adversely impacted by intensified noise, traffic, and other pollutants.

As an additional aspect in continued assessment and planning for future facility needs, we must acknowledge internal and external influences, initiatives, or plans that *may have an impact on land and building use, including but not limited to the:*

1. Current partnership with Allegany County to develop a 24-acre outdoor wellness complex expanding sports fields

and related facilities including new access roadways and parking. A preliminary site plan is attached as Exhibit to this Update. The proposed complex will be completed by the College, County and City of Cumberland with Allegany County furnishing construction dollars and oversight. Long-term maintenance and management will also be the primary responsibility of Allegany County.

2. *Ongoing expansion of the Willowbrook Health Corridor, which began with the merging of two aged area hospitals into one state-of-art regional medical center. Land once owned by the College is now the site of a large regional health center. As undeveloped land fronting the corridor becomes new physicians' offices and related health facilities, the College may construe that future sale of ACM acreage to accommodate hospital expansion may be required for the benefit of our regional community.*
3. *Current or future impact from measures implemented to reduce consumption (and expense) of energy for the campus. The 2016 ASHRAE energy audits for campus buildings and infrastructure led to installation of the natural gas pipeline corridor envisioned in our 10-year Plan. This new underground utility will affect location of future facilities.*
4. *Current or future impact of recommendations produced by the new Educational Master Plan (EDMP).*
5. *Annual initiatives expanding academic and workforce program enrollments beyond pre-2014 usage may require additional classroom, laboratory and study spaces and accelerate the deficit in parking predicted in target 2028 projections.*

Cogitating all factors, this 2020 Update identifies short-term needs of our physical plant and provides recommendations for the College's projected long-term needs through the next decade. (Refer to Tables Nine through Eleven.) Consequently, our primary goals for **2014-23** are:

- Improve capital and preventative maintenance programs
- Identify/implement planned renewal cycles for existing facilities
- Sustainable renewal of buildings
- Develop, amend, and implement college-wide administrative policies, directly affecting successful achievement of any objective of our FMP.

Physical Development of Willowbrook Campus

ACM's Willowbrook campus originated in 1969 with construction of seven buildings strategically sited around an open-air plaza; an embryonic campus designed to serve 1,000 students. In the 1970s, the Technologies and Continuing Education Buildings were constructed on opposing ends of the original peripheral. Incremental development continued in the 1990s with addition of Allied Health and Bookstore/Advancement Center Buildings, Welding and Automotive Laboratories, and a storage facility near the Technologies Building. Acquisition of the Turning Point Center and the off-campus Gateway Center increased our facilities. During the 1970-1999 timeframe, the College also added outdoor recreational and parking facilities. Construction of an Allied Health annex, a second storage building (2005), a facility to house the Transportation Department (2007), and construction of the Serenity Garden and Labyrinth completed campus growth as leadership priorities shifted to renewing and preserving existing facilities.

Major renovation projects renewed the original Humanities, Science, Physical Education, College Center, Library, Automotive Technology and Physical Plant buildings. The comprehensive renovation of the Technologies Building concludes Spring 2021 and is no longer the #1 Priority for the College. Renewal activities for Continued Education, the single remaining older building, are planned to begin after FY25 due to limitations on local matching funds.

To determine actual physical needs of our building inventory, we first identified the primary use of the building; then discussed the current and potential future use of the structure. This process formed the assessment platform for both **short-term** (less than 3 years) and **long-term** capital needs. Once determined, these needs were categorized as:

1. Emergency: An immediate and imminent threat to safety of life or property
2. Short-term Critical: A potential threat to safety of life or property if not corrected within 36 months
3. Long-term Critical: A potential threat to safety of life or property if not corrected within 120 months
4. Noncritical

Table Seven summarizes the general physical condition of each buildings. Assimilating collected information, facilities needs for 2021-26 are revised as follows:

- Replacement or significant repair of roofs reaching EOL or end of warranty during this revised Plan period.
- Replacement or significant repair of deteriorated building components such as toilet rooms, HVAC, flooring, and similar as identified in Table Seven
- Detection and repair of suspected underground water leaks.
- Repair/abatement of mobility barriers within accessible routes.

Building Inventory, Use, and General Condition

Our buildings serve varied functions including academic, continuing education and workforce development, laboratory, administrative, student support and institutional support. We categorized campus buildings as either *Academic & Academic Support* or *Institutional Support* for planning purposes. Table Seven is a quick reference to building age and historic capital investment since construction.

CATEGORY: Academic & Academic Support

Allied Health

Constructed in 1994 to consolidate into one building all ACM health programs previously dispersed among multiple buildings; In response to unanticipated growth in allied health programs and space needs, the College funded and constructed a 6,000 square foot addition in 2007. Interior reconfigurations were implemented during 2019-2020 in response to changing program needs. As of Fall 2020, a new chiller had been installed but the building needs restoration of the full roof and replacement of all roof-mounted air-cooling equipment.

Automotive

Renovation of the Automotive Technology Building (1969) was completed in mid-2012. Work included installation of new geothermal heating, installation of thermally improved windows and doors systems, major electrical systems upgrade, correction of ADA and other code compliance issues, and minor remodeling of interior office spaces for better workflow and use of space. The building had some roof repair. The General lab lacked air conditioning, which made building unusable during summer months; this was corrected 2019 with roof-mounted cooling units.

College Center

Also an original structure, the College Center reopened in 1997 after significant renovation, including a new campus-wide telecommunications system. The College Center houses financial and general administrative offices in addition to the Student Advising Center, Admissions & Registration, Financial Aid, Student Lounge and Cafeteria. The renovation expanded cafeteria and kitchen, reconfigured office areas, and modified areas for ADA compliance. Mechanical systems were renewed, and one section of roof was replaced. Capital improvements included installation of two new chillers supporting 4 other campus buildings. A new elevator was installed in 2020. The Business Office and Financial Aid Offices were reconfigured and renewed 2019.

Continuing Education

Construction of the Continuing Education Center was completed 1978. The Center allowed the College to respond to community demands and expand the number and variety of non-credit courses, programs, and other offerings, which are a significant part of our regional mission. The building has undergone some renewal of interior wearing surfaces but will require a full modernization program within the next 10-15 years. In 2019, boilers were replaced along with air handlers and Automatic opener added to primary entrance doors 2020. Full roof restoration and chiller replacement as well as interior upgrade are still needed.

Humanities

The Humanities Building (1969), housing classroom space for core academic subjects, was renovated in 1995. Modifications were made for ADA compliance; and mechanical systems, including HVAC, were renewed. An expansion to the original building included new art studios and computer labs. Full roof replacement occurred 2020.



Library

An original structure, the Library underwent a major renovation and a 6,000 square foot expansion to accommodate seating and data processing spaces in 2005-08. The renewal project corrected non-compliant ADA issues and infrastructure insufficiencies, modernized building mechanic systems to accommodate current technology, and renovate interior finishes. The Library was the first ACM building to include a geothermal heating/cooling system to decrease energy costs. In 2020, a 2nd renovation created the Thomas Welcome Center, equipped with a large state-of-art multi-media meeting space. Rest rooms space was expanded and 400 s.f. roof replaced.



Physical Education	The Physical Education Building (1969) was renovated in two phases beginning 2004 and ending 2006. Work completed corrected non-compliant ADA issues and infrastructure insufficiencies, implemented several energy conservation measures, supplied additional locker room space and an added classroom, and reconfigured some internal core spaces for efficient operations management. Renovation of the pool systems and roof replacement were major components of this project. With the installation of a well field for the Library in 2008, the building was retrofitted for geothermal. All lighting was replaced with LED types 2019. In 2020 a supplemental pole building was constructed as annex and houses indoor batting cages and storage for athletic equipment.
Sciences	The Science Building, an original structure, was reopened in time for the 2001-02 academic year after significant renovation and reconfiguration of space. The update added classroom and seminar spaces, an expanded computer lab, and modernized instructional laboratories. Modifications were made for ADA compliance and mechanical systems were renewed. Small roof repair made in 2020.
Technologies	A comprehensive renovation program finishes Spring 2021 with fully replaced electro-mechanical systems including HVAC, roofing, and windows. All architectural barriers to accessibility were removed. Interior space reconfigured to meet College needs for classrooms, computer labs and meeting spaces of diverse sizes.
Welding Lab	The Welding and Automotive Lab Building was erected 1991 to meet an increased demand for development of a skilled workforce for the industry. Lab relocated 2020 to new off-campus space; building used as float space for Tech Bldg. renovation.
Gateway Center	(DOWNTOWN) Ownership of the Gateway Center was transferred to the College in 2005. Currently, it houses the Culinary Arts and Hospitality Programs. Others had made significant renovations to the building, but additional work was completed by ACM in 2001, 2005 and 2011 in response to the growing Culinary Arts Program and the rental space needs of several State of Maryland agencies.

CATEGORY: Institutional Support

- Advancement** The Advancement Office and Campus Bookstore's new 1991 structure next to College Center expanded retail space. The structure also provided consolidated office spaces for the ACM Foundation, public relations, and Desktop Publishing and Graphic Design.
- Physical Plant** Also an original 1969 building, the Physical Plant Service Building was modernized in 2011 with addition of a geothermal HVAC system, new windows and doors, and new vestibule area. ADA and other code compliance issues were corrected and minor remodeling to interior office was completed.
- Storage #1** Using College funds in 1996, the College constructed a metal shell building designated Storage Building #1, to alleviate relocation space needs during several renovations. Since 2008, the Continuing Education Department uses the structure as a training facility for various workforce programs important to regional economy.
- Storage #2** Storage Building #2 is a modest pole-built structure of approximately 2400 s.f., constructed in 2005 to supply more central storage space for physical plant and inventory.
- Transportation** The structure houses offices for transportation staff and a repair and storage facility for college cars and buses. Erected in 2007, the Transportation Building is utilitarian construction.
- Turning Point** Acquired 2006, Turning Point Center is a 1300 s.f. single-story structure adjacent to the Willowbrook campus. Minor alterations were made since acquisition to amend the space to the College's particular need. Presently the space is leased as a daycare center operated by HRDC.

TABLE SEVEN: Building Inventory (Fall, 2019)
History of Significant Renovation or Restoration

BUILDING NAME	YEAR CONSTRUCTED	YEAR MAJOR CAPITAL RENOVATION COMPLETED	DESCRIPTION OF SIGNIFICANT CAPITAL IMPROVEMENT OR MODIFICATION
Advancement/ Bookstore	1991		
Allied Health	1994		
Automotive Tech	1969	2011	New Geothermal system; new Thermal barriers at doors and windows; Major electrical upgrade; Rooftop A/C unit added 2019 to service General laboratory.
College Center	1969	1996	ADA compliance; modernization of common area & office spaces; HVAC expansion; equipment replacement
Continuing Education	1978		
Gateway Center	1930		Opened by ACM 2001
Humanities	1969	1995 / 2020	Building Expansion; ADA compliance; modernization of classroom office spaces; equipment replacement; Full roof restoration completed 2020 with 30 yr. warranty.
Library	1969	2007 / 2020	Building Expansion; ADA compliance; modernization of interior spaces & building mechanicals; equipment replacement. New Geothermal system. 2020 renovations to create Thomas Welcome Center increased restroom space and full LED lighting replacement. Replacement of 4000 s.f. roof completed November 2020

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TABLE SEVEN: Building Inventory (Fall, 2019)**History of Significant Renovation or Restoration**

BUILDING NAME	YEAR CONSTRUCTED	YEAR MAJOR CAPITAL RENOVATION COMPLETED	DESCRIPTION OF SIGNIFICANT CAPITAL IMPROVEMENT OR MODIFICATION
Physical Education	1969	2006	Roof Replacement; New Geothermal system; Pool system and Natatorium renovations
Physical Plant	1969	2011	
Sciences	1969	2001	Roof Replacement; space reconfiguration; Air quality improvements
Storage Bldg. 1	1996		
Storage Bldg. 2	2005		
Technologies	1975	2020	2020 comprehensive replacement of all major electro-mechanical systems, roof, and windows; Addition of elevator; Corrected ADA issues.
Transportation	2007		
Turning Point Center	1994		Opened by ACM 2007
Welding / Automotive	1991		

TABLE EIGHT: Life Cycle Analysis – Roof (Fall, 2019)

BUILDING NAME	YEAR ROOF LAST REPLACED	EXPECTED LIFE CYCLE YEARS	YEAR PROJECTED FOR REPLACEMENT	CRITICALITY**	NOTES
Advancement/Bookstore	2003	20	2023		
Allied Health	1995	20	2015	1	<i>Included Table Eleven - Capital Projects</i>
Automotive Tech	2011	20	2031		
College Center	2001	20	2021	1	<i>Included Table Eleven - Capital Projects</i>
Continuing Education	1999	20	2019	2	<i>Included Table Eleven - Capital Projects</i>
Gateway Center	Unknown		2021	1	<i>Included Table Eleven - Capital Projects</i>
Humanities	2020	30	2050		
Library	2006	20	2026	2	<i>Included Table Eleven - Capital Projects</i>
Physical Education	2006	20	2026		
PE: Gymnasium Section	2006	20	2026	2	<i>Included Table Eleven - Capital Projects</i>
Physical Plant	2011	20	2031		
Sciences	2001	20	2021	1	<i>Included Table Eleven - Capital Projects</i>

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TABLE EIGHT: Life Cycle Analysis – Roof (Fall, 2019)

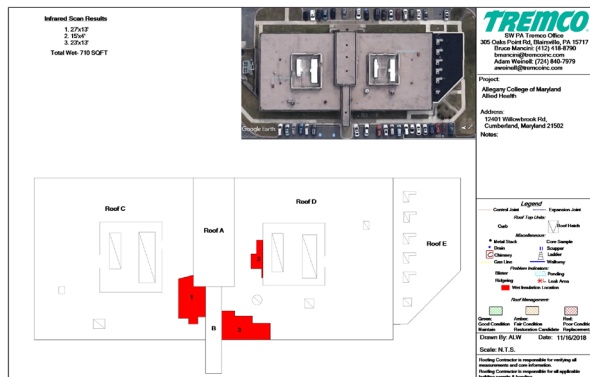
BUILDING NAME	YEAR ROOF LAST REPLACED	EXPECTED LIFE CYCLE YEARS	YEAR PROJECTED FOR REPLACEMENT	CRITICALITY**	NOTES
Storage Bldg. 1	1996	20	2016		
Storage Bldg. 2	2005	20	2025		
Technologies	2019	20	2039		
Transportation	2007	20	2027		
Turning Point Center	2007	20	2027		
Welding / Automotive	2011	20	2031		

****Criticality Factors:**

- 1 Replacement Significantly Past Expected EOL/Replace within Next 3 Fiscal Years
- 2 Replacement Scheduled Within Next 3-5 Fiscal Years



Allied Health Deficiencies



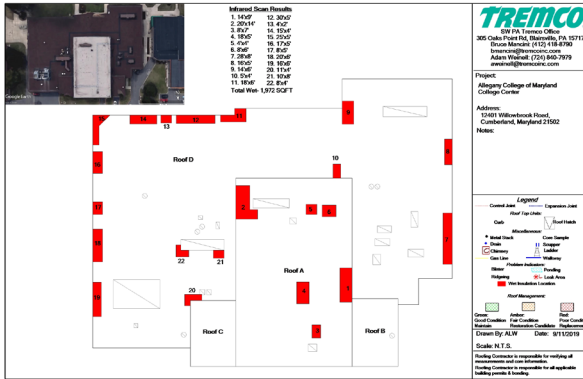
Allied Health Drawing IR



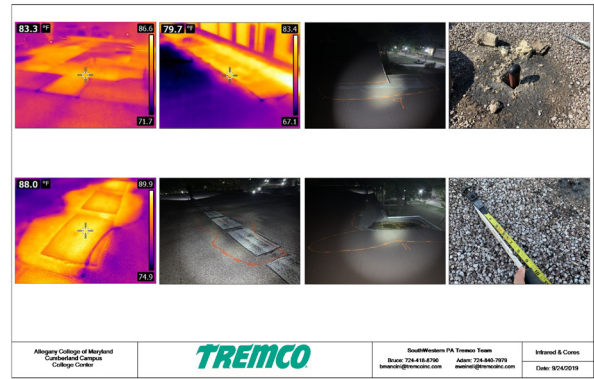
Allied Health Infrared & Core



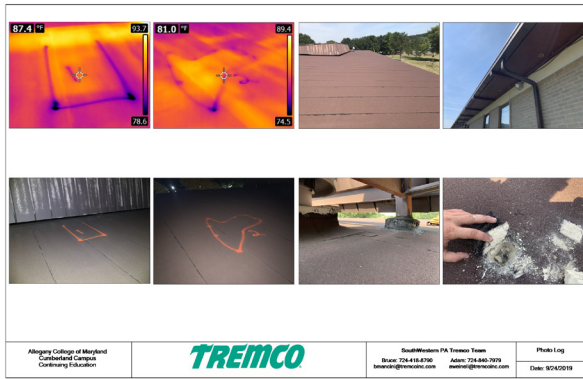
College Center Deficiencies



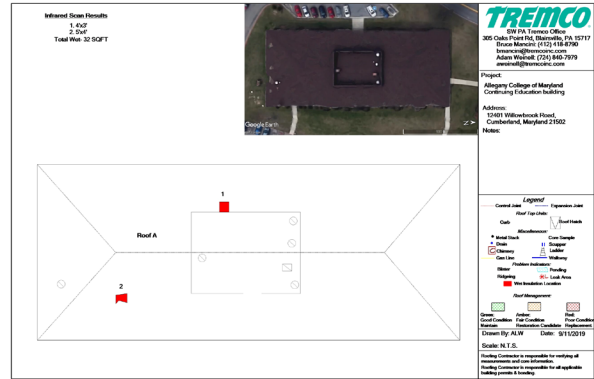
College Center Drawing IR



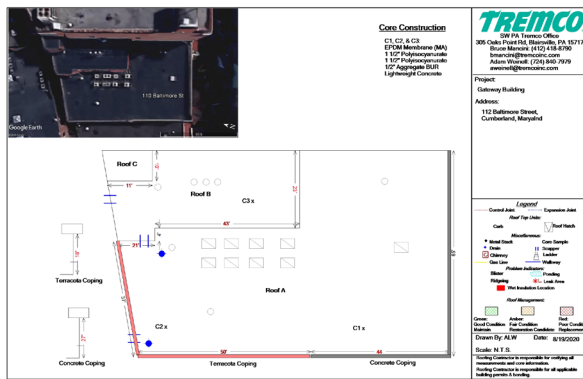
College Center Infrared & Cores



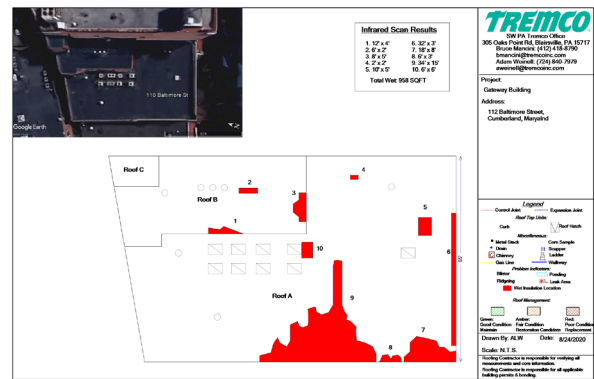
College Continuing Education Photo Log



Continuing Education Building Drawing IR



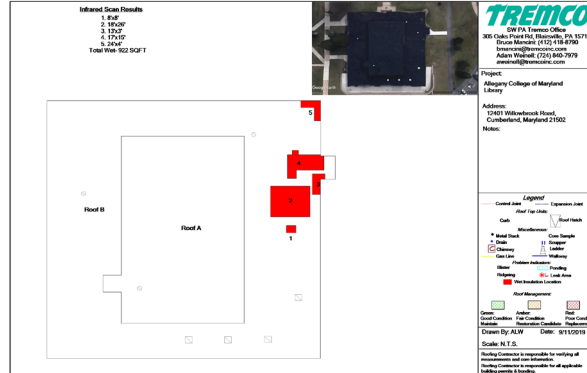
Gateway Center Building Detail Drawing August 2020



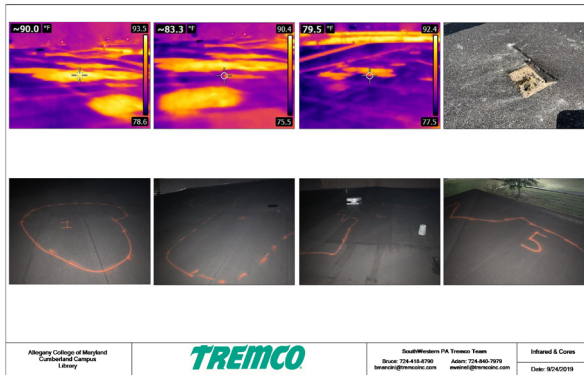
Gateway Center Building Drawing IR Scan results August 2020



Library Deficiencies



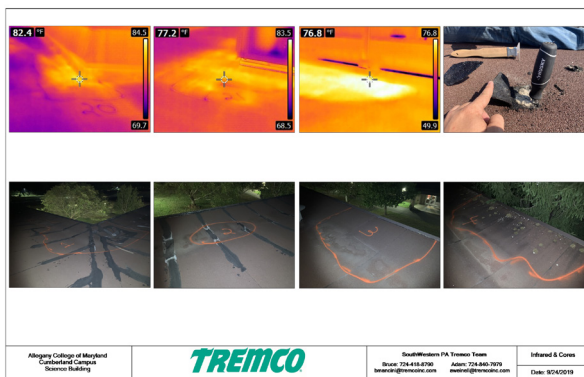
Library Drawing IR



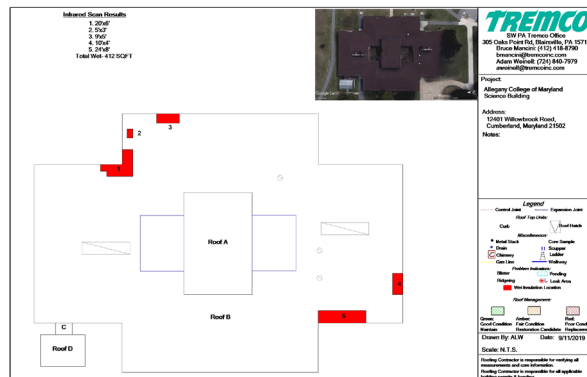
Library Infrared & Cores



Library Science Building Deficiencies Photos



Library Science Building Infrared & Cores Photos



Science Building Drawing IR

TABLE NINE: Building Net-To Gross Efficiencies (April, 2020)

BUILDING	GROSS SQUARE FOOTAGE	NET ASSIGNABLE SPACE	NET-TO-GROSS EFFICIENCY
Advancement & Campus Bookstore	7973	6829	86%
Allied Health	52080	35178	68%
Automotive Tech	17962	11559	64%
College Center	61397	43369	71%
Continuing Education	19971	13217	66%
Gateway Center	31000	21011	68%
Humanities	30709	18348	60%
Library	24964	21249	85%
Physical Education	39000	27077	69%
Physical Plant	3858	2967	77%
Sciences	34081	24458	72%
Storage Bldg. 1	3600	3324	92%
Storage Bldg. 2	2400	2256	94%
Technologies	56127	36416	65%
Transportation	3065	2812	92%
Turning Point	2484	1242	50%
Welding/ Auto Lab	3840	3494	91%

Building Architecture and Height

Campus founders recognized the advantages of a gently sloped site in positioning our original buildings. Original campus development, and later expansions, used these natural variances in elevation situating new buildings to minimize potential invasive impact of building height on the campus environment.

Developed with a minimalist architectural style, the College sustained this design philosophy as structures were added, utilizing geographic features to camouflage multi-storied heights. The result is a prospect of multi-storied buildings seamlessly blended with single story structures for a campus, which enhances, rather than obscures, the suburban setting.

Campus buildings renovated to date have fire suppression systems and meet all current ADA requirements for persons with a disability. Suppression system alarms for most buildings are now tied directly to the 911 Center, a change from 2017 status wherein most auto-dialers were failing. The Continued Education Building is the sole building without an automated fire suppression system.

Utilities Infrastructure

To meet our strategic goal to reduce financial inefficiencies, we recognized the need to upgrade where energy-conserving measures have reasonable return of investment and to utilize more cost-effective energy sources. Information provided by the ASHRAE Level 2 Energy Audit assisted in identifying capital defects, which are included in Table Eleven, as well as best use practices in the repair and replacement of aged building systems and infrastructure components.

Original engineered design of the Willowbrook campus provided for underground installation of all utilities, including telephone. Continued

campus growth adhered to this design concept, to the greatest extent possible. A series of campus-wide receptors connecting to the municipal drainage system collects most storm water. Uncollected sheet drainage flows into a series of natural waterways along campus boundaries.

A geothermal system fuels space heating for several building linked to the underground distribution and well system. Chilled water systems primarily cool campus facilities, with several loped together for greater efficiency,

Terracotta pipe composes the original sewer system. Given the nature of the material, the potential for severe blockages exists via settlement of the pipeline-in-fill construction, the advancing age of the system, and root invasion from the placement of trees campus-wide. To date, there have been no significant repairs. We project 8-12 years remaining life before major repairs force system wide replacement.

The 1969 campus construction used steel pipe in the underground water distribution system. A steel pipe-in-soil system should be equipped with cathodic protection, but anodes do not protect this system. We repaired several substantial leaks since 2014. Most unprotected steel systems fail at 40-50 years depending on soil acidity and dampness. Considering the soil types at Willowbrook, estimated remaining life for the unprotected steel pipe system **is less than 1 year.**

Originally, underground fuel oil tanks bolstered public safety and continued minimalist aesthetics. These single-wall steel tanks had no cathodic protection. The estimated life of such tanks would be equivalent to the steel water line. No longer needed at completion of the natural gas corridor, all unused tanks were removed in compliance with state and federal regulations to mitigate future risk of leakage or seepage into surrounding soil. At time of removal in 2019 there was no observable evidence of leaked

fuel. A single propane tank remains beside the Welding Building.

Telecommunication lines are buried systems. Replacement of digital phones with IP types is still in progress. Implementation new digital phone system is substantially complete and needs Segra connection to new PRI lines, which should be complete 2021.

Computer network cables are also buried systems. In 2014, the ITD implemented an on-premises virtual infrastructure using VMWare's virtual server technology. One year later, the College replaced networking equipment in tandem with an upgrade of aged core network and endpoint switches. By improving backbone speeds, the College achieved another strategic goal with implementation of an efficient, effective wireless system. The current Technologies Plan includes annual rolling replacement of aging technology (phone system, networking equipment (wired and wireless), datacenter servers, etc.) with cost effective and efficient solutions ancillary to the colleges technological direction.

General site lighting is comprised of a series of lampposts and building-mounted fixtures (re)equipped with LED bulbs. This retrofitting fulfilled an energy conserving measure identified in the ASHRAE audit. Interior lighting fixtures are replaced with energy-efficient types or bulbs are exchanged as feasible. As of December 2020, most lighting replacement ECMS recommended in the Energy audit are complete. Theater lighting has not been modified due to the projected cost of fixtures and repair of electrical circuits, which must corrected simultaneously with installation of new fixtures.

Pedestrian Circulation and Green Spaces

The Willowbrook campus features convenient walking distances between all buildings, parking, and sports or recreational venues. Pedestrian traffic flows without restriction throughout campus facilities over a network of sidewalks, crosswalks, and paved pathways. An uncluttered campus green is a focal point in pedestrian flow.

We are a *Tree Campus USA* designated facility with an extensive variety of trees and shrubs planted campus-wide and a specific dedicated area used as a learning lab for Forestry and Biology students. Our established arboretum encloses a portion of the primary walking trail, enhancing the rural campus experience. Perimeter campus zones exhibit mature timber plantings.

Pedestrian circulation extends over Evitts Creek, crossing from the campus onto extended walking trails managed by ACM's Forestry Department. Here, walking paths weave amid an abundance of mixed hardwoods and conifers. These tranquil forested areas provide a beautiful mountain setting enhancing the Willowbrook campus.

Promotion of student success and access is an identified strategic goal of the College. Therefore, we examined pedestrian routes during various times of a day/night cycle and concluded that few concerns for pedestrian comfort and safety exist. We corrected all issues recognized in 2017, including lighting at campus borders, between the campus and student housing, and at the vehicle storage area at the Transportation Building.

Vehicular Circulation and Parking

Allegheny College of Maryland has a highly visible primary entrance directly off Willowbrook Road adjacent to the Western Maryland Health System medical complex. Near the ACM entrance, two roundabouts control traffic flow over Willowbrook Road, moderating vehicle speed and succession. This permits easy ingress onto the campus and rapid egress in the I-68 direction.

Campus traffic first moves over a short avenue; then is routed into one of two parking areas. Parking situated around the perimeter of the academic buildings is within a five-minute walk to any facility. Curved passage lanes and offset stops control traffic speed, making it difficult to race through lots on a straight line.

Exiting traffic making a left-hand turn onto Willowbrook Road is frequently delayed during peak daytime hours due to the volume of medical center and local traffic traveling toward I-68. A separate left turning lane is provided to prevent delay to righthand turning.

Parking is not permitted along the single service road entering at the northeastern sector of the campus. Limited parking spaces in this area frequently restrict traffic flow around the Technologies and Allied Health Buildings.

Students parking in manners, which further narrow traffic lanes, or who park in restricted zones exacerbates the problem, which is expected to be significantly reduced following relocation of the Officers' program to their new building.

1,360+ parking spaces are available for students and employees combined. These include both paved and graveled lots. On-street parking is not permitted immediately off-campus along either Willowbrook or Old Willowbrook Roads. There is no recognized need for garage type facilities.

Promotion of student success and access is an identified strategic goal of the College. Examination of vehicular routes during various times of a day/night cycle, we concluded that *few concerns for motorist comfort and safety now exist.* The 2014 concern regarding limited visibility for vehicle drivers turning onto the service road at the Technologies and Allied Health Building crosswalk areas was addressed in 2018 by eliminating all parking along the service road and frequently repainting of all crosswalks. The "Y" intersection in the main campus drive, where outgoing traffic emerging from parking left and right directions blends back into incoming traffic, remains the sole *point-of-conflict between pedestrian and vehicular traffic.* Opportunity for collision occurs when persons not familiar with the path of traffic stop or hesitate to determine the correct direction of travel.



Multiple lanes of traffic merging at single intersection creates confusion with correct direction of travel.

TABLE TEN: Life Cycle Analysis - Building Renovation (Fall, 2020)

BUILDING NAME	TOTAL BUILDING CAPITAL IMPROVEMENT OR MODIFICATION	TOTAL BUILDING CURRENT CONDITION	SIGNIFICANT BUILDING NEED DURING 2020-2023
Allied Health		<p>Building is in average to declining condition with major deferred maintenance which requires immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs for program expansion were identified.</i></p>	<ul style="list-style-type: none"> • Roof is past end of useful life cycle • Roof mounted air-cooling equipment is EOL • Rest rooms are severely deteriorated and inadequate to serve demographics of student population • Uneven, deteriorated pavers in walking path are at EOL and create mobility issues
Advancement & Bookstore		<p>Building is in above-average condition with deferred maintenance need to replace cooled air generation and distribution equipment. Does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs for program expansion were identified.</i></p>	<ul style="list-style-type: none"> • Cool air generation/ distribution equipment past EOL
Automotive Tech	New geothermal system; new thermal barriers at doors and windows; major electrical upgrade	<p>Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs for program expansion were identified.</i></p>	

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TABLE TEN: Life Cycle Analysis - Building Renovation (Fall, 2020)

BUILDING NAME	TOTAL BUILDING CAPITAL IMPROVEMENT OR MODIFICATION	TOTAL BUILDING CURRENT CONDITION	SIGNIFICANT BUILDING NEED DURING 2020-2023
College Center	ADA compliance; modernization of common area & office spaces; HVAC expansion; equipment replacement	Building is in average condition with deferred maintenance need to replace cooled air generation and distribution equipment. Does not require immediate capital expenditures to preserve the building envelope or interior spaces.	<ul style="list-style-type: none"> • Roof is past end of useful life cycle. Section over theatre is significantly past EOL. • Cool air generation/ distribution equipment past EOL
Continuing Education		<p>Accessibility & ADA compliance; HVAC replacement, roof replacement; modernization classroom and office spaces; equipment replacement.</p> <p><i>Expansion of space to address current and future regional workforce development needs, renewal of interior, and ADA compliance is required.</i></p>	<ul style="list-style-type: none"> • Air cooling equipment at end of useful life cycle. • Accessibility barriers to building and accessible route
Gateway Center		<p>Major repair to HVAC and elevator systems were made in mid-2015. This building is aged but in good condition. <i>Roofing is leaking and insulation is wet.</i></p> <p><i>No interior renovation needs for program expansion were identified. Roof must be repaired or restored.</i></p>	<p>Roof is a 60-mil reinforced EPDM membrane mechanically attached to deck. There are two roofing systems on the building, however, there is only board insulation below the EPDM roof. The 1st roofing system is a multiple ply built up roof directly on lightweight concrete deck. IR scan shows wet insulation below the EPDM totaling approx. 15% of entire roof area. Major concentration of wet is located at lower parapet wall indicating leaking into roofing system starts at parapet wall. Roof system installed directly over the lightweight concrete deck is keeping most moisture out of the building. Core cuts show insulation below the EPDM is saturated at parapet wall and damp as you move away from wall.</p>

TABLE TEN: Life Cycle Analysis - Building Renovation (Fall, 2020)

BUILDING NAME	TOTAL BUILDING CAPITAL IMPROVEMENT OR MODIFICATION	TOTAL BUILDING CURRENT CONDITION	SIGNIFICANT BUILDING NEED DURING 2020-2023
Humanities	Building expansion; ADA compliance; modernization of classroom office spaces; equipment replacement	Building is in above-average condition with deferred maintenance need to replace cooled air generation and distribution equipment. Does not require immediate capital expenditures to preserve the building envelope or interior spaces. Full roof restoration completed 2020. <i>No renovation needs for program expansion were identified.</i>	<ul style="list-style-type: none"> • Cool air generation/ distribution equipment past EOL • Elevator pit needs repair to eliminate periodic flooding
Library	Building expansion; ADA compliance; modernization of interior & building mechanicals; equipment replacement. New geothermal system	Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces. <i>No renovation needs for program expansion were identified.</i>	
Physical Education	Roof replacement; new geothermal system; pool system and natatorium renovations	Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces. <i>No renovation needs for program expansion were identified.</i>	

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TABLE TEN: Life Cycle Analysis - Building Renovation (Fall, 2020)

BUILDING NAME	TOTAL BUILDING CAPITAL IMPROVEMENT OR MODIFICATION	TOTAL BUILDING CURRENT CONDITION	SIGNIFICANT BUILDING NEED DURING 2020-2023
Physical Plant	Addition of a geothermal HVAC system, new windows and doors, new vestibule area; correction of ADA and other code compliance issues; modernization of office spaces.	<p>Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs were identified for this building.</i></p>	
Sciences	Roof replacement; modernization of spaces; air quality improvements	<p>Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces. A minor project in 2014 improved ventilation & air quality.</p> <p><i>No renovation needs for program expansion were identified.</i></p>	
Storage Bldg. 1		<p>Building is in better than average condition; has no major deferred maintenance needs; and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs were identified for this building.</i></p>	
Storage Bldg. 2		<p>Building is in average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs were identified for this building.</i></p>	

TABLE TEN: Life Cycle Analysis - Building Renovation (Fall, 2020)

BUILDING NAME	TOTAL BUILDING CAPITAL IMPROVEMENT OR MODIFICATION	TOTAL BUILDING CURRENT CONDITION	SIGNIFICANT BUILDING NEED DURING 2020-2023
Technologies		<p>Multi-year comprehensive revitalization completed 2020. Building is in excellent condition</p> <p><i>No renovation needs were identified for this building.</i></p>	
Transportation		<p>Building is in above-average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs were identified for this building.</i></p>	
Turning Point		<p>Building is in average condition; has no major deferred maintenance needs and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>No renovation needs for program expansion were identified.</i></p>	
Welding/ Auto Lab		<p>Building is in average condition with no major deferred maintenance need and does not require immediate capital expenditures to preserve the building envelope or interior spaces.</p> <p><i>Welding program was relocated to new space; building used for other institutional purposes which fluctuate.</i></p>	

ALLEGANY COLLEGE *of* MARYLAND

MASTER PLAN AND IMPLEMENTATION

IV. MASTER PLAN AND IMPLEMENTATION

Planning Concepts, Principles and Priorities

This revision continues the planning concepts established in the 2014 FMP including the desire to achieve our **Strategic Plan Priorities** with the following actions related to our facilities:

Institutional Priority One - *Student Success and Access*

- Provide comfortable, welcoming, state-of-art facilities for learners and learning
- Identify program growth; plan and develop strategies to accommodate and facilitate growth with new facilities or renovations
- Remove architectural barriers
- Improve safety of pedestrians and motorized traffic

Institutional Priority Two - *Educational Innovations*

- Facilitate digital learning with state-of-art classroom environments
- Facilitate learner engagement with comfortable classroom, laboratories, and student congregation spaces

Institutional Priority Three - *Institution of Place*

- Provide comfortable, welcoming facilities to support student and community engagement
- Maintain a physical environment equal to the excellence of ACM's academic programs

- Expand facilities in a feasible, financially efficient manner, which aid economic growth and additional revenues

Institutional Priority Four - *Resource Management*

- Promote sustainable practices and implement use of sustainable architecture and landscaping
- Develop and implement a long-range plan for facilities renewal, revising as needed
- Ensure future campus development enhances the existing campus while retaining green spaces.

To realize our mission as *a lifelong learning community dedicated to excellence in education and responsive to the changing needs of the communities we serve*, planning concepts, principles and priorities used in this Plan remain the same as the 2014 FMP, and include developing and maintaining:

- *Technically advanced classrooms and laboratories,*
- *A safe, healthy identifiable campus and workplace environment, and*
- *College-wide practices promoting sustainability.*

Updating the Plan

A strategic goal for Allegany College of Maryland is highest and best use of resources.

To accomplish this, we periodically examine and evaluate our physical campus and develop long-term plans for the renewal and expansion of facilities. We expect new development and renewal projects be executed in a manner, which provides the highest return on investment for the College and our learning community. Proposed capital renovations and expansions fully consider stewardship of public dollars invested by State, County and College.

Periodic revision of the Facilities Master Plan is a critical component in this planning process. It insures coherent, consistent accomplishment of incremental campus improvements and major capital development. At a minimum, we revise the Plan at 5-year increments, making amendment more frequently if substantive alterations occur in enrollment patterns or funding.

This document is the 2nd amendment to the 5th Facilities Master Plan (2014-2023) submitted to the Maryland Higher Education Commission (MHEC), following review and approval by the College's Board of Trustees.

Facilities Renewal and Expansion

Renewal

All buildings and systems have life cycles. Fifty years is the common useful life of industrial grade building systems, with shorter terms for interior finishes and longer terms for structural components. Utility systems normally have life cycles of 50-75 years, depending on the type of materials used in construction and obsolescence. For example, a terra cotta sewer system does not have the same EOL term as modern plastics. The EOL cycle of carpet is 33% that of vinyl or composite tile. Brick veneer has 4x the life cycle

as vinyl siding. With an understanding of these parameters, it is common for institutions to allot a specific percentage of the yearly institutional budget to a *Repair and Replacement Fund (R&R)*.

Renewal, revitalization, and modernization of aged facilities is a substantial concern for facilities planning and physical plant. Prior to 2020 Allegany College of Maryland had not incorporated a R&R principle into its annual budget cycle. *However, recognizing institutional strategic goals may be attained through this stewardship tool, the College adopted a "sustainability fund". This retains dollars paid by students through a new "sustainability fee", restricting use for repair and replacement of facilities and equipment.* Consistent, annual reservation of funds supports an uninterrupted preventive maintenance program, which over time, reduces the amount of capital project dollars needed to correct damage due to deferred maintenance and emergency replacement of obsolete systems.

Renewal is not restricted to buildings. Landscape and green spaces must also be preserved, and expanded, when possible. It is a generally accepted understanding that green spaces are valuable tools in promoting health and wellness. We employ green-scapes throughout the Willowbrook campus. Employees and students share and enjoy an abundance of open green lawns framed with trees and seasonal shrubs. Situated near buildings, outdoor seating areas provide opportunity to relax in the shade of a Dendrology- or *Tree Campus USA*- planted tree. Because the goal of reducing financial inefficiencies and promoting wellness are important to our success, in 2020 the College allocated funding and implemented a multi-year program to support installation of sustainable, low maintenance landscaping outside major buildings.

Overall, functional adequacy of College facilities exceeds state standards. Historic renovations eliminated most physical accessibility issues,

and small renewal projects are planned to eliminate remaining barriers by 2027. These include sidewalk deterioration, missing or incorrect ramp elevations, missing or inoperable door hardware and signage, and similar. This includes deficiencies noted in the proposed renovation of the Continued Education Building. In addition, rapid growth in technologies requires repeated upgrades to classrooms, laboratories, and student study areas with access to electronic instructional devices and networks.

Expansion

Construction of the natural gas pipeline recommended in the 2014 Plan is concluded, and all boilers retrofitted for natural gas. As an underground utility system, it has a moderate impact on future placement of buildings and facilities.

The 2014-2023 Plan recommendation to expand parking facilities is not considered valid at this time due to continued lower employment and enrollment levels. Our annual assessment of related data will determine need prior to target year 2026.

The 2014-2023 Plan endorsement to replace aged *water lines* remains valid. A critical short-term need exists for planned incremental replacement of steel water lines as documented by the pitted condition of pipe replaced in the past 2-4 years. Continued corrosion is producing leaks system wide. We estimate up to 5% of water passing through the master meters is lost through system-wide leaks. Over time, this represents a significant loss of dollars.

Construction of the Welcome Center proposed in the 2017 Update was accomplished by reprogramming and reconfiguring existing space within the Library and modification to the building exterior. The 2017 proposed softball field was constructed on open land in partnership with the City of Cumberland.

The correctional officers' continued education program is now rehoused in the new building proposed in the 2017 Update. Relocation of this program to another sector of the campus reduced significant parking and traffic congestion without the need to build or expand existing parking areas. Together, these projects used 2 acres of vacant campus land.

This 2020 Update promotes a substantial expansion project in partnership with Allegany County. The proposed 24--acre outdoor wellness complex will occupy current open land north/northeast of the Physical Plant and Transportation Buildings. A full description is found in the final section of this document and a suggested Site Plan is included as Exhibit. This complex is the solitary revisions in *major land use patterns anticipated* during the next ten years.

However, if future student enrollment significantly escalates in the next 10-25 years, the College may develop all or part of various land parcels in close proximity to the current campus to construct facilities necessary to meet our College mission and accommodate student growth and development.



BCC Roof Renovations

**TABLE ELEVEN: Capital Projects & Implementation Schedule
Combined Major/Minor Projects*** (Fall, 2020)**

PRIORITY	PROJECT NAME	FY20 EST. \$	ESCALATED COST	ESTIMATED	
				START	END
1	Roof Replacement Incl. Air Coolers (AH)	\$781,000	\$812,448	July 2021	June 2022
1	Roof Replacement - (GATE)	\$0	\$0	July 2021	June 2022
1	Air Cooling Generation Equipment (CC)	\$614,741	\$639,331	July 2021	June 2022
1	Air Cooling Generation Equipment (HU)	\$8,258	\$8,588	July 2021	June 2022
1	Air Cooling Generation Equipment (BKADV)	\$21,127	\$21,972	July 2021	June 2022
1	Office Space for Facilities Personnel	\$15,000	\$15,600	July 2021	June 2022
1	Paving - Lot Below CE (Area 8)	\$350,000	\$364,000	July 2021	June 2022
1	Paver Replacement - (AH)	\$57,750	\$60,060	July 2021	June 2022
1	CC Theatre renovation (lighting, sound, rigging and seating)	\$450,000	\$468,000	July 2021	June 2022
1	Toilet Room Renos - (AH)(CC)	\$265,000	\$275,600	July 2021	June 2022
2	Roof Replacement (THEATRE)	\$155,440	\$163,212	July 2022	June 2023
2	Roof Replacement (CC)	\$754,702	\$792,437	July 2022	June 2023
2	ECM - Install Timers on Roof Top Fans (CE)	\$1,048	\$1,100	July 2022	June 2023
2	ECM - On Demand CO2 Ventilation - (CE) (LIB)(PE)(AH)(CC)	\$29,680	\$31,164	July 2022	June 2023
2	ECM - Recommission Bldg. & Controls (CC) (LIB)	\$33,538	\$35,215	July 2022	June 2023
2	ECM - Replace Exit Signs w/LED	\$4,321	\$4,537	July 2022	June 2023
2	ECM - Replace Heating Plant	\$15,162	\$15,920	July 2022	June 2023
2	ECM - Replace Water Heaters (TP)(MISC)	\$26,355	\$27,673	July 2022	June 2023
2	ECM - Water Line Replacement - Project 1	\$150,000	\$157,500	July 2022	June 2023
2	Paving - Gymnasium Lot (Area 7)	\$350,000	\$367,500	July 2022	June 2023
2	Toilet Room Renos - Misc. Bldgs.	\$290,000	\$304,500	July 2022	June 2023
3	Roof Replacement - (SCI)	\$554,770	\$588,056	July 2023	June 2024
3	ECM - Install Energy Recovery Wheel (AH)	\$84,328	\$89,388	July 2023	June 2024
3	ECM - Replace Heat Plant (PE)(BKST)	\$64,506	\$68,376	July 2023	June 2024
3	ECM - Replace Hot Water Heater (CE)(AH)	\$12,849	\$13,620	July 2023	June 2024
3	ECM - Replace LF Lamps & Fixtures	\$89,414	\$94,779	July 2023	June 2024
3	ECM - Water Line Replacement - Project 2	\$150,000	\$159,000	July 2023	June 2024
3	Paving - Tech North Lot	\$140,000	\$148,400	July 2023	June 2024
3	Reno Toilet Rooms - Misc. Bldgs.	\$125,000	\$136,250	July 2023	June 2024

Projects highlighted are implemented using non-College funds.
ECM = Energy conservation measure identified in ASHRAE Level 2 Energy Audit

**TABLE ELEVEN: Capital Projects & Implementation Schedule
Combined Major/Minor Projects*** (Fall, 2020)**

PRIORITY	PROJECT NAME	FY20 EST. \$	ESCALATED COST	ESTIMATED	
				START	END
4	Roof Replacement - Library (Residual)	\$506,688	\$542,156	July 2024	June 2025
4	ECM - Replace Air Conditioners	\$98,475	\$105,368	July 2024	June 2025
4	ECM - Replace Heat Pumps (ST 1 & 2, CE Lab, Trans)(TP)	\$26,046	\$27,869	July 2024	June 2025
4	ECM - Replace Windows (CC)(CE)	\$150,933	\$161,498	July 2024	June 2025
4	ECM - Water Line Replacement - Project 3	\$150,000	\$160,500	July 2024	June 2025
4	Paving - MISC	\$100,000	\$107,000	July 2024	June 2025
5	Roof Replacement - (GYM)	\$41,760	\$45,101	July 2025	June 2026
5	ECM - Water Line Replacement - Project 4	\$150,000	\$162,000	July 2025	June 2026
5	<i>Design - Continuing Education Bldg.*</i>	\$490,000	\$529,200	July 2025	June 2026
5	Roof Replacement - Continued Education	\$358,150	\$386,802	July 2025	June 2026
6	Roof Replacement (ADV/BKST)	\$239,190	\$260,717		
6	ECM - Water Line Replacement - Project 5	\$150,000	\$163,500	July 2026	June 2027
6	ECM - Replace 150-Ton Chiller (CC)	\$211,605	\$230,649	July 2026	May 2027
6	ECM - Replace 250-Ton Chiller (CC)	\$282,140	\$307,533	July 2026	June 2027
6	Sewer Line Replacement - Project 1	\$200,000	\$218,000	July 2026	June 2027
6	Plaza Clock Tower Repair	\$70,000	\$76,300	July 2026	June 2027
6	<i>Continuing Education Building Renovation*</i>	\$7,000,000	\$7,630,000	July 2026	June 2028
7	ECM - Water Line Replacement - Project 6	\$150,000	\$165,000	July 2027	June 2028
7	Sewer Line Replacement - Project 2	\$200,000	\$220,000	July 2027	June 2028
8	Sewer Line Replacement - Project 3	\$200,000	\$222,000	July 2028	June 2029
9	Sewer Line Replacement - Project 4	\$200,000	\$224,000	July 2029	June 2030
10	Sewer Line Replacement - Project 5	\$200,000	\$226,000	July 2030	June 2031
11	Sewer Line Replacement - Project 6	\$200,000	\$228,000	July 2031	June 2032
TOTAL		\$ 16,969,176	\$ 18,263,420		

*Projects highlighted are implemented using non-College funds.
ECM = Energy conservation measure identified in ASHRAE Level 2 Energy Audit*

Implementation

Tables Eight through Ten presented general statistics and current conditions for building envelopes, interior finishes, roofs, and electro-mechanical systems. This information represents the primary basis for our determination of capital needs for the next 10 to 20 years.

Table Eleven depicts our final determination of Renewal and Expansion Projects for the next decade and proposed implementation timelines for completion of design and construction. This prioritization is based on short-term or long-term needs and the criticality of the proposed project. Table Eleven identifies all College capital projects. Priorities assigned may not correlate directly with priorities assigned to major capital projects specifically identified later in this Section.

This 2020 amendment is a general guide and reference. Proposed projects may not be completed within the scope of this Plan and, as decisions affecting College growth and leadership evolve, are subject to amendment.

Funding and Cost Estimates

The College may use ACM funding to address emergency or short-term capital needs under **\$250,000**. Projects with more significant funding needs require grant dollars from State or Local sources.

In this amendment, we developed cost estimates using the best information available at the time and cost-per-unit estimates from local contracting sources and service providers.

Project Staging

This revision considers several projects for capital funding. Staging of these is dependent on the availability of both College funds and funds available from local, state, or federal sources.

To maintain our large capital renewal cycle, building renovation projects will be submitted to MHEC for planning and design funding as the earlier project enters construction stage(s).

Prioritized Renewal Projects Through MHECC Capital Funding Program

Priority One - Roofs

Multiple buildings require roof restoration over the next 5 years due to age, deterioration, and expiration of existing warranties. The order presented represents sequence of priority or criticality. Allied Health is CRITICAL need and ostensibly the first to receive funds. Proposed roof renewals may be combined into one single or multiple projects as required necessary and feasible by the College.

A. Analysis of Building Use and Condition

1. Allied Health

The Allied Health Building is a critical academic facility, housing classrooms and laboratories for highly demanded degrees and certifications. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a CRITICAL replacement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface. Restoration must also include renewal of failing and failed roof-top air-cooling equipment as it would be financially inefficient to replace these under a separate contract preceding roof replacement.

2. College Center (Including Theatre Section)

The College Center is a critical academic and academic support building as well as the main institutional support facility, housing most administrative offices, student cafeteria and lounge, college theatre, meeting rooms and classrooms. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a critical placement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

3. Sciences

The Sciences Building is a critical academic facility housing all science classrooms and laboratories, supporting classes which are part of the core curriculum. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a near-critical replacement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

4. Library

The Library is a critical academic support facility and the main student support facility, housing tutoring and testing laboratories and other essential student services as well as the campus Welcome Center. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a replacement to be expedited need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

5. Continued Education

The Continued Education Building provides academic support as well as institutional support through varied workforce programs and noncredit classes

essential to the College institutional priority of being the institution of place. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a replacement to be expedited need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

B. Renewal Program

Replacement of these roof surfaces are included in the list of Capital Projects in Table Eleven and included as projects in the following Section for the State of Maryland Renewal Grant Program.

Priority Two - *Mechanical Systems - Rest Rooms*

A. Analysis of Building Use and Condition

Various academic and academic support buildings required restroom restoration over the next 5-8 years to:

- restore aged and deteriorated fixtures, electro-mechanical elements, and flooring
- improve accessibility or meet new ADA standards
- provide a sufficient potty parity based on gender distribution of an average 3-year enrollment analysis
- provide gender-neutral rest rooms in sufficient number and at appropriate campus-wide locations

B. Proposed Renewal Program

The Allied Health Building has had no restoration of mechanical spaces since construction in early 1990s. One of the College's most utilized buildings, all restrooms are aged and deteriorated and require full restoration, and possible expansion of space footprint. In addition, the gender ratio of students attending programs housed in the building indicates a

deficit in toilet room space dedicated to female learners. Gender-neutral facilities are not available and has been identified as an authentic need by the College's Diversity Committee. Likewise, the Continued Education Building, constructed 1979, has predominantly original equipment. Unlike Allied Health, a lesser demand on these rooms permitted longer use before deterioration was noticeable.

Remaining academic and support buildings are in various states of continuing deterioration. However, since funds are not currently available, a full assessment by building is not available for this Update. In general, it is expected that \$900,000 is the minimum needed to renew campus-wide restrooms and provide gender-neutral spaces.

Priority Three - *Mechanical Systems - Air-Cooling Equipment*

A. Analysis of Building Use and Condition

Equipment which generate and distribute cooled interior air, and regulated indoor air quality, is critical to our institutional goal of student success. Multiple buildings, including academic, academic support, and institutional support, require replacement, of inefficient or obsolete equipment in whole or in part. Exchange of building equipment grossly exceeding predicted end of useful life or is inoperable or failing is a critical capital need. In ordered sequence, this includes generation and distribution systems serving Allied Health, College Center, Humanities and Bookstore. Repairs have been repeatedly made and is no longer a viable solution.

B. Proposed Renewal Program

Each building will be evaluated by certified engineers to determine air cooling demand and design new optimum replacement systems including equipment recommendations. Aged and/or inoperable equipment will be replaced

with high-efficiency types. Work will include interchange of related electro-mechanic, wiring and controls.

Priority Four - *Water Lines*

A. Analysis of Use and Condition

Waterlines are predominantly steel. Cathodic protection measures should be present on steel pipe-in-soil distribution systems, but these were not provided at original construction or any later time. Most unprotected steel systems fail at 40-50 years depending on soil acidity and dampness. Estimated remaining life for the unprotected steel pipe system is 0-1 years. Continued appearance of leaks system wide since the 2014 FMP and extent of corrosion to the steel pipe removed supports this forecast. PVC pipe replaces corroded components.

We estimate that up to 5% of water passing through the master meters is being lost through system-wide leaks. Over time, this represents a significant loss of dollars.

B. Proposed Renewal Program

The College recognizes that a critical short-term need exists for the planned, incremental replacement of steel water lines, which are becoming heavily corroded, and producing multiple small leaks, as documented evidenced by the condition of steel pipe replaced to date. Staged replacement with classic lines is included in Table Eleven projects.

Priority Five - *Continuing Education Building*

A. Analysis of Use and Condition

The Continued Education Building (CE) currently houses CE administrative and program staff offices, classrooms, computer labs, registration facilities, the College

Information Center, and the Community Based Transition Program. It is a student-learning center for regional workforce programs and an identified center of rapid student growth. Open enrollment and contract training courses are delivered for all areas of the Continuing Education & Workforce Department. Offerings include concentrations in Professional, Workforce Development, Health & Human Services, Community Education and Seniors. In addition, credit classes also meet in the building.

Several large public meetings and events occur in the facility throughout the year. These include job fairs, political forums, nonprofit organization meetings, school board activities and multi-agency sponsored events (Homeless Advocacy Day). The College also schedules various employee meetings, trainings, and functions in building classrooms.

Built 1977, the Continuing Education Building the design was for as an all-purpose facility with classroom, office, and laboratory spaces. Since construction, the College executed several reconfigurations to create dedicated computer labs, a fiber optic Distance Learning classroom, and administrative offices. The building has been refreshed with replacement of carpeting and ceiling tile, but the electro-mechanical systems are original to the building. *The air-cooling system will reach end of useful life within the next 3 years.*

The deteriorating and spatially limited learning environment severely affect **the goal of student success and continued learning**. Specific deficiencies include:

- *Interior space is not efficiently or fully utilized by the current configuration of*

classrooms, laboratories, storage, and office.

- *Building must be updated, and any accessibility barriers removed.*
- *Building roof is deteriorating and system failure is a threat.*
- *Building air-cooling systems are at end of useful life and becoming obsolete.*
- *Inefficient thermal barriers permit waste of energy dollars.*
- *Absences of an automated fire suppression system compromises public safety*
- *Building electrical system may not support program expansion to meet learner needs.*

B. Proposed Renewal Program

This revision considered current and recommended future program uses. The final building renovation plan must provide classroom space for specialized programs of regional interest, general classroom space, adaptable technology, and flexibility in use of all learner space.

Major upgrades needed to the existing structure include removal of any existing barriers to program access and enhanced access, replacement of obsolete air-cooling and electro-mechanical systems, and renewal of offices and storage areas. Space repurposing to produce an open and visible Registration Office will enhance operations efficiency. In addition, classrooms and training spaces will be equipped with smart room technology, adaptable to traditional lecture format and to the specific needs of customized training. Construction of a new front entrance portico enhances building function and aesthetics.

Prioritized Renewal Project Through State of Maryland Facilities Grant Funding Program

(\$5,000 Maximum Limit)

Priority One - Roofs

Multiple buildings required roof restoration over the next 5 years due to age, deterioration, and expiration of existing warranties. The order presented represents sequence of priority or criticality. Allied Health is CRITICAL need and ostensibly the first to receive funds. Proposed roof renewals may be combined into one single or multiple projects as required necessary and feasible by the College.

A. Analysis of Use

1. Allied Health

The Allied Health Building is a critical academic facility, housing classrooms and laboratories for highly demanded degrees and certifications. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a CRITICAL replacement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface. Restoration must also include renewal of failing and failed roof-top air-cooling equipment as it would be financially inefficient to replace these under a separate contract preceding roof replacement.

2. College Center (Including Theatre Section)

The College Center is a critical academic and academic support building as well as the main institutional support facility, housing most administrative offices, student cafeteria and lounge, college theatre, meeting rooms and classrooms. Our 2017 facilities condition inventory,

performed by outside contractor EMG, rated this a critical placement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

3. Sciences

The Sciences Building is a critical academic facility housing all science classrooms and laboratories, supporting classes which are part of the core curriculum. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a near-critical replacement need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

4. Library

The Library is a critical academic support facility and the main student support facility, housing tutoring and testing laboratories and other essential student services as well as the campus Welcome Center. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a replacement to be expedited need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

5. Continued Education

The Continued Education Building provides academic support as well as institutional support through varied workforce programs and noncredit classes essential to the College institutional priority of being the institution of place. Our 2017 facilities condition inventory, performed by outside contractor EMG, rated this a replacement to be expedited need due to age and current condition. Restoration of the roof will ensure building integrity and provide a new 30-year roofing surface.

B. Proposed Expansion Program

Replacements of these roof surfaces are included in the list of Capital Projects in Table Eleven as well as the State of Maryland Renewal Grant Fund and will be carried out as funds become available to the College.

Replacement of air handlers serving the Allied Health Building should be conducted in concert with restoration of the roof surface and components. Together, the estimated cost exceeds the \$500,000 limit for projects. However, the College may partner other dollars with the State's contribution to achieve the most workable scenario for replacement of these key building elements and ensure appropriate engineering and workmanship. Therefore, both elements are listed as priorities for these separate funding sources.

Priority Two - *Allied Health Building Walkway Pavers*

A. Analysis of Use

The Allied Health Building is a critical academic facility, housing programs in our most-demanded degrees and certifications. Exceptionally high use of the building has damaged existing pavers to the point where serious injury could occur if not replaced; thereby representing a significant risk factor to the College. In addition, the walkways current condition is not ADA compliant and hinders mobility.

B. Renewal Program

Restoration will be completed by tearing out the old walk and installing new pavers in a workmanlike manner which eliminates trip hazards and complies with ADA mandates for walks and entryways. This project will renew the walkway for a minimum 20 years.

Priority Three - *Continued Education (Area 8) Parking*

A. Analysis of Building Use and Condition

The parking facility located below the Continuing Education Building services all classrooms, but predominantly CE, Humanities, Physical Education and Sciences. Repair and paving of this parking area were identified as a critical need in our 2017 facilities condition inventory performed by outside contractor EMG. This repair will extend useful life of parking facilities used steadily, throughout the day due to its proximity to core curriculum buildings.

B. Renewal Program

Restoration will be completed by grading the existing surface and overlaying asphalt at the appropriate recommended depth and compression. Directional lines and signage will be provided. This project will renew the parking area for a minimum 25 years.

Priority Four - *College Center Theatre*

A. Analysis of Building Use and Condition

The theatre was not included in the 1996 revitalization of the College Center, the primary institutional support building on campus. Both the ASHRAE Energy Audit and the 2017 EMG Facilities identify critical elements to be replaced in this building section for life safety and financial efficiencies – strategic priorities for the College. The theatre is covered by the oldest section of roofing on the expanded building and present a risk of failure. The degree of deterioration ranks this roof section as a CRITICAL repair. Deteriorated carpeting, draperies, and furnishings, coupled with dangerous wiring and lighting and inefficient air-cooling, combine to create an environment where learners cannot succeed or engage.

B. Renewal Program

Restoration will be completed by replacing all obsolete and dangerous wiring and lighting fixtures. Technology for sound stage production will be upgraded to state-of-art. Seating and soft furnishings and floor/wall coverings will be replaced. The failing roof section will be renewed separately as part of this project or in combination with the entirety of the College Center roof.

B. Expansion Program

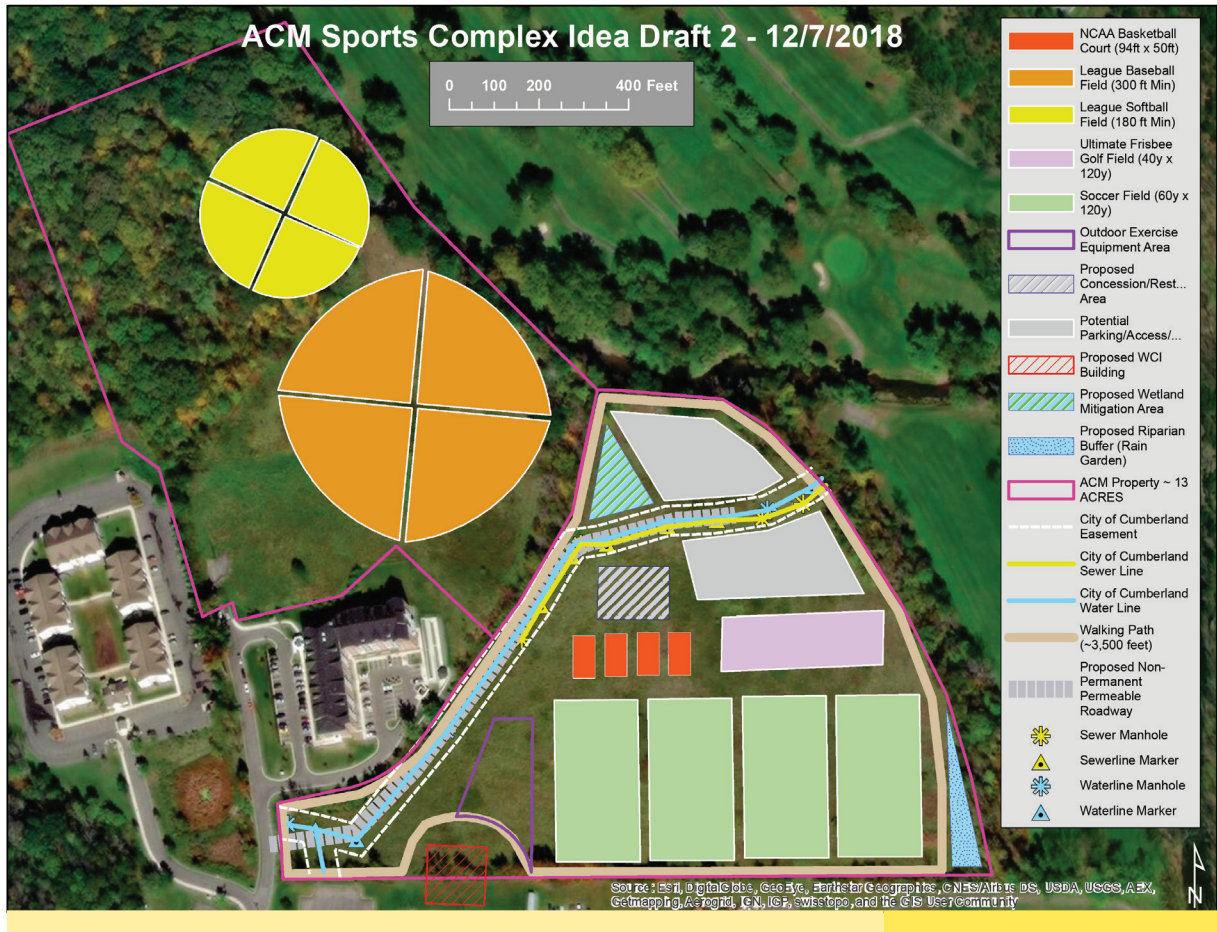
The most recent (2018) draft of the ACM Sports Complex includes a 94x50 NCAA Basketball Court, League Baseball Fields, League Softball Fields, a 120x 360 Frisbee golf Field, a 90 x 360 Soccer/Football Field, passive outdoor exercise area, walking path, outdoor classroom, and ADA-compliant fishing pier and creek access. Proposal also includes new roadways and parking as well as sanitary and storm water conduits and potable water lines.

Prioritized Expansion Projects Through Non State Funding

Priority One - *Sports and Recreational Complex*

A. Analysis of Building Use and Condition

Existing sport and fitness facilities are sufficient for general student population use; but to meet the institutional priority as institution of place, the College must consider community and regional needs and opportunities. In partnership with Allegany County government, the College proposes to redesignate 24 acres for development of a community sports complex to be constructed and maintained by County funds. The proposed complex requires construction of roadways and auxiliary parking and related signage as well as rest room, concession stand, pavilion, and related storage for field use and maintenance equipment. Construction of the entire complex should be completed with 10 years of start for the first planned element. This important project provides economic stimulation to County and College both as the athletic feild permits the staging of regional tournaments bringing dollars into the community and enhancing College marketability and desirability to new learners.



ALLEGANY COLLEGE of MARYLAND

Cumberland Campus

12401 Willowbrook Road, SE • Cumberland, MD 21502-2596
301-784-5000

Bedford County Campus

18 North River Lane • Everett, PA 15537-1410
814-652-9528

Somerset County Technology Center

281 Technology Drive • Somerset, PA 15501-4300
814-445-9848

Bedford County Technical Center

195 Pennknoll Road • Everett, PA 15537-6946
814-623-2760

School of Hospitality Management and Culinary Arts

The Culinaire Café / Gateway Center
110-114 Baltimore Street • Cumberland, MD 21502-2302
301-784-5410

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For inquiries related to this policy, please contact:

*Dr. Renee Conner, Dean of Student and Legal Affairs
Title IX Coordinator | ADA/504 Coordinator
12401 Willowbrook Road | Cumberland, MD 21502
College Center 152
301-784-5206 | rconner@allegany.edu
www.allegany.edu/title-ix | www.allegany.edu/ADA-504*

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