



Building on Success The Next Ten Years

**A Master Plan for
MISSISSIPPI DELTA
COMMUNITY COLLEGE**

2023

A MESSAGE FROM THE PRESIDENT

As we embark on a new era at Mississippi Delta Community College, I am reminded of our **Mission Statement**:

Mississippi Delta Community College (MDCC) provides quality education through academic, career, technical, health sciences and workforce training programs. MDCC is dedicated to improving the community through intellectual, social, cultural, and recreational opportunities.

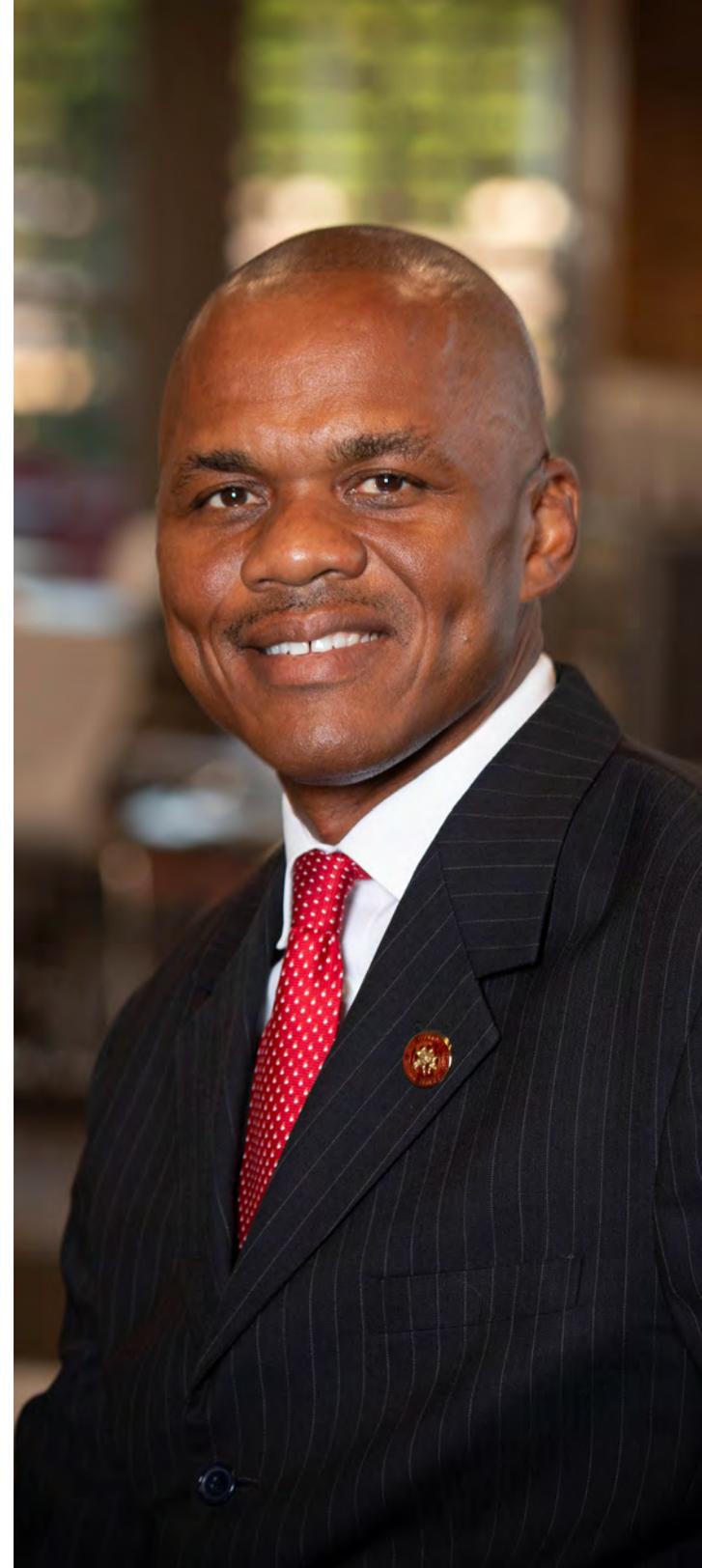
This Master Plan articulates these opportunities, upon which we will capitalize, as funding allows, to build a stronger academic institution as well as to improve the community intellectually.

Growth in and around a college happens not only in the classroom, but outside it as well. Students in the surrounding communities can grow relationally, as a new male residence hall and a significant addition to the women's residence hall are planned, along with a new residence hall for the Law Enforcement Training Academy. New faculty residences are also planned. These improvements will encourage MDCC's faculty, staff and students to grow socially as a part of the local community.

As our community builds and strengthens around Mississippi Delta, we will see a historical culture celebrated, and a new culture flourish. Our planned improvements to sports, recreation and pedestrian-oriented settings will allow both students and community members to be more active and healthier.

Hard work, research and preparation have united MDCC's leadership team, advisory committee and task groups with JBHM Architecture, to cast a vision for our campus locations that will make our great college stronger and more successful. As we secure funding to make this Master Plan a reality, we celebrate our past, while striving for a better future for the entire Trojan family and our surrounding community.

Tyrone Jackson Ed. D.



i. MDCC Campus Master Plan 2023

We would like to thank the entire MDCC Team for their input and support of this Campus Master Plan. Specifically we would like to acknowledge the following:

Mississippi Delta Community College Representatives

- Dr. Tyrone Jackson, Ed. D., President
- Dr. Steven Jones, Ph. D., Vice President
- Dr. Benjamin Cloyd, Ph. D., Vice President
- Tiffany Massey, Assistant to the Vice President
- David Tedford, Director of Facilities Management

and the many teams of incredible people who provided meaningful impact for the plan.

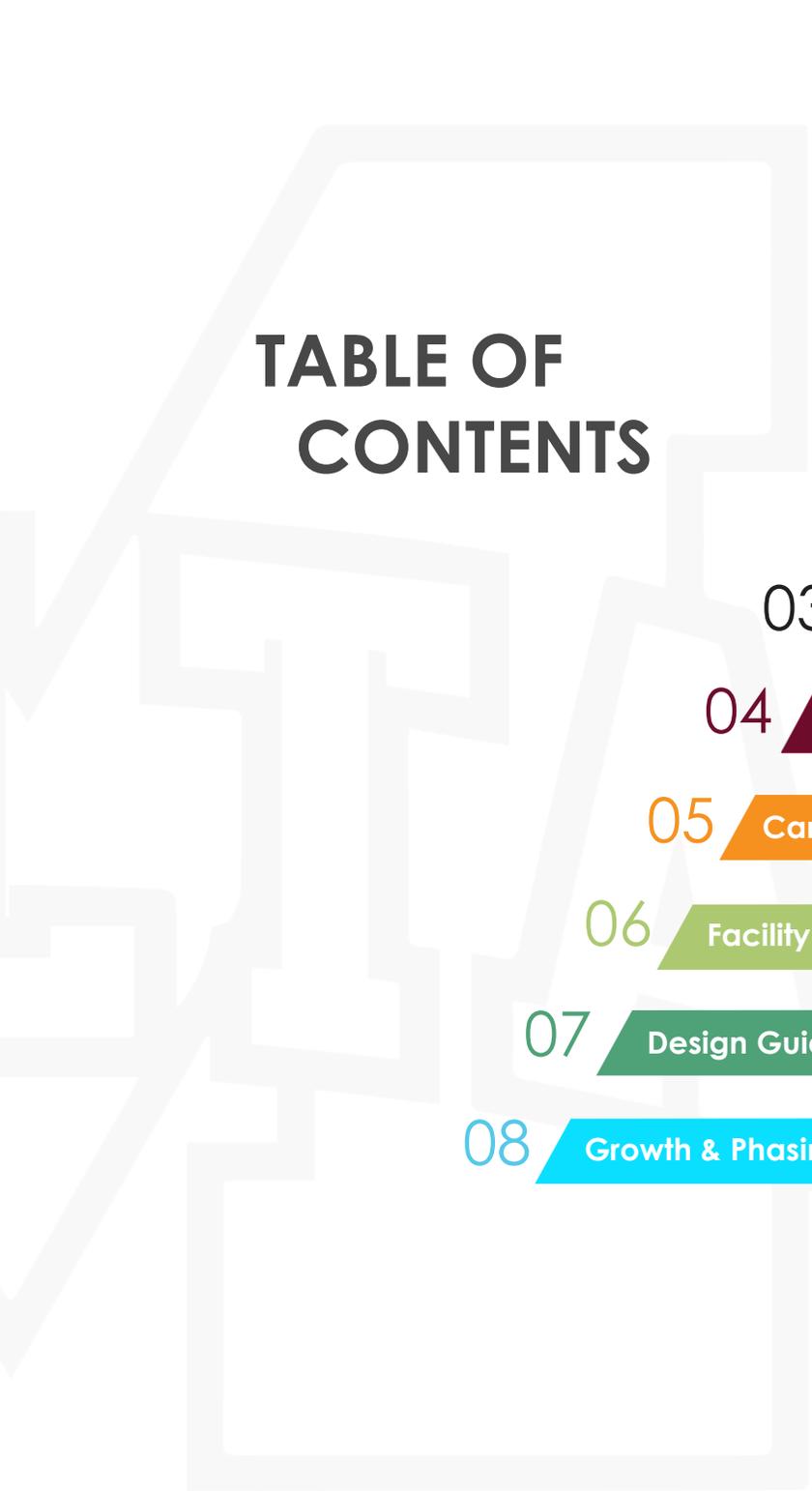
- The Executive Leadership Team members
- The Board of Trustees
- The Student Government Association
- The Faculty and Staff

Consultant Team

JBHM Architecture

- Richard McNeel, AIA, NCARB
- Jason Buckley, RLA
- Mike McBride, AIA
- Sam Dykes, Intern Architect
- Jessica Huff, Graphic Design

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MISSISSIPPI DELTA
COMMUNITY COLLEGE

01

Introduction

**The Master Plan provides
a framework for strengthening
Mississippi Delta Community
College's place among its
regional and national peers.**

A photograph of the entrance to Mississippi Delta Community College. In the foreground, a brick wall features the college's name in large, raised, grey letters. Behind the wall, three flagpoles stand tall against a blue sky with scattered white clouds. The tallest pole holds the United States flag, while the two shorter poles hold red and blue flags. The background shows a long, low brick building with a covered walkway, surrounded by green trees and a well-maintained lawn. The scene is captured in bright daylight.

**MISSISSIPPI DELTA
COMMUNITY COLLEGE**



This Master Plan shows the MDCC campus and buildings as they are, and projects the vision of a future MDCC campus, created through phased development. The future campus will feature improved public spaces and new buildings, located optimally to bring the college campus environment into sharper focus.

While the digital revolution accelerates challenges to traditional structures for learning and research, communities such as the Mississippi Delta Community College's Moorhead Campus continue to be magnets for Mississippi Delta's best talent. MDCC has unusual assets. It is located at the heart of the Mississippi Delta. The compact campus is an easy walk or bike ride to adjoining Moorhead, along Mississippi Highway 3. As one of the south's smaller campuses, it has a scale and density well suited to a fully integrated learning experience for students.

This Master Plan document presents "Big Ideas" that arise from opportunities to position MDCC as a leading community college in Mississippi. The plan considers the ideas within a framework of sustainability and then builds on the plan in future phases. Finally, the plan presents a set of tools, including architectural design guidelines, a survey of campus historic resources, a framework for accessibility, and recommendations for sustainable strategies.

MISSISSIPPI DELTA COMMUNITY COLLEGE

Since the early twentieth century, Moorhead, Mississippi has been a seat for learning in the Mississippi Delta. Beginning with the establishment of Sunflower Agricultural High School in 1911, and continuing in 1926 with the founding of Sunflower Junior College in connection with the high school, Moorhead became a college town. The school's name changed to Mississippi Delta Junior College in 1960, and to the present Mississippi Delta Community College in 1989.

President Tyrone Jackson presides today over Mississippi Delta Community College, with the help and guidance of the Board of Trustees from Bolivar, Humphreys, Issaquena, Leflore, Sharkey, Sunflower and Washington Counties. The almost 3,500 student body is drawn largely from these same counties, as well as from many other states. The students attend classes on the 286-acre main campus, as well as at locations in Indianola, Greenville, and Greenwood.

In January 2021, the President and Board initiated a planning study, to evaluate the present conditions and future possibilities for the College. This study, "Strategic Plan 2021-24, Gearing Up for Success," laid the groundwork for this Master Plan, and identified four key initiatives for the strategic planning process:

1. Student success
2. Workplace environment
3. Enrollment
4. Infrastructure

MDCC HISTORY

Sunflower Junior College was founded in connection with the Sunflower Agricultural High School early in 1926. The first freshman class was enrolled in September, 1926. The college was fully accredited as a two-year junior college in April, 1928, by the Accrediting Commission of Senior Colleges of Mississippi. It was admitted to full membership in the Southern Association of Colleges and Schools in December, 1930, and is now a member of the American Association of Community and Junior Colleges. The name of the school was officially changed from Sunflower Junior College to Mississippi Delta Junior College at the beginning of the 1960-61 session. On July 1, 1989, the name was once again changed to Mississippi Delta Community College.

During the history of the institution, there have been twelve superintendents and presidents: B. A. Brady (1911-1913), J. H. Sargent (1913-1918), J. S. Vandiver (1918-1935), P. M. West (1935-1944), W. B. Horton (1944-1966), J. T. Hall (1966-1989), David L. Powe (1989-1992), Bobby Garvin (1992-2001), Larry G. Bailey (2001-2012), Lynda A. Steele (Interim, 2012-2013), Larry J. Nabors (2013 - 2019), and Tyrone Jackson (2019 - present).

From its founding in 1926, Mississippi Delta Community College has achieved distinction among Mississippi's Institutions of Higher Learning. Its alumni occupy positions of trust and leadership throughout the United States.





BIG IDEAS

Building on the existing assets of the College, and guided by the Strategic Plan of 2021, MDCC is well positioned to ascend to the next level of recognition as a leading public college in the region.

The following “Big Ideas” articulate the College’s broad goals, both for new growth and also for enhancements to existing resources.

- Reinforce the college campus environment through planning and building.
- Enhance and revitalize the Moorhead Campus.
- Construct formal “Gateway” entrances to the campus from highway 3.
- Create harmonious pedestrian/vehicular campus circulation.
- Enhance and maintain the remote campus facilities and programs.
- Integrate student academic and residential life.

To succeed in implementing these opportunities, one should recognize their interdependence. Pursuing individual projects which derive from the “Big Ideas” will require commitment, hard work, transformative thinking and building on the groundwork laid out in the Strategic Plan.

The Building Condition Assessments, analysis of existing infrastructure and the demographics presented in this Master Plan, will help define opportunities for Mississippi Delta Community College in the next decade.

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MISSISSIPPI DELTA
COMMUNITY COLLEGE

02

Community

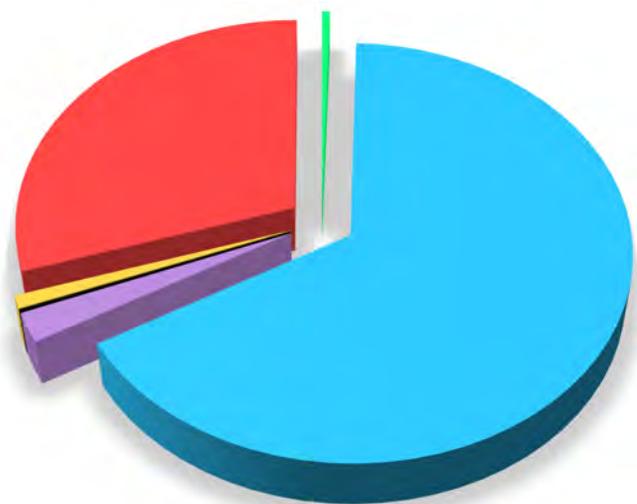
Faculty & Staff

235+
Total Staff Members

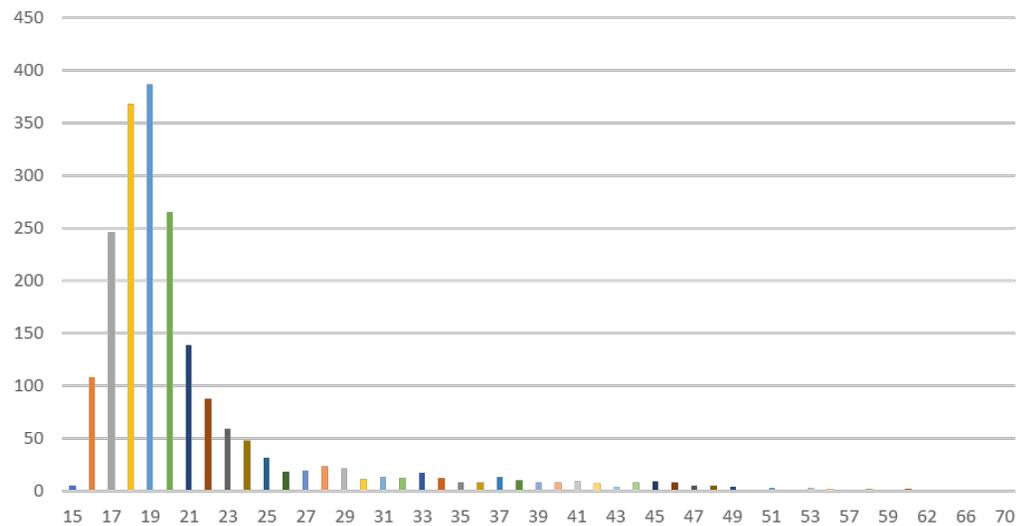
Faculty	86
Support Staff	68
Administration	24
Campus Police	13
Athletics	19
Facilities Management	25

Student Demographics

Ethnicity



Age Range

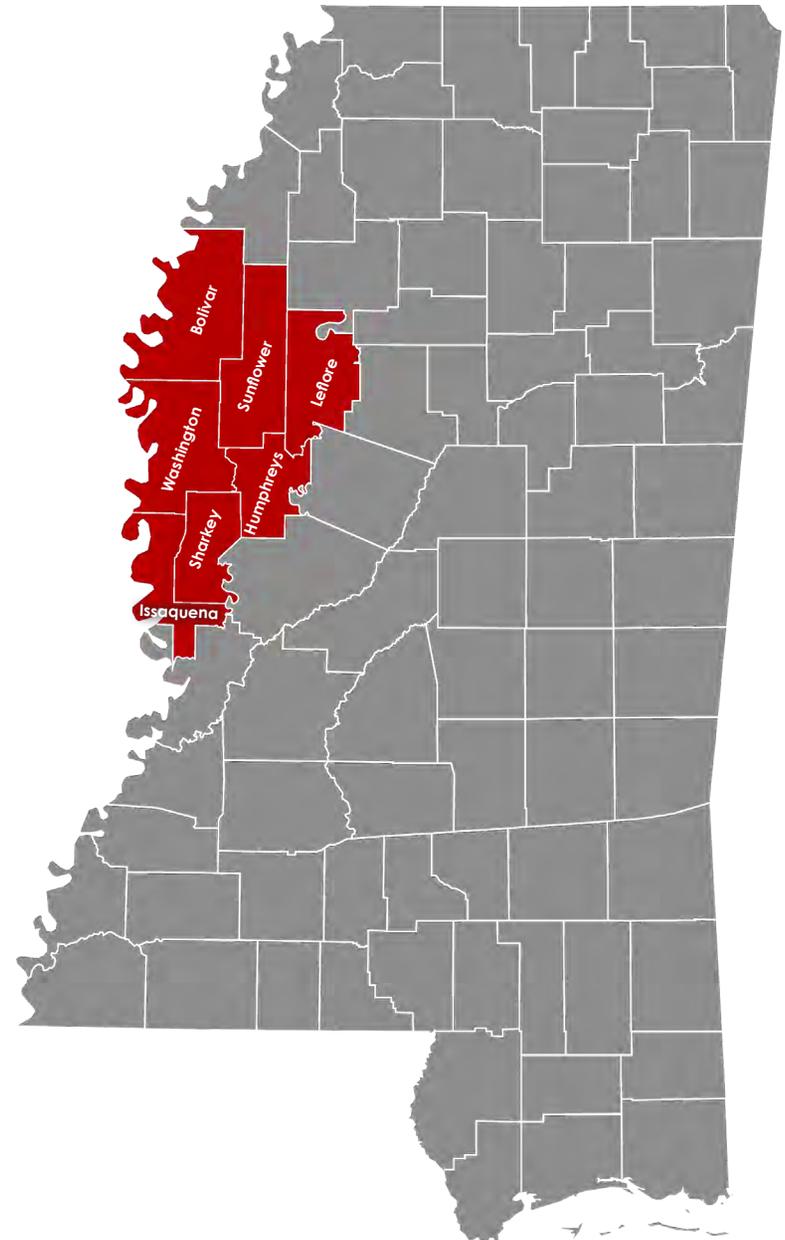


- Asian
- Black
- Hispanic-Other
- American Indian/Alaskan Native
- Other
- White

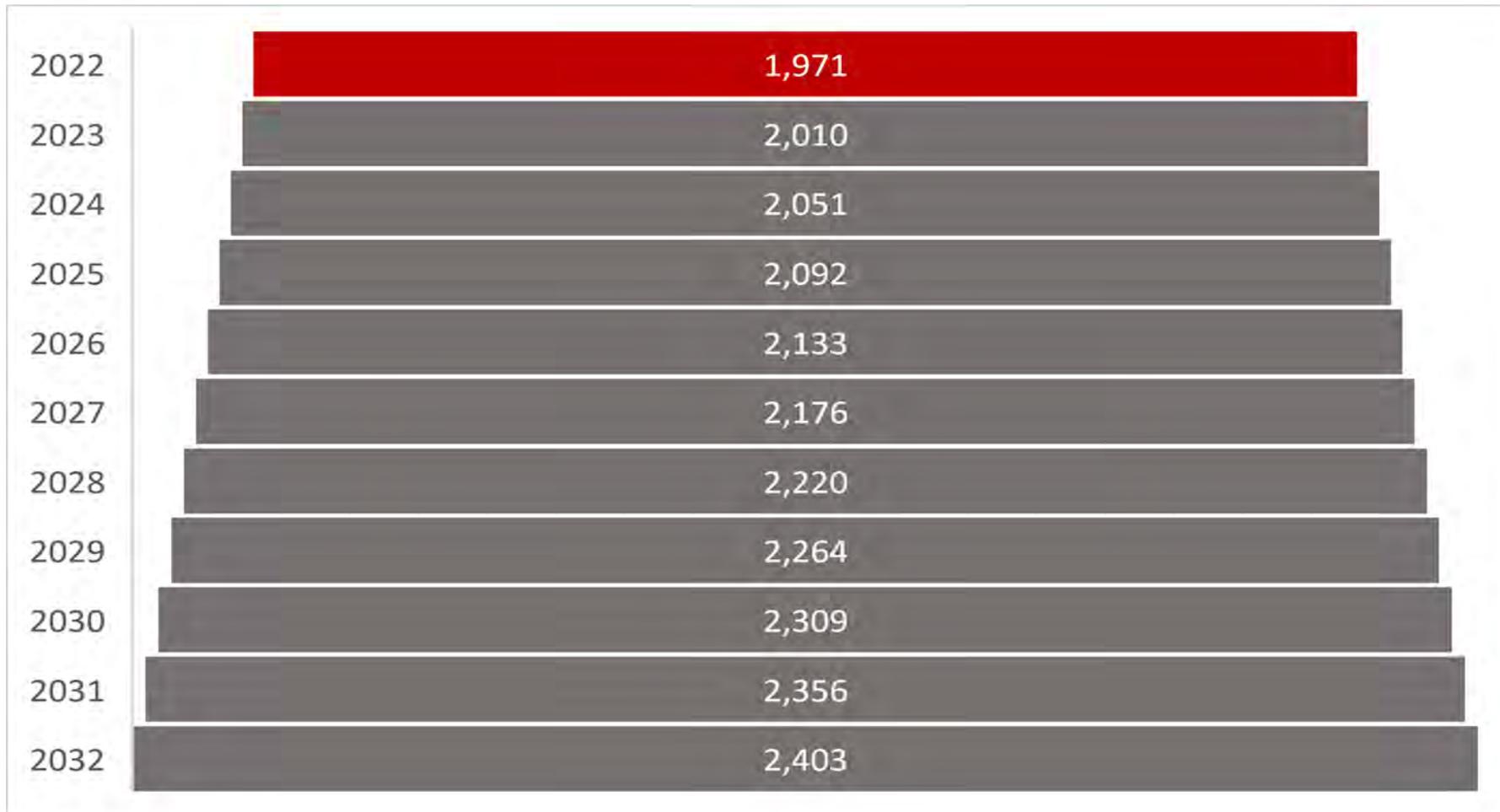
AREA SERVED

Until July 1, 1995, Mississippi Delta Community College was supported by Sunflower, Leflore, Humphreys, Washington, Issaquena, Sharkey, Bolivar, and Coahoma Counties.

Coahoma County was excluded from the MDCC District during the 1995 session of the Mississippi Legislature. The college's students come not only from these counties, but from many areas, including other states and foreign countries.



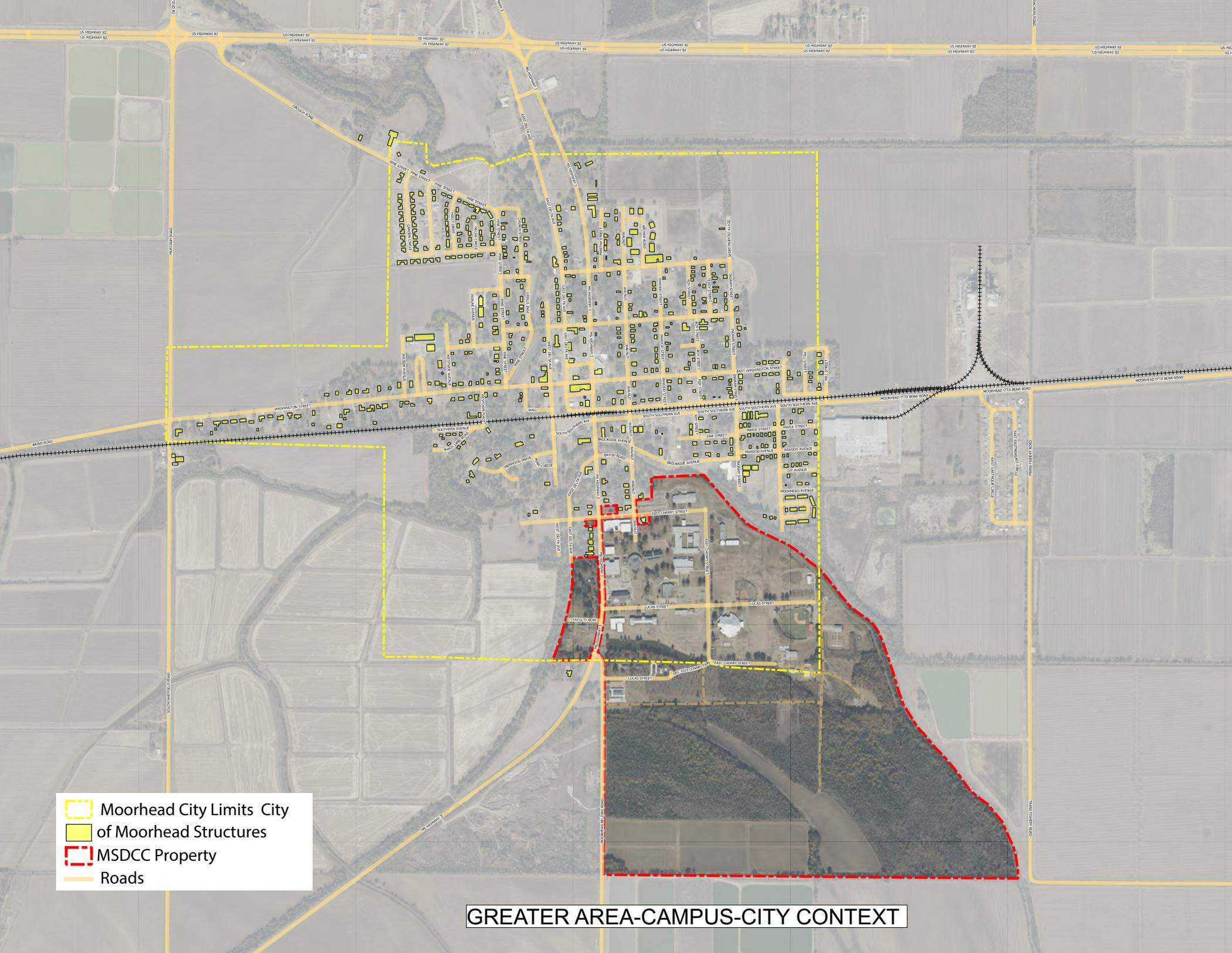
PROJECTED CAMPUS ENROLLMENT



Fall 2022 audited enrollment was used at the baseline for the above chart. Subsequent years were projected with an annual 2% increase.

-  Moorhead City Limits
-  City of Moorhead Structures
-  MSDCC Property
-  Roads

GREATER AREA-CAMPUS-CITY CONTEXT



SENSE OF PLACE

Sense of Place refers to the unique character and identity of a college campus, and how it contributes to the overall feel of community and belonging for students, faculty, staff, and visitors. The following key issues influence the sense of place for MDCC:

1. **Architecture and Design:** The physical appearance and design of buildings and facilities play a significant role in creating a sense of place on campus. A harmonious blend of old and new buildings, and a focus on sustainability and environmental responsibility contributes to the unique identity for the campus.
2. **Landscaping and Outdoor Spaces:** The landscaping and outdoor spaces on the MDCC campus are vital and instrumental in defining the sense of place. The use of native plants, trees, and other vegetation, and the design of outdoor spaces such as plazas, courtyards, and green spaces enhances not only the overall campus atmosphere, but also the health and wellness of inhabitants.
3. **History and Heritage:** The history and heritage of the MDCC campus and the Moorhead community play a significant role in creating a sense of place. Celebrating the history and heritage of the campus through the preservation of historic buildings and landmarks, and through public and informational displays, contributes to the unique identity for the campus.
4. **Community Engagement:** A sense of place on campus can be strengthened through community engagement and involvement. Encouraging student, faculty, and staff involvement in campus activities, and promoting a sense of belonging and community builds the same sense of an MDCC Family.
5. **Arts and Culture:** The presence of art, music, theater, and other cultural offerings on campus enriches the lives of students, faculty, staff and the public alike. An arts community can evolve around the performances and exhibit venues on campus in the tech-rich and fast-paced world of Today.
6. **Technology and Innovation:** The integration of technology and innovation into the campus environment strengthens the MDCC sense of place by providing students, faculty, and staff the tools and resources they need to collaborate and succeed.

By considering these key issues, it is possible to create a college campus with a strong sense of place, that promotes belonging and engagement for all members of the campus community.

DELTA CONNECTIONS

Connections among people, ideas, and places are central to the recommendations of the Master Plan.

The Master Plan focuses on enhancing connections within the Moorhead Campus as well as across all MDCC campuses. It establishes a vision for operating MDCC as one entity. To highlight these strong Mississippi Delta connections, MDCC often refers to its campuses with activities in Moorhead, Indianola, Greenwood, and Greenville as representing one Higher Education entity in the Delta.

Moorhead is the flagship campus for the student experience and for core academic programs. Moorhead is envisioned as the center for health-related professions.

The 30,000 square foot Charles W. Capps, Jr. Technology Center, on Highway 82 near Indianola, provides high-bay labs, classrooms and outdoor instructional areas for a range of academic and vocational programs. It is considered to be MDCC's Center for training, education, and skills improvement needs of business and industry.

Greenville Higher Education Center is a three story, 101,864 square foot facility which until recently was shared with other universities. It offers the University Transfer program, a career/technical training program, a culinary arts program, adult education, a high school equivalency certificate, and two healthcare programs including physical therapy assistant and healthcare assistant.

The Greenwood Center provides a University Transfer Program, adult education and the high school equivalency certificate. The College confers the Associate of Arts degree on University Transfer graduates at Moorhead, Greenville, and Greenwood.

The Master Plan recognizes a strong institutional identity within all of Mississippi Delta Community College's locations contributes to a new definition of the "MDCC Experience," informed by innovative ideas for connecting the campuses through transportation, telecommunication, distance learning, telepresence, augmented reality, virtual environments and complex systems simulations.

The Moorhead campus is defined by its location in the Mississippi Delta. The determinants that shape the open space and development patterns of the campus are the region's dramatic flat topography and natural systems, including the Trojan Lake on the south side of campus.

The physical character of the Moorhead campus reflects its gradual chronological development as an institution. Historical trends, pedagogical developments, programmatic directives, and aesthetic sensibility have evolved the “sense of place” which characterizes MDCC today—a sense of place for which the College is well known and remembered by its alumni and friends.

Across the campus, there are several primary aspects of form that define the “sense of place” and account for MDCC's basic spatial structure. These include the linear east-west orientation of the Quad, the arrangement of buildings around Trojan Grove, the central axis of the athletics complex, and the Trojan Lake. Collectively, these create a campus that is generally coherent—a balance and dialogue between buildings and landscape. A pattern of plazas creates a repetitive theme that is subordinate to the larger monumental spaces of the campus.

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03

Programs & Degrees

PROGRAMS & DEGREES

For its students, faculty and staff, Mississippi Delta Community College offers programs both for scholarly academic pursuits and for vocational technical education. The College reaches out across its service area to deliver its dual educational and vocational training missions from the main campus in Moorhead and its satellite campuses in Greenwood, Indianola and Greenville.

The program offerings at each campus are unique, responding to the needs of young adult college students on the academic or vocational tracks, as well as adult learners in GED or vocational programs.

The following pages list programs by campus location. The main campus houses intramural and varsity athletic programs, as well as other traditional campus educational and support services. The satellite campuses at present offer courses taught in traditional classroom or lab settings.

The College is developing new programs and courses in response to the changing technological and vocational opportunities in its service area, as well as exploring promising new academic course offerings.

The map to the right shows the primary usage of the various campus buildings. Evaluating the building usage and the programs housed in each building led to our recommendations for future growth of the MDCC Moorhead campus.

■ Academic & Administrative ■ Student Services ■ Residence Halls ■ Faculty Housing ■ Athletics ■ Facilities ■ Parking



BUSINESS PROGRAMS

- Accounting Technology
- Administrative Office Technology
- Business & Office Technology
- Business Management Technology

MOORHEAD CAMPUS



AGRICULTURE PROGRAMS

- Field Crops Technology
- Precision Agriculture Technology



MEDICAL PROGRAMS

- Associate Degree Nursing
- Dental Hygiene Technology
- Medical Laboratory Technology
- Phlebotomy
- Practical Nursing
- Radiologic Technology
- LPN Accelerated Track for ADN
- Health Care Assistant



TRADE PROGRAMS

- Automotive Mechanics Technology
- Construction Equipment Operation
- Drafting & Design Technology
- Electrical Technology
- Electrical Utility Lineman
- HVAC Technology
- Industrial Maintenance Technology
- Precision Manufacturing & Machining Technology
- Welding

ACADEMIC: UNIVERSITY TRANSFER

- Business
- College Prep: English
- Life Skills & Education
- English & Humanities
- Fine Arts
- Health
- Physical Education & Recreation
- Math & Science
- Social Sciences



WORKFORCE TRAINING PROGRAMS

- Carpentry
- Commercial Driver Permit
- Commercial Driver Licence
- Electrical
- EMT Basic
- Fiber Optic
- HVAC
- Manufacturing Skills
- Medical Administrative Assistant
- Medical Coding
- Pharmacy Technician
- Plumbing
- Welding
- Machine Technician

CAPPS CENTER



MEDICAL PROGRAMS

- Health Care Assistant
- Physical Therapist Assistant



GHEC



CULINARY ARTS PROGRAMS

- Culinary Arts



ACADEMIC: UNIVERSITY TRANSFER

- Business
- College Prep: English
- Life Skills & Education
- English & Humanities
- Fine Arts
- Health
- Physical Education & Recreation
- Math & Science
- Social Sciences



GHEC



ACADEMIC: UNIVERSITY TRANSFER

- Business
- College Prep: English
- Life Skills & Education
- English & Humanities
- Fine Arts
- Health
- Physical Education & Recreation
- Math & Science
- Social Sciences



GREENWOOD CENTER



BALTIMORE BELL COMPANY
J. REEGER & SONS
BALTIMORE MD.
1866

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04

Existing Facilities

EXISTING FACILITIES

The first step in planning for the future for any organization with its own buildings and grounds is to inventory and assess the condition and needs of its existing physical plant. The quantifying of these assets is important in budgeting for maintenance, operating costs and replacement costs for the buildings themselves. Common maintenance problems may suggest improvements in the design of future buildings.

Analysis of the physical appearance and building systems of the existing building stock will lead to a refined list of attributes to guide the design of new or renovated buildings, to contribute to the desired college campus image.

Quantifying and analyzing the utilization of all existing instructional spaces is important to plan for needed future buildings, and to achieve greater efficiency in the use of existing resources.

Awareness of the condition of the existing facilities is important so that developing problems such as water intrusion are detected and corrected before greater physical damage occurs, or environmental problems affect occupancy or use.

In general, the College is responsible for the safety and wellbeing of its campus community, and knowing the present condition of its existing facilities is vital to that important mission.



Existing Facilities

Academic & Administrative

1. Allen-Foley Career Technical Center
2. Catherine & Allen Snowden Building
3. Greer-Stafford Allied Health Building
4. Horton Building
5. Jack Harris Maintenance Building
6. Jack E. Harper Jr. Science Building
7. Jimmy Henderson Hall
8. Johnny Russell Building [LETA]
9. Lineman Training Center
10. Stauffer-Wood Administration Building
11. Tanner Hall
12. Yeates Fine Arts Building

Residence Hall

13. Edwards-Stonestreet Residence Hall [men]
14. Hargett-Lee Residence Hall [women]

Student Services

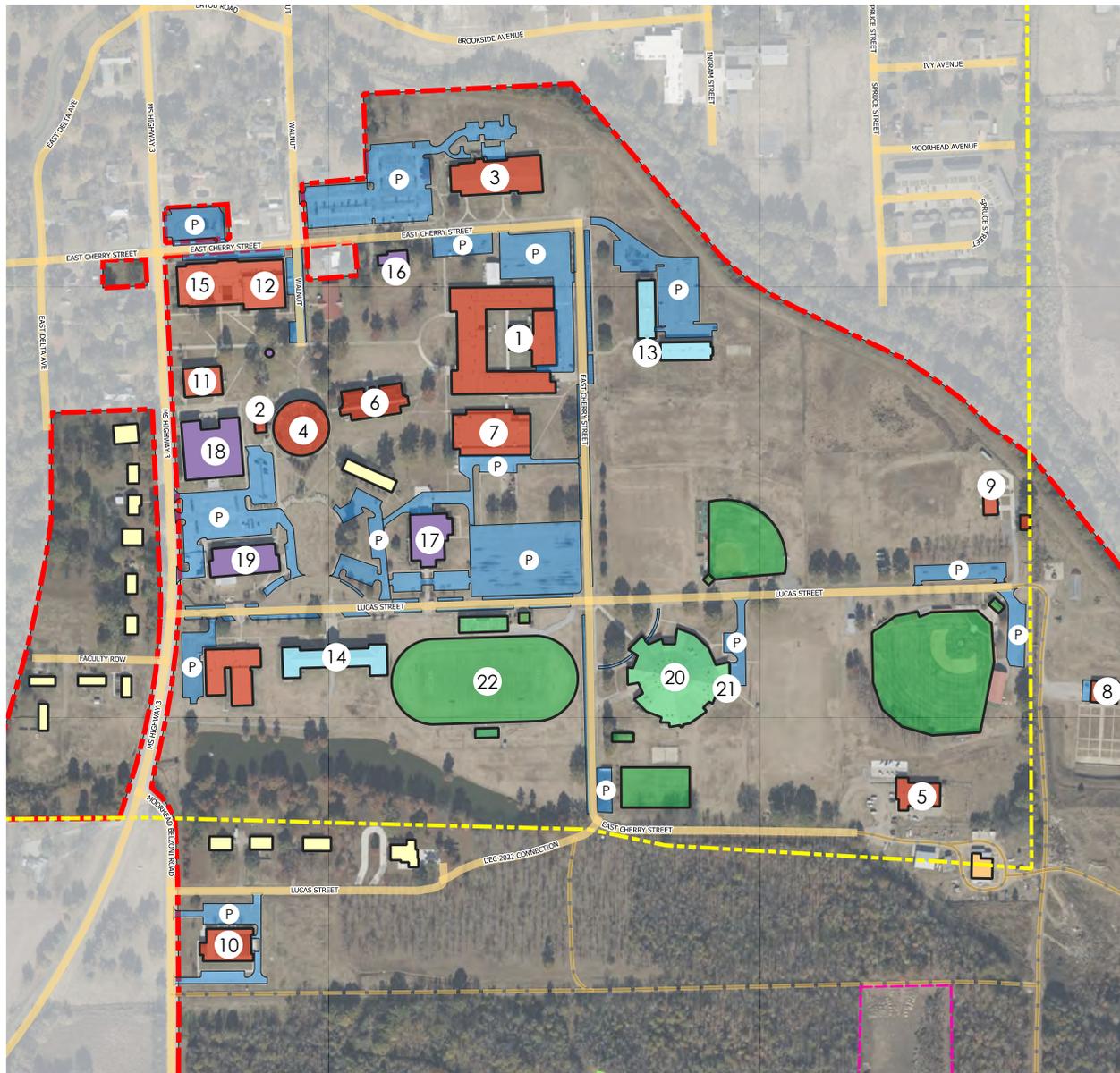
15. Boggs-Scroggins Enrollment Services Center
16. W. P. Lacy Campus Police Building
17. Herman A. Thigpin Cafeteria
18. Stanny Sanders Library
19. Vandiver Student union

Athletic

20. J.T. Hall Coliseum
21. James "wooky" Gray Field House
22. Jim Randall Football Stadium

Other Campuses

23. CAPPS Center
24. Greenville Higher Ed. Center
25. Greenwood Center



■ Academic & Administrative
 ■ Student Services
 ■ Residence Halls
 ■ Faculty Housing
 ■ Athletics
 ■ Facilities
 ■ Parking

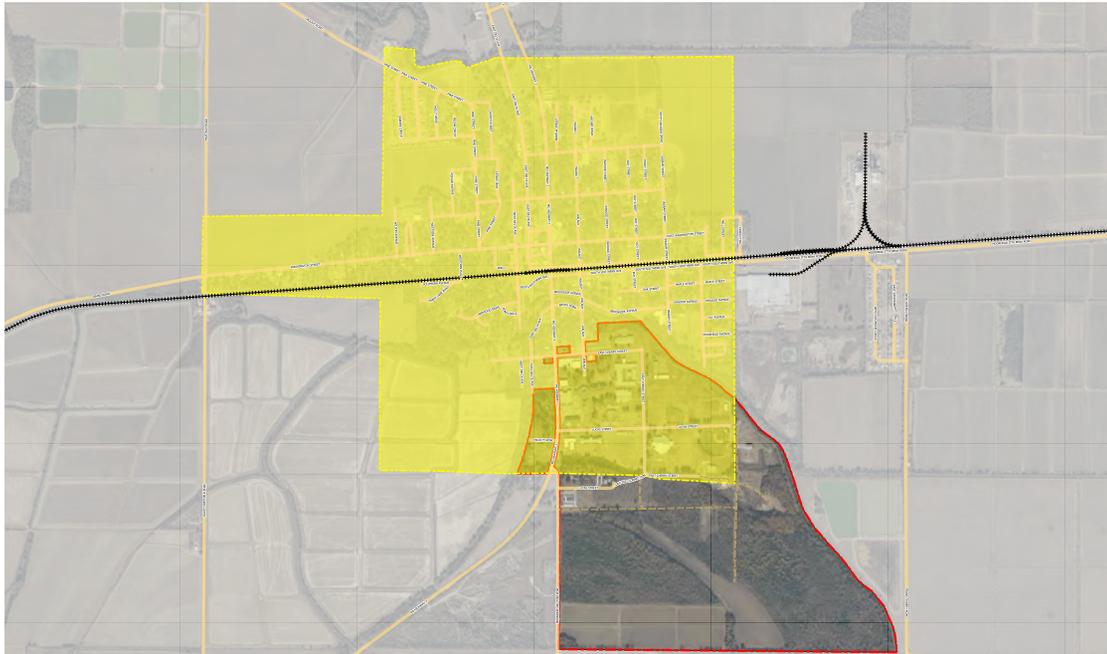
AREA CONTEXT

LOCATION

- The Moorhead campus is located in Sunflower County, in the heart of the Mississippi Delta. It serves a total of seven counties: Sunflower, Bolivar, Leflore, Washington, Humphreys, Sharkey, and Issaquena.

MOORHEAD-CAMPUS CONNECTION

- The MDCC campus and City of Moorhead are heavily intertwined, with the campus composing roughly 21% of the City of Moorhead.
- The major transportation connection to campus is from MS Highway 3, which bisects the city of Moorhead on a North/South axis and acts as the major Western boundary for much of the College's core property. The primary access to campus is from the north where highway 3 intersects US Highway 82.



CAMPUS GROUNDS

PROPERTY

- The Moorhead campus consists of roughly 400 acres, located primarily east of Highway 3, with additional residential scaled parcels to the west of the Highway.
- Of these 400 acres, roughly 122 acres is in the city limits of Moorhead. These 122 acres constitute the majority of the college's currently developed land, with the remainder being left natural or used for agriculture-based research programs.

LANDSCAPE

- The campus landscape is composed of a variety of architectural building types, paved drives/parking lots and planting(s). The plantings consist, primarily, of large expanses of warm season turf grass intertwined with a mix of mature shade trees, newly planted small-scale accent trees, and small isolated planting beds. The majority of these planting beds are effectively "foundation plantings" associated with campus buildings.



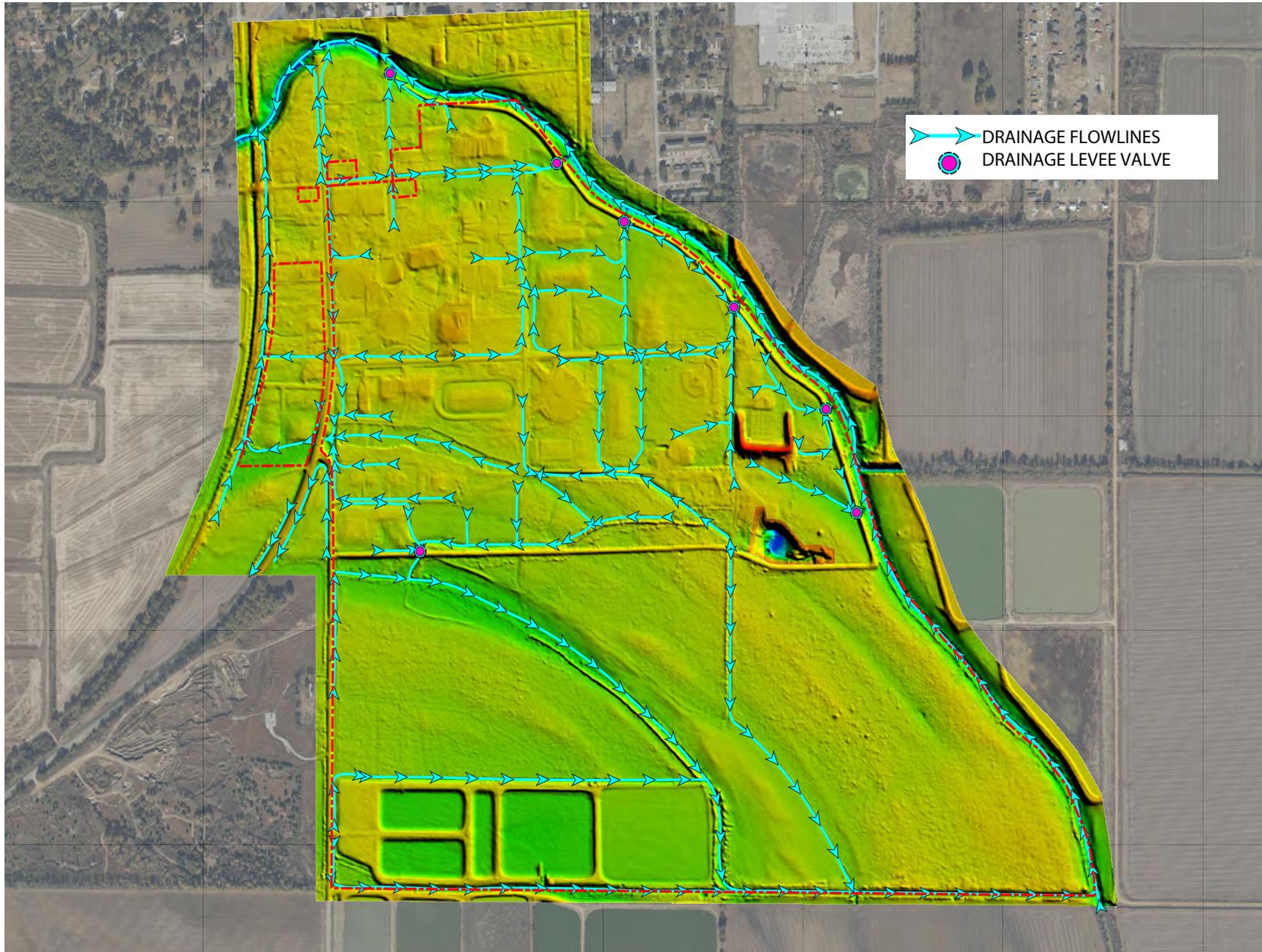
PHYSICAL FEATURES

DRAINAGE

- As is the case with much of the Mississippi Delta, drainage on campus is a major concern and presents a challenge.
- Campus is drained by swales and channels which convey storm water from the center of campus to the perimeter levee system where it is then drained through the levee system and into the creek to the north and east.
- During times of flooding, drainage which typically flows through the levee is closed, and water is pumped over the Levee to prevent the flood damage to the campus.

TOPOGRAPHY

- The campus topography is generally flat in character, as is expected for the Mississippi Delta. The highest area of campus is in the North West area of the property, which is the most developed area. From this area which is the campus core, the property generally slopes to the South and East to a levee system which has been developed to protect the campus.



USE ZONES

CAMPUS CORE

- The "Campus Core", located in the northwest corner of campus, is bound by East Cherry Street to the north, Sturdivant Avenue to the east and Lucas Street to the south. It is the oldest part of the MDCC campus, and is home to a majority of the day-to-day student activities.

TROJAN GROVE

- Trojan Grove acts as common space between many of the college's "Student Services" facilities. (i.e. union, cafeteria, etc.) and is composed of a large turf-grass/greenspace with various parking lots, walks and gathering spaces located throughout the space. Several large mature shade trees are dispersed throughout the area which otherwise has little in the way of plant material.

THE QUAD

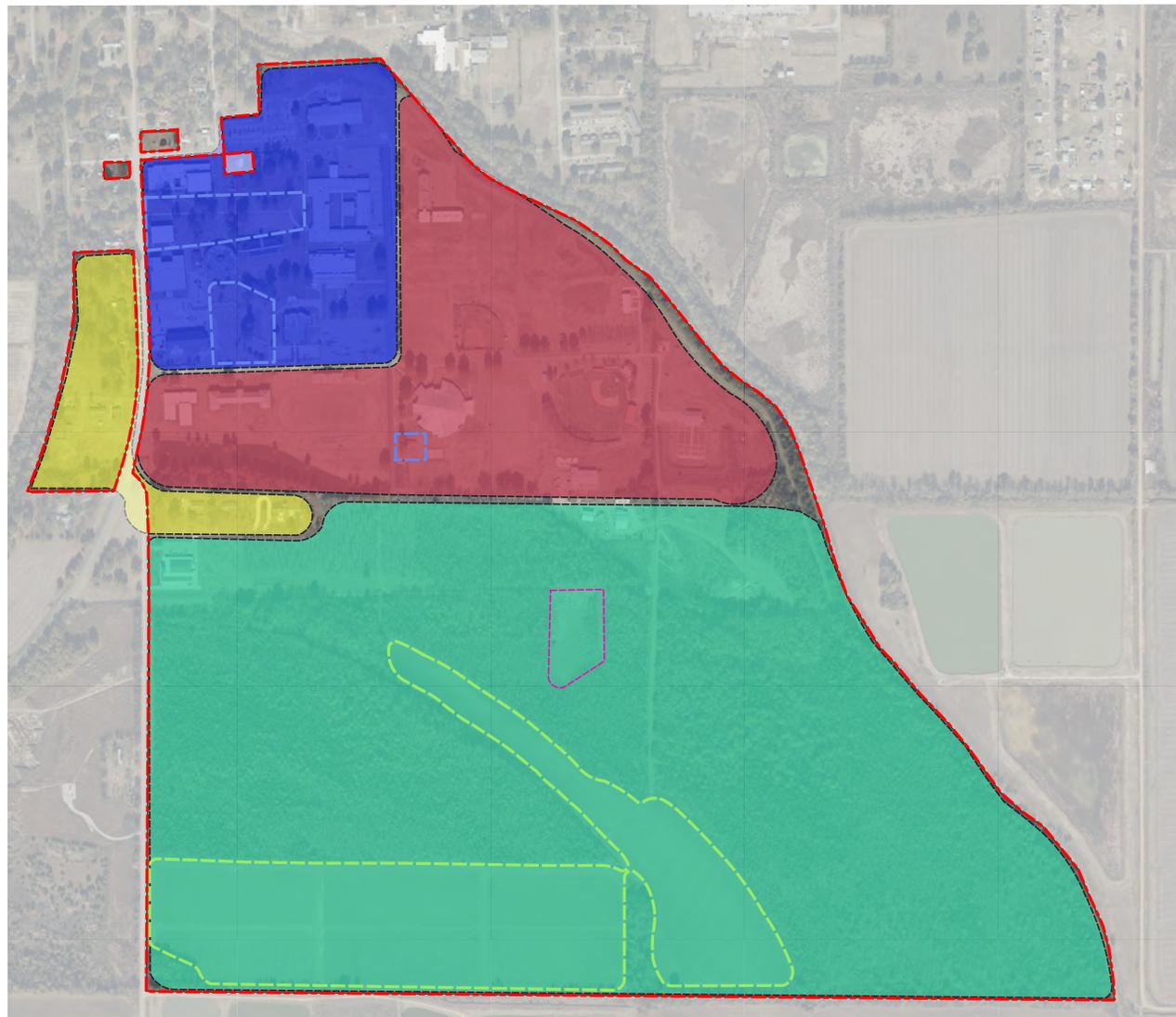
- The Quad serves as a formal, anchor space for the campus and is created by the majority of what has been identified as the core academic buildings on campus. The space is divided by a large central sidewalk down the center of the space and many secondary (seemingly random) crossing sidewalks that have developed over time. The space is softened with expanses of warm season turf grass and pockets of mature shade trees.

FACULTY HOUSING

- Located to the Southwest of campus, much of the faculty housing zone consists of single-family residential structures that have been acquired by the college.

MIXED-RECREATIONAL VOCATIONAL, ATHLETIC, HOUSING

- This area constitutes the majority of the college's developed land and is primarily used for athletic and recreational purposes.
- Jim Randall Football Stadium
 - Located adjacent to the south of the main campus core, the stadium is surrounded by the college track, in Addition to stadium seating on the North (Home side) and South (Visitors side). The General orientation of the field is not ideal, as it is oriented with the "long axis" in an east-west direction.
- Trojan Lake
 - Trojan Lake, located on the Southern end of the developed campus, separates the main campus from an area used for faculty housing. The lake itself is generally used by the community for recreation.

**GENERAL USE ZONES**

-  CAMPUS CORE
-  MIXED-VOCATIONAL, ATHLETIC, STUDENT HOUSING
-  FACULTY HOUSING
-  AGRICULTURAL / NATURAL AREA
-  AGRICULTURAL TEST PLOT

CAMPUS DESIGNATED SPACES

-  THE QUAD
-  TROJAN GROVE
-  TROJAN TAILGATE

AGRICULTURAL/NATURAL AREA

- The area to the South of the main campus, which is not protected by the levee, constitutes more than half of the land owned by the college. This area is left largely natural and undeveloped, although select sections have been cleared for use by the college's agricultural programs as test/training plots.

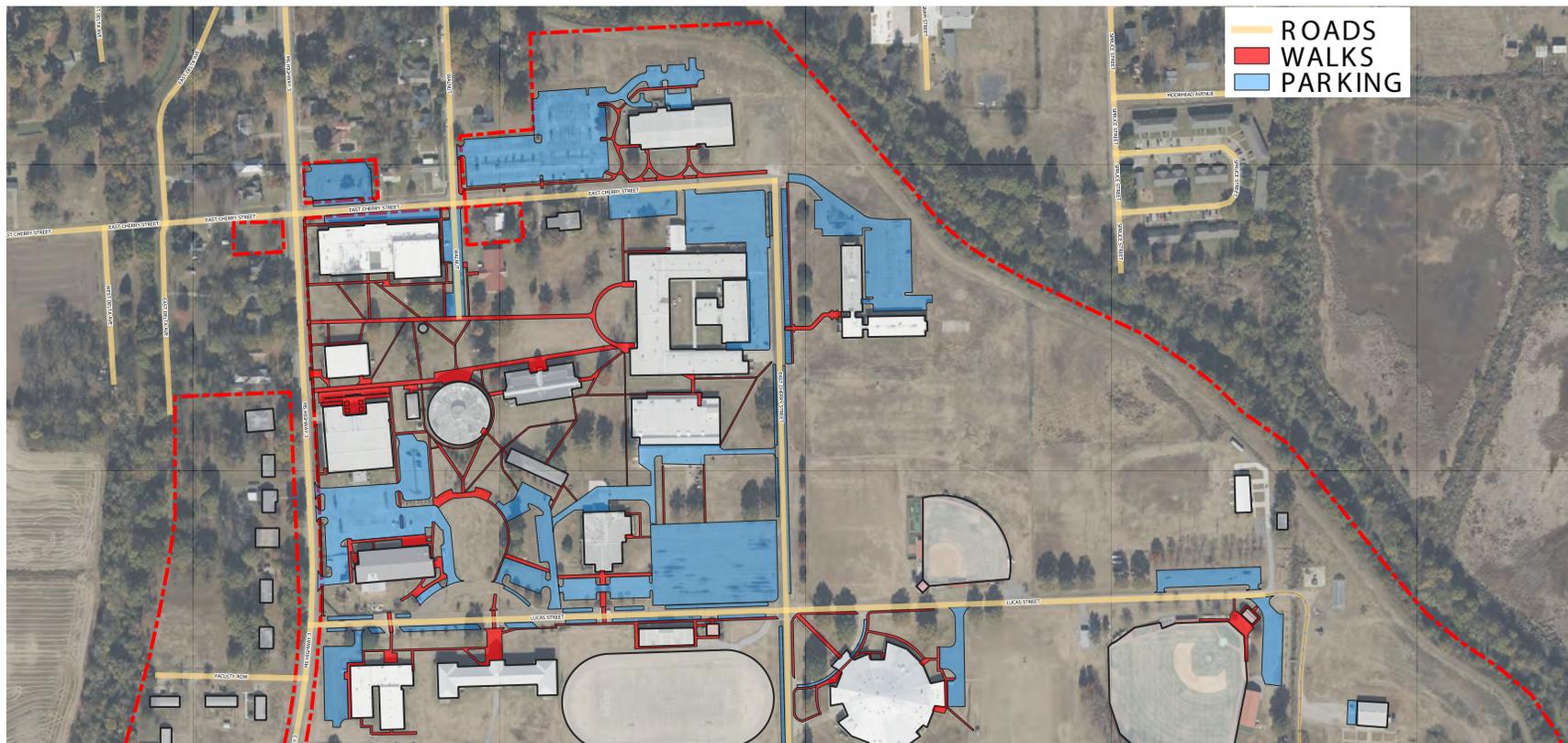
SITE CIRCULATION

VEHICULAR CIRCULATION

- The primary access into campus is through two main entrances from Highway 3, on Lucas Street and East Cherry Street. These streets create the North and South boundary of the “Campus Core” and are well paved, wide streets, allowing ample room for vehicular circulation as well as on-street parking.

PARKING

- Parking for campus consists of on-street parking disbursed along the majority of the main campus core loop, as well as multiple off-street paved parking lots disbursed through much of the campus core.
- The campus currently has about 1400 total parking spaces.



PEDESTRIAN CIRCULATION

- The Pedestrian circulation on campus generally consists of paved concrete sidewalks of varying widths and conditions. Select areas of campus, such as the quad, offer ample pedestrian circulation opportunities throughout the space with no vehicular conflict. This space appears to have developed over time, in response to immediate needs and as such has developed in a rather random manner.
- The Grove area is of similar character to the quad, with the major difference being several parking lots interjected into the space.
- Most other areas of campus are generally lacking in terms of pedestrian circulation, with the majority walks/circulation paths appearing to have developed in conjunction with specific building projects. This causes a disconnected pedestrian circulation system and often pedestrians must use the streets as a means of circulation. This causes potential conflicts between pedestrians and vehicles and generally creates a "Car Culture" for the campus where the site configuration makes it easier/safer to simply drive to your destination.

WALK-ABILITY

- The main core of campus holds the most extensive pedestrian circulation system, but it appears to have developed over time. There are many interruptions in continuity of the system.
- Outside of this main core, the major facilities of campus are generally disconnected from a continuous pedestrian path. The pedestrian circulation paths appear to have been developed directly adjacent to and in conjunction with building projects. This makes the overall campus lacking in terms of walk-ability, unless the streets are used for pedestrian circulation, which lends itself to vehicle/pedestrian conflicts.

ACCESSIBILITY

- Campus is relatively barrier free from an accessibility perspective. The majority of buildings do have adjacent, designated parking spaces and paved accessible routes to building entrances. However, there are many elements which do not meet the technical requirement of an "Accessible Route" per the Americans with Disabilities Act (ADA).
- A comprehensive Architectural Barriers Survey of all MDCC Facilities should be undertaken. This will identify all areas in need of attention to bring the college into compliance with the 2010 ADA Standards for Accessibility.

ALLEN – FOLEY VOCATIONAL TECHNICAL COMPLEX

This 104,334 square foot classroom, laboratory, and shop complex, built in 1973 and renovated in 2005, honors former Trustee Otis W. Allen and former Dean of the Career Technical Center Charles Foley.

Among its numerous and varied career and educational offerings, the Center provides instruction and hands-on experience in General Educational Development (GED), Adult Basic Education (ABE), Auto Mechanics, HVAC, Machine Shop, Welding, Industrial Electrical, Sheet Metal and Farm Agricultural studies. A Networking Technology Program course is planned for inclusion in fall of 2024.

The modified bitumen roof has been previously rated in “A” condition. New rooftop HVAC units were installed in 2018, along with the associated split system furnace units. A building envelope assessment as well as an interior condition assessment should be conducted to aid in planning for ongoing maintenance and repairs.



Constructed: 1973

Size: 104,334 Square Feet

THE CATHERINE AND ALLEN SNOWDEN BUILDING

Also known as the Horton Annex, this 1807 square foot brick building has a residential rather than an institutional building scale. Named in honor of long-time MDCC Math Instructors Catherine and Allen Snowden, this 1955 structure is the oldest building on campus. Renovated in 1988 to become a computer lab, it received another renovation in 2016 to become a Faculty and Staff health and wellness center.

A recent building inventory lists the building as being in “Excellent” condition. During the most recent renovation, the building received an exposed fastener metal hip roof, which as recently as April 2023 received an “A” rating, although a possible roof leak exists. Exterior expansion joints have weathered to the point that re-working is called for, to maintain the waterproof integrity of the exterior walls.

The recent renovation work and modest scale of the building suggest that exterior and interior building assessment studies can be postponed until some future date, as long as the above watertightness concerns are handled in a timely manner.



Constructed: 1955

Size: 1,807 Square Feet



GREER-STAFFORD ALLIED HEALTH BUILDING

Constructed: 1993

Size: 32,000 Square Feet

The 32,000 square foot Allied Health Building, constructed in 1993, is named for former Trustee H. T. Greer and Sam Stafford, a former MDCC Vice President. In 2001, a major addition was constructed to house the Dr. Arthur Richter Dental Technology Clinic. The Allied Health Building houses Medical Technology classrooms, Dental Technology classrooms offices and labs, many of which are set up as the healthcare settings in which students will work after graduation. The programs of study include Medical Lab Technology, Medical Radiology Technology, Licensed Practical Nursing and Dental Hygiene Technology.

Interior renovation is under contract, which will update and improve fixtures, fittings and accessories in the teaching lab spaces. An April of 2023 roof survey gave the metal roof with exposed fasteners an "F" rating. A new water-cooled chiller and a new boiler were installed in 2019. The brick veneer building condition is rated as "Good."

An exterior building envelope survey and an interior building systems survey should be conducted as an aid in planning, scheduling and budgeting for future improvements and repairs.

THE HORTON BUILDING



Named in honor of former president W.B. Horton, this 47,230 square foot building, constructed in 1968, includes faculty office spaces, laboratories, classrooms and two computer labs as well as a state-of-the-art Instructional Technology Center. Instruction is provided in the Nursing Associate Degree Program, Business, English, History, Psychology, and Sociology.

A roof assessment previously completed by others rates the roof as an "E." The HVAC controls are being upgraded to the Trane Tracer monitoring and control system. The 3-pipe boiler/chiller system has received upgrades to the chiller and blower in 2018. A number of interior renovation issues are listed as needing component replacement or refinishing.

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for additional repairs.



Constructed: 1968

Size: 47,230 Square Feet

JACK E. HARPER SCIENCE BUILDING

Named in honor of longtime Trustee Jack E. Harper, Jr, this 26,700 square foot laboratory and classroom building was completed in 1998. It provides faculty office spaces, 8 laboratories and 9 classrooms, supporting instruction in physical sciences, biological sciences and mathematics.

A roof assessment previously completed by others rates the EPDM membrane roof as an "F." The HVAC systems have been upgraded in 2022/23, with 2 new package units and HVAC controls, as well as connecting to the Trane Tracer computerized monitoring and control system. This will improve energy usage, monitoring and operating costs.

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for additional repairs. An additional 30 Ton HVAC unit is budgeted for replacement at \$65,000.00.



Constructed: 1998

Size: 26,700 Square Feet

THE JACK HARRIS MAINTENANCE BUILDING



Named in honor of long-time Building and Grounds Superintendent, Jack Harris, this 12,280 square foot pre-engineered steel building with front porch and rear shed extensions, constructed in 1996, is clad with exposed-fastened factory-painted metal siding. The covered front dock with overhead door and man doors, shop additions with overhead doors, covered outdoor work areas, and industrial finishes throughout, make the Harris Maintenance Building a functional and adaptable facility in support of the vital mission of maintaining the college's physical plant.

A roof assessment conducted in April 2023 rates the exposed-fastened painted steel roof as a "D." Active roof leaks are reported at this time, and no insulation is installed under the roof panels, which are exposed in the shop areas. The HVAC is not effective in the shops due to the lack of insulation. An upgrade to a pre-engineered standing seam roof over rigid insulation could be considered as a near-term and long-term improvement to the building envelope as well as the work environment. The roof upgrade might also require replacement of the steel roof purlins.

Constructed: 1996

Size: 12,280 Square Feet

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for the above and additional repairs.

JIMMY HENDERSON HALL



This 40,000 square foot annex to the Vocational-Technical Center, built in 1976, is named in honor of James Sydney Henderson, Board Member of the MDCC Development Foundation. Its classrooms and laboratories provide instructional space for Field Crops, Precision Agricultural Technology, Construction Equipment Operation, Electrical Technology.

Some consideration has been given to relocating the heavy equipment instructional spaces southward, to remove heavy equipment from the center of the campus and locate it adjacent to agricultural and earthwork test plots. A recent building inventory assessed the condition of the Vocational Complex, including Henderson Hall, as "Satisfactory." An April 2023 roof survey gave the modified bitumen roof, applied in 2019, an "A" rating. The building exterior has several defects which could affect weather tightness, including leaks at door thresholds, aging windows, deteriorating expansion joints and site drainage issues.

An exterior building envelope assessment and an interior building systems assessment should be conducted as an aid in planning, scheduling and budgeting for these needed repairs.

Constructed: 1976

Size: 30,000 Square Feet

THE JOHNNY RUSSELL BUILDING

This 4,000 square foot pre-engineered metal building, constructed in 1999, is named in honor of John Bright Russell, songwriter, entertainer, and Moorhead native. It houses the classroom, offices, and support for the MDCC Law Enforcement Training Academy firing range. A shed extension provides covered multi-purpose instructional space adjacent to the range firing positions.

A recent inventory of buildings listed the condition of the Russell Building as “good.” A roof survey rated the exposed-fastened factory-painted metal roof as a “C.” As the building approaches 25 years of age, it is showing the chalking, fading and wear normal to a painted steel building. Leaks may occur where seals and washers at exposed fasteners harden and fail. Replacement of the roof with a pre-engineered standing seam metal roof, with warranty, should be considered.

An exterior building envelope assessment and an interior building systems assessment should be completed as an aid to planning, scheduling and budgeting for future improvements.



Constructed: 1999

Size: 4,000 Square Feet

LINEMAN TRAINING CENTER



Constructed: 2019

Size: 4,200 Square Feet

The Lineman Training Center is a 4,200 square foot pre-engineered metal building, constructed in 2019. It houses the Electrical Utility Lineman Training program, in a climate-controlled foyer, office, kitchen, classroom, dressing room and a 2,000 square foot shop bay. High-efficiency HVAC and LED lighting are important contributors to the economical operating costs for the building. The pre-engineered metal roof has previously received an “A” rating.

To better organize the campus for future growth, the pole erection training yard will be relocated to occupy a plot of at-present undeveloped high ground just south of the developed campus. The training center could remain at its present location until the roadway and utility infrastructure are put in place as part of the southward development. At that time the Lineman Training Center could be relocated southward, opening the present its former site to academic building development in the campus core area.

In consideration of the newness of the building, further condition assessments are not required at this time.

STAUFFER WOOD ADMINISTRATION BUILDING



The college's administration and business operations are housed in this modern 14,745 square foot administrative and operational office center, renovated in 2021. Its name honors former Assistant to the President Sherman Stauffer and alumnus and former Agriculture teacher Pete Wood. In addition to the Offices of the President, Board of Trustees Conference Room and Administrative Services, the building includes the offices of Business Services, Human Resources, College Advancement and Alumni Affairs, Effectiveness and Research and Public Relations.

A roof assessment previously completed by others rates the shingle roof as an "E." Recent roof leaks have been reported and previously repaired. A review of the roof warranty may be in order. The brick veneer building exterior appears in excellent condition, although problems have been reported regarding leaking windows and other window-related problems. Building entrances feature the Best Lock system.

The building should be entered into a campus building maintenance schedule, to minimize unexpected repair costs. A detailed assessment of building systems can aid in scheduling and budgeting future repair/replacement costs.

Constructed: 2021

Size: 14,745 Square Feet



TANNER HALL

Constructed: 1963

Size: 20,358 Square Feet

This two-story 20,358 square foot classroom building, honoring former Trustee E.A. Tanner, was constructed in 1963. Its classrooms and house instruction in English, life skills, history, and government. The campus bookstore is still housed in Tanner Hall, awaiting the completion of the new bookstore, which will share the Student Union Building. The second floor offices and classrooms are not ADA accessible, due to the lack of an elevator.

The single ply roof has received an “F” rating in a previous roof survey. Suspended acoustical ceilings are in disrepair. Restroom toilet partitions and light fixtures are damaged and in need of replacement. Interior finishes in general are worn, dated and have exceeded their useful life.

An exterior building envelope assessment and an interior building systems assessment should be conducted as an aid in planning, scheduling and budgeting for needed repairs.



THE YEATES FINE ARTS BUILDING



Constructed: 1973

Size: 24,278 Square Feet

This 24,278 square foot brick veneer, glass and hollow metal frame-clad arts center, along with the joined Enrollment Services Center, forms the northwest corner of the MDCC campus. Constructed in 1973, the Fine Arts Center honors the memory of Mrs. Mildred Yeates, a former music instructor. Facing south into the Quad, the Fine Arts Center welcomes students and special event attendees alike, into a spacious lobby, leading to the Auditorium, Band Hall, Art Gallery and Piano Lab.

A roof assessment conducted in April 2023 rates the single ply membrane roof as an "F." Active roof leaks are reported at this time, as well as downspout and other storm water drainage issues. Soffits need repair. The HVAC controls are being upgraded to the Trane Tracer monitoring and control system. The 3-pipe boiler/chiller system has received upgrades to the chiller and blower in 2018. Several interior renovation issues are listed as needing component replacement or refinishing.

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for additional repairs.

EDWARDS STONESTREET MEN'S DORMITORY



This two-story 41,492 square foot motel-style dormitory, reopened after renovation in 2011, houses 258 students. Its name honors Lum Edwards, former County Superintendent of Education, and former instructor and football coach J.D. Stonestreet. Two motel-style wings meet at a right angle at the two-story lobby/dayroom elevator enclosure. Exterior stairs lead to balconies with exterior entrances to the dormitory rooms.

The metal roof with exposed fasteners was given an "F" rating in a 2023 roofing survey. The Best Lock system is employed on all exterior doors. The exterior building condition was judged as "Satisfactory" in the same inspection, which still appears to be the case. Exterior painting of balconies and handrails should be included in planning for near-term maintenance and repairs.

Constructed: 1971-1972
Renovated: 2011

Size: 41,492 Square Feet

A building envelope condition assessment as well as an interior building systems assessment should be scheduled in the near term, to help in planning, scheduling and budgeting for future maintenance and repairs.

HARGETT-LEE HALL WOMEN'S DORMITORY

Named in honor of former Board President Herbert M. Hargett and long-serving former Trustee Dunbar M. Lee, this two-story 42,000 square foot traditional brick dormitory provides 80 rooms, housing 236 students. Completed in 2008, the dormitory has spacious lobbies and recreational space on both floors.

The standing seam metal roof previously received a "B" rating and should not require repair or replacement in the next ten years under normal conditions. The building exterior appears to be generally sound, although sealant joints are deteriorating due to weather exposure. Replacing of all sealant joints should receive a high priority when planning and budgeting for near-term repairs.

To aid in scheduling and budgeting for future maintenance, an exterior building envelope assessment and an interior building systems assessment should be conducted.



Constructed: 2008

Size: 42,000 Square Feet

BOGGS – SCROGGINS ENROLLMENT SERVICES BUILDING

This brick and hollow metal-glazed building sits at the northwest corner of the Moorhead campus, and is the 24,278 square foot west half of the building housing the Yeates Fine Arts Center. As the MDCC Enrollment Services Center, Boggs-Scroggins is the “front door” to campus for many students and parents. In addition to Admissions, offices are provided for Financial Aid, Counseling, Information Technology, and the Office of Instruction.

The Boggs-Scroggins Enrollment Services building was named after long-time Dean of Instruction, Harmon Boggs, and Nannie Scroggins, Business Services Manager. Constructed in 1973, Boggs - Scroggins shares most of the Maintenance and repair needs of the Yeates Fine Arts Center. The single ply membrane roof, installed in 1992, has active leaks reported. Downspouts and hubs are in disrepair, adding to site drainage problems. The hollow metal windows and sills are in need of replacement, as are the exterior doors. Soffit repairs are needed.

The important role of Boggs – Scroggins should be reflected in a design makeover which will create the “Wow” factor befitting the gateway to campus. A comprehensive building envelope assessment and interior systems assessment should be conducted, to aid in scheduling and budgeting for necessary repairs.

Constructed: 1973

Size: 24,280 Square Feet





THE HERMAN A. THIGPIN CAFETERIA

Constructed: 1986

Size: 16,000 Square Feet

Built in 1986 and named for former Dean and Science Instructor Herman A. Thigpin, the cafeteria provides seating for 400 in its 16,000 square foot dining area. A private dining room accommodates smaller groups for meetings and luncheons.

The most recent building inventory conducted by MDCC rates the building as “Satisfactory.” The modified bitumen roof, installed in 2012, was given an “F” rating in an April 2023 roof survey. Recent observations note that the entry ramps have tight turns, no handrails, and steeper slopes than those mandated by the Americans with Disabilities Act (ADA). The entry stairs also lack code-compliant handrails. The heavy daily usage of the building suggests that improvements at the building entrance should be prioritized. A damaged exterior wall louver requires repair or replacement. The suspended acoustical tile ceiling requires new moisture-resistant ceiling tiles. The ceiling track should be evaluated for repair or replacement.

An exterior building envelope assessment and an interior building systems assessment should be undertaken to aid in planning, scheduling and budgeting for the above corrections and repairs, as well as other future improvements.

STANNY SANDERS LIBRARY

Named in honor of John Stansberry “Stanny” Sanders II, former Trustee and Leflore County District Attorney, this 43,430 square foot library, constructed in 1972, has seating for 482 students. It houses a media center which, in addition to the traditional book stacks, includes access to extensive data resources through online databases and in-house media storage. Students are provided the computers and output devices necessary to pursue their research and classwork in study rooms, computer labs and the Student Resources Center.

A roof assessment previously completed by others rates the modified bitumen re-roof as a “B.” Ceiling and plaster damage may be present due to the roof leaks which have been reported. Interior finishes are showing their age. Steps, ramps and landings lack code-compliant handrails. The HVAC system was upgraded with a new boiler in March of 2023.

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for additional repairs.



Constructed: 1972

Size: 43,430 Square Feet

VANDIVER STUDENT UNION

The 18,225 square foot Student Union is a shared structure with the as-yet uncompleted bookstore. Constructed in 2016, it is named for the college's first President, J. S. Vandiver. In addition to the Student Lounge, spaces are provided for the Student Government Association, Conference Room, Student Grill, Recreational Sports Office, and a workout facility.

The standing seam metal roof is in good condition, despite not having a warranty in place, due to the insolvency of the original contractor. A process for commissioning and putting the roof under warranty should be explored. The brick veneer and aluminum storefront structure appear to be in good shape, although some exposed clear finish wood siding and soffit will require maintenance and refinishing in the near future.

An exterior building envelope assessment and an interior building systems assessment should be conducted as an aid in planning, scheduling, and budgeting for needed repairs. Completion of the bookstore side of the shared structure should be let for bids based on the College's overall schedule for major projects.



Constructed: 2016

Size: 18,225 Square Feet

J. T. Hall Coliseum

Built in 1976 and renovated in 2010, the 64,000 square foot sports arena and multi-purpose building is named for former MDCC President Dr. James Terry Hall. Trojans and Lady Trojans sports events in the Coliseum can accommodate up to 1,000 spectators. The Helen Allen Dance Studio, honoring former Trustee Helen Allen, provides practice and performance space for the Delta Dancers. Offices for the Athletic Director and coaches are housed in the Coliseum, as well as the MDCC Sports Hall of Fame.

A recent building inventory listed the brick veneer coliseum's condition as "Good." The modified bitumen roof, installed in 2019, was given a rating of "B" in an April 2023 roofing survey, although active roof leaks exist. The hollow metal frames and entry doors are worn and in need of repair. The locker room finishes need renewing.

An exterior building envelope assessment and an interior building systems assessment should be conducted to pinpoint the scope of work to correct the above problems, as well as to aid in planning, scheduling and budgeting for future maintenance and repairs.



Constructed: 1976

Size: 64,000 Square Feet





THE JIM RANDALL FOOTBALL STADIUM

Constructed in 1966, with further improvements added in 2010, the football stadium is under consideration for significant improvements as a part of the renovation of outdoor sports venues on campus. The stadium is surrounded by chain link fencing, which appears utilitarian and lacking in amenity, considering its prominent location in the campus core.

The Home Side steel bleacher grandstand has a press box, some enclosed seating, and a TV platform. Rudimentary accessible seating areas do not meet code regarding number of wheelchair and attendant chair locations, as well as lacking in diversity of viewing positions. Handrails, guardrails and steps do not meet ADA guidelines or the Building Code. Rough steel surfaces on guardrails could be hazardous to spectators.

Visitor Side bleachers to the south side are small, have no conveniences such as restrooms and concessions and could be demolished or relocated as part of stadium improvements.

Seating on both sides is separated from the field by the track, which is under consideration to be demolished and rebuilt outside the stadium. This would make possible shifting of the field surface northward, providing more space on the south side to construct a new Home Side grandstand with appropriate amenities.

Constructed: 1966



THE CHARLES W. CAPPS JR. TECHNOLOGY CENTER

This 30,000 square foot brick veneer, glass and aluminum frame-clad technology training center, completed in 2001, honors longtime chairman of the Mississippi House Appropriations Committee and Cleveland native Charlie Capps. Situated on a spacious site approximately 7 miles west of Moorhead on Highway 82, the Capps Center is located at the geographic center of the seven-county service area of MDCC.

The educational and support spaces provided include 8,000 square feet of high-bay training labs, three computer labs, a distance learning lab, seminar room, classrooms, offices, and a food prep area. In addition to night classes, program offerings include Truck Driver Training, Fiberoptic, Lineman Training, Carpentry, Welding, HVAC, and Electrical classes. Semi-trucks are kept on site for hands-on training.

Future improvements under consideration are construction of a new parking lot in front of the building, reorganizing the existing paved area as a semi-truck maneuvering pad, and the development of an outdoor leisure space for students. A roof assessment conducted in April 2023 rates the standing seam metal roof as a "C." Active leaks are reported in the Break Room, and along the joint between the low roof and the tall corridor wall. Exterior paint is peeling, and exposed ferrous metal is rusting. The HVAC was upgraded with a new chiller in 2018, although building comfort was not being maintained during a recent visit. The vacuum seals are failing on many of the insulated glass windows, resulting in fogging, water infiltration and loss of insulating value. Overhead doors need adjustment and/or repair, as well as main entry doors. Non-permeable vinyl wall-covering on exterior classroom walls is peeling. Complete re-glazing of the building should be prioritized among future improvements.

A detailed building envelope evaluation as well as an interior finishes and systems evaluation should be conducted, to aid in scheduling and budgeting for the above and additional repairs.

Constructed: 2001

Size: 30,000 Square Feet

GHEC



THE GREENVILLE HIGHER EDUCATION CENTER

Constructed: 1999

Size: 101,864 Square Feet

Prominent along Highway One just south of Greenville, The Greenville Higher Education Center (GHEC) is a three story, 101,864 square foot building, now housing classes and programs exclusively for MDCC and the MDCC Culinary Institute. Constructed in 1999 on a spacious site, the GHEC is slated for near-term expansion, adding instructional spaces.

Instructional spaces in the GHEC are varied, including 18 classrooms, two distance learning classrooms, two art classrooms, two media centers, four computer labs, a Physical Therapy Assistant specialty lab, and chemistry, physics, and biology labs. The present class offerings occupy 6 classrooms, the Culinary Institute, and a small portion of the available 35 offices in the building. Programs offered include Culinary Arts, Physical Therapy Assistant, Adult Education, and a University Transfer program.

A recent building inventory assessed the condition of the GHEC as "Good," while a roof survey rated the modified bitumen roof as an "F." Materials for the re-roofing of GHEC are stockpiled on site at the time of this report. Due to the size of the GHEC building, exterior defects affecting weather tightness, such as leaks at windows, deteriorating expansion joints, sealant joints and parapet cap joints can represent significant ongoing repair costs.

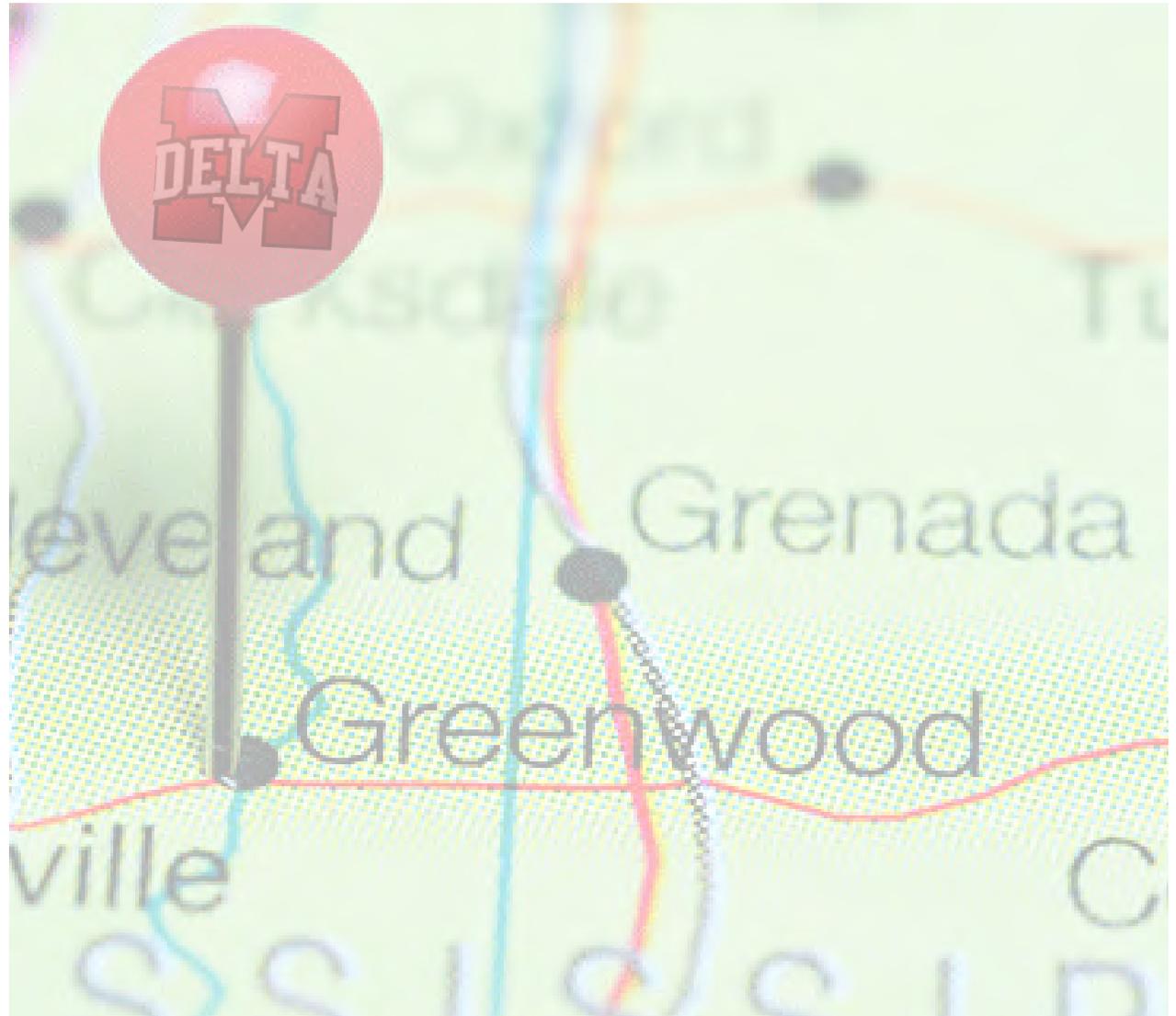
An exterior building envelope assessment and an interior building systems assessment should be conducted as an aid in planning, scheduling and budgeting for these needed repairs.

THE MDCC GREENWOOD CENTER

Mississippi Delta Community College is finalizing the lease arrangements for a new classroom and office building in Greenwood. Classrooms, labs, offices and support spaces will accommodate coursework in the University Transfer program, and Adult Literacy/GED. The Greenwood Center confers the Associate of Arts degree as a terminal degree, or in preparation for further studies.

As a building tenant, MDCC will have the rights and responsibilities defined by its lease, with respect to the physical plant. It is expected that a more detailed narrative description of the facility will be completed in the near future. Analysis of any building-related cost factors for MDCC as a lessee of the Greenwood Center may be addressed in future studies by MDCC.

While a detailed building envelope evaluation is not required, an interior finishes and systems evaluation should be conducted, to aid in any landlord negotiations and budgeting for tenant costs of interior improvements.



**Greenwood Temp Location
(Delta Streets Academy)
MDCC Floor Plan**

EXISTING:

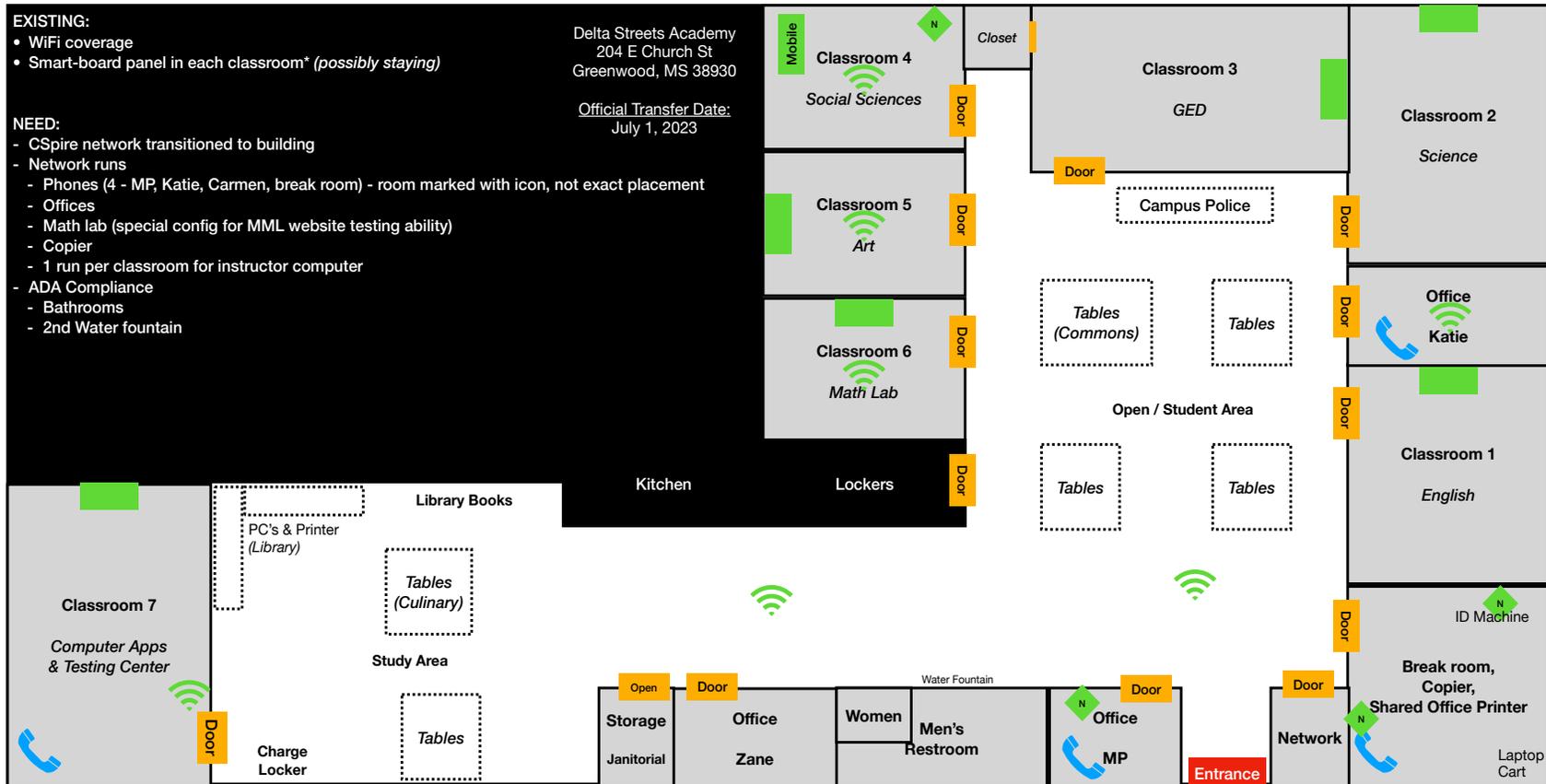
- WiFi coverage
- Smart-board panel in each classroom* (possibly staying)

NEED:

- CSpire network transitioned to building
- Network runs
- Phones (4 - MP, Katie, Carmen, break room) - room marked with icon, not exact placement
- Offices
- Math lab (special config for MML website testing ability)
- Copier
- 1 run per classroom for instructor computer
- ADA Compliance
- Bathrooms
- 2nd Water fountain

Delta Streets Academy
204 E Church St
Greenwood, MS 38930

Official Transfer Date:
July 1, 2023



Current:



WiFi AP



SmartPanel



Network Line

MDCC:



Phone Location

E. Church St

George St.

Layout last updated: 5/15/23

BUILDING USAGE

Building Usage, in this case, refers to the percentage of time during the “normal teaching day” that instructional spaces are being used for coursework. This metric only considers the time utilization of the classrooms and labs. It is not concerned with circulation space or other support spaces in the various buildings. The percentages do not refer to the amount of building square footage in use.

Building usage throughout this section was calculated using an eight-hour time frame and only classrooms and labs within that building were examined.

- Each building floor-plan shows the space that the calculations were based on, by the highlighted orange color.
- Each graph shows the breakdown by room number and the usage analysis of that specific room.
- Percentages to the right of this page were estimated by averaging the fall and spring semester usage and were rounded for readability.

The percentages of usage per room are only one factor in deriving the amount of capacity for additional coursework which could be realistically accommodated. The teaching culture as well as the student culture at MDCC has evolved toward heavy morning schedules with few courses being offered in the afternoon. Physical location of instructors' offices and teaching resources in the same building as the instructional spaces could encourage a greater percentage of utilization. Future consideration might be given to evening or night courses, which would allow more efficient usage of the same buildings.



36.5%

34%

33%

31%

34%

33%

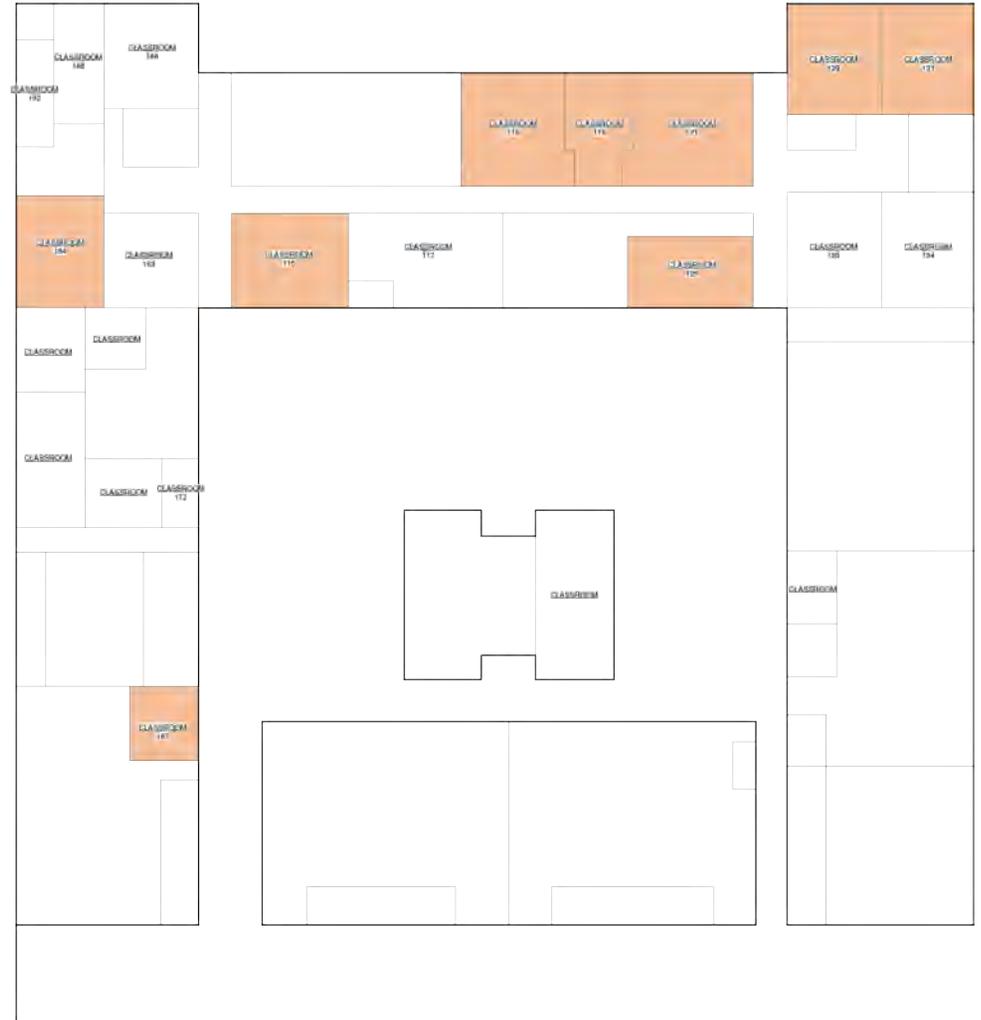
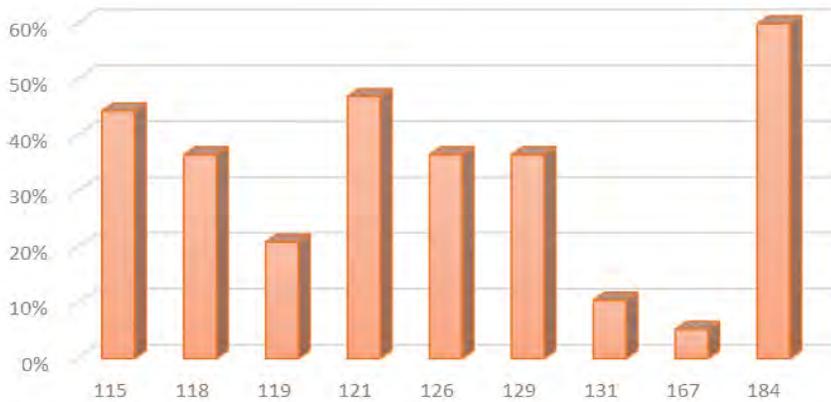
50%

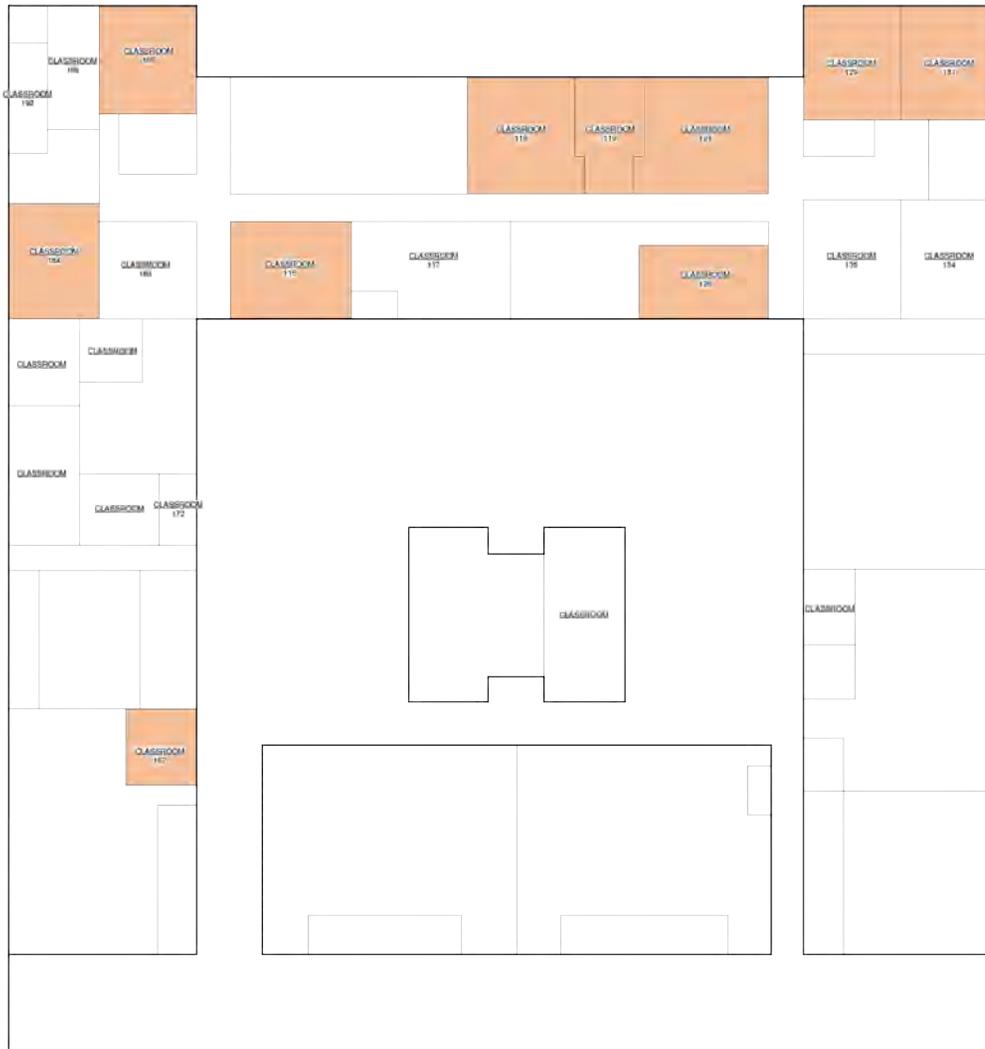
ALLEN-FOLEY VOCATIONAL TECHNICAL COMPLEX

FALL SEMESTER

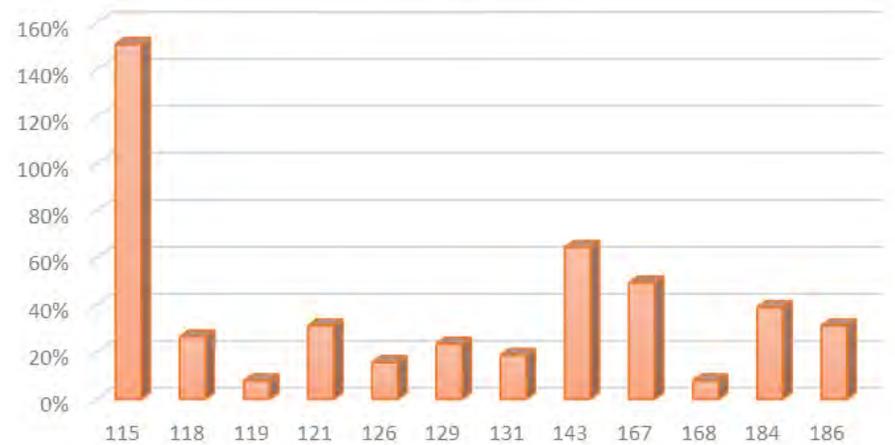
Percentage of Usage per Room

Total Usage: 34%





SPRING SEMESTER
 Percentage of Usage per Room
Total Usage: 39%



GREENVILLE HIGHER EDUCATION CENTER

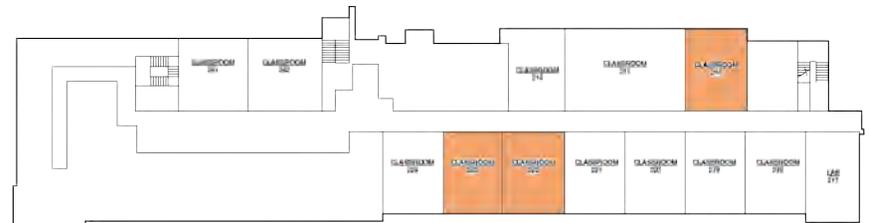
FALL SEMESTER

Percentage of Usage per Room

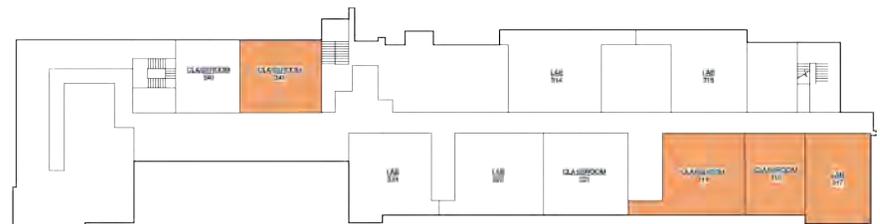
Total Usage: 26%



GREENVILLE HIGHER EDUCATION CENTER - FIRST FLOOR



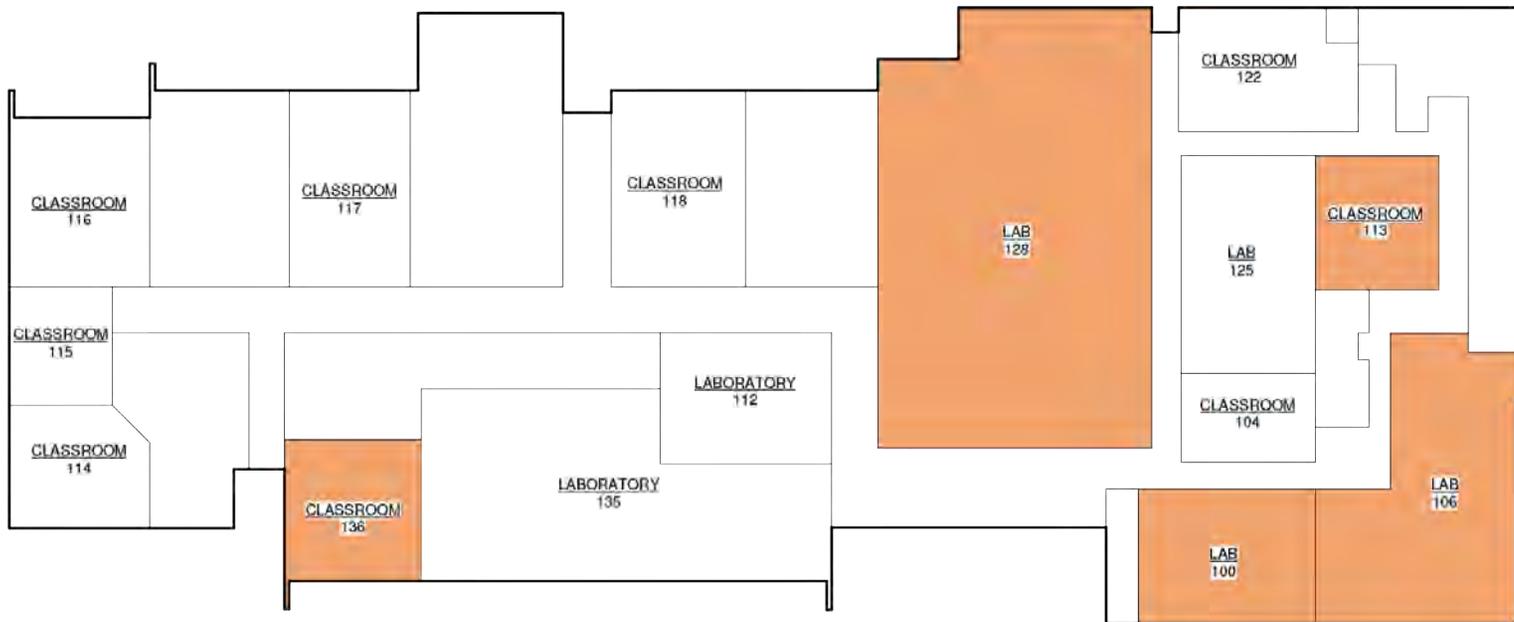
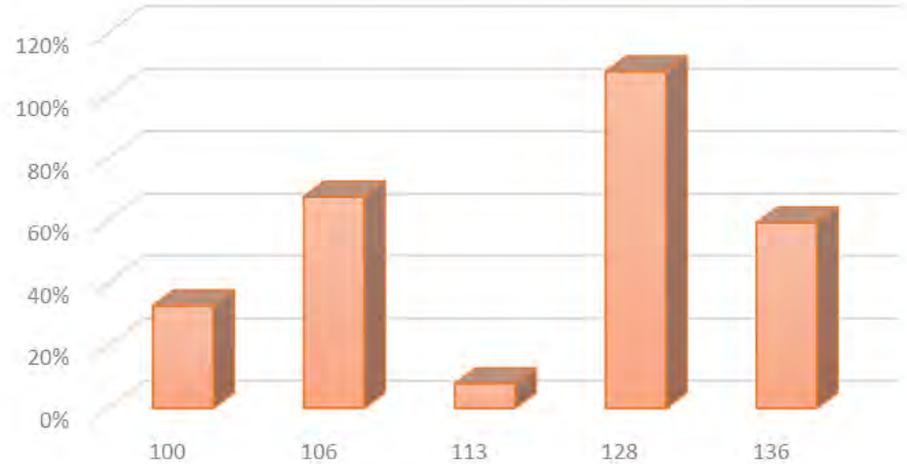
GREENVILLE HIGHER EDUCATION CENTER - SECOND FLOOR

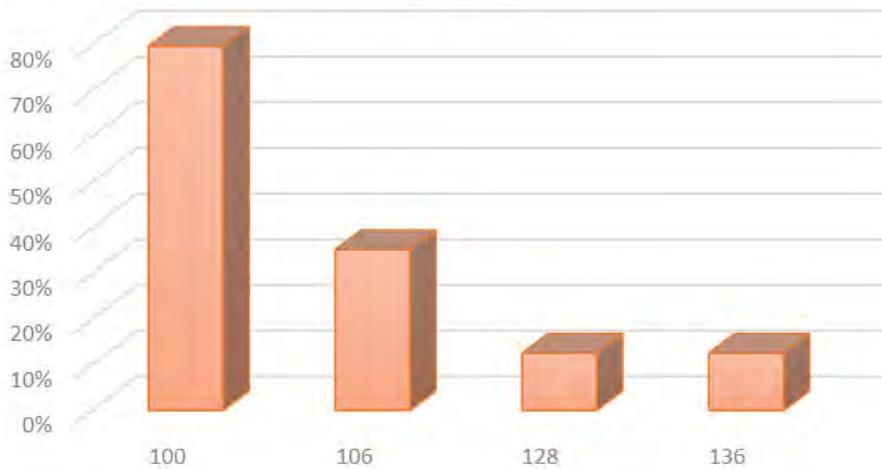
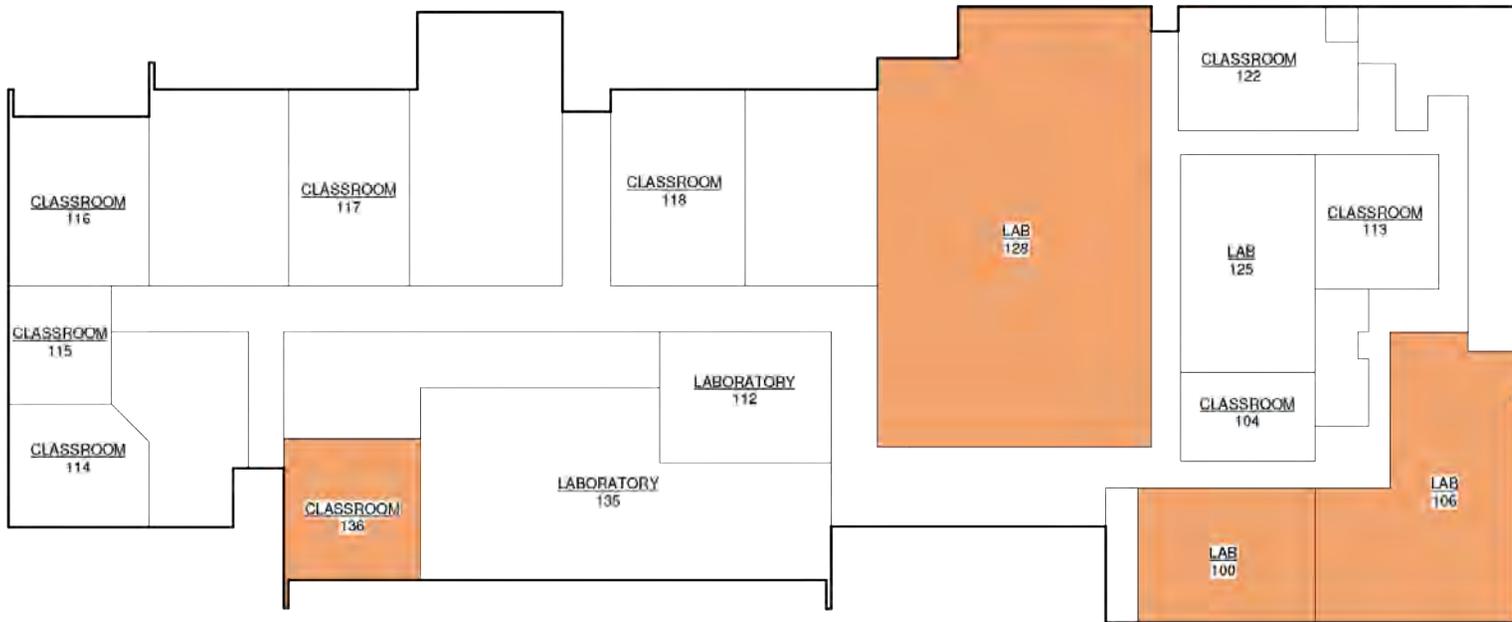


GREENVILLE HIGHER EDUCATION CENTER - THIRD FLOOR

GREER-STAFFORD ALLIED HEALTH BUILDING

FALL SEMESTER
 Percentage of Usage per Room
Total Usage: 55%

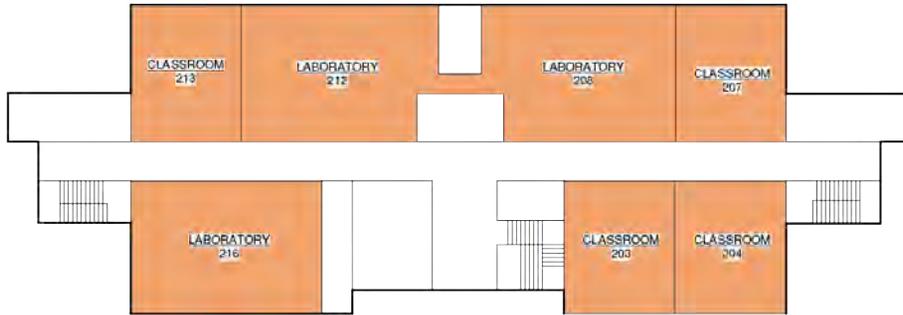




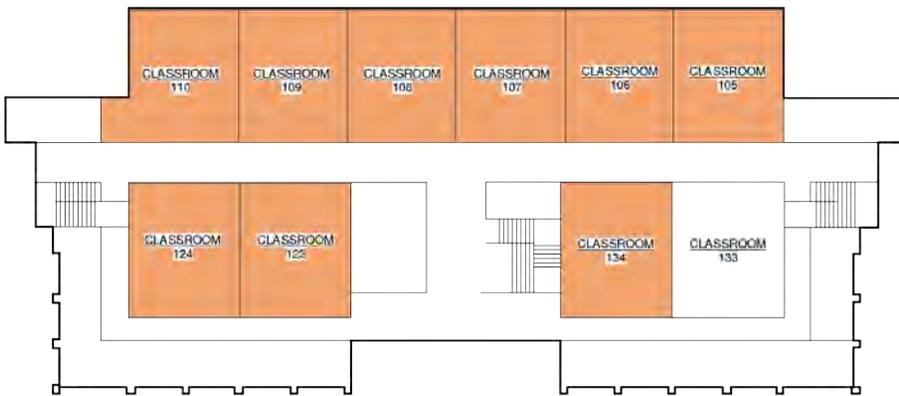
SPRING SEMESTER
 Percentage of Usage per Room
Total Usage: 35%

HARPER SCIENCE BUILDING

FALL SEMESTER
 Percentage of Usage per Room
Total Usage: 30%



JACK E. HARPER HALL SCIENCE BUILDING - SECOND FLOOR



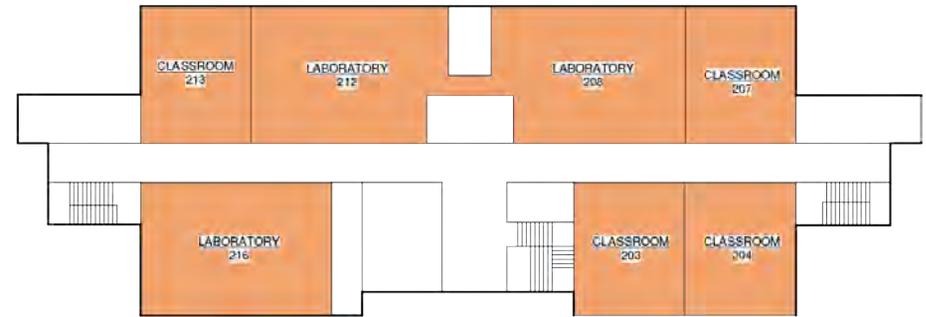
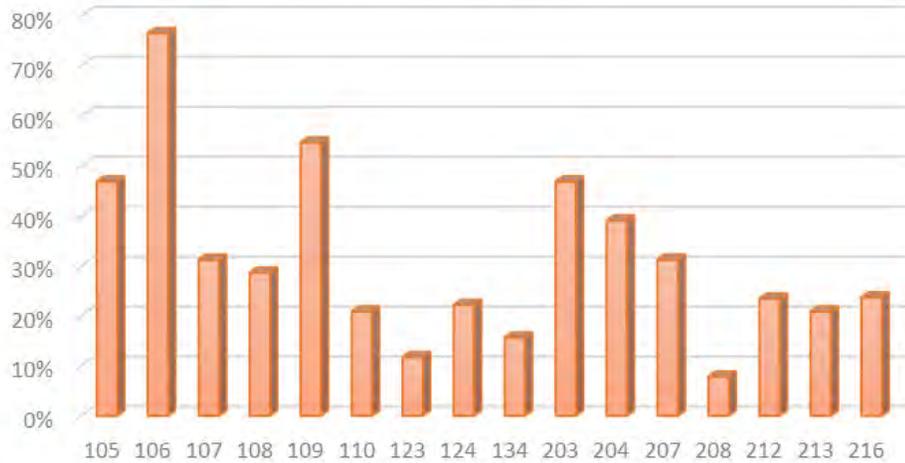
JACK E. HARPER HALL SCIENCE BUILDING - FIRST FLOOR



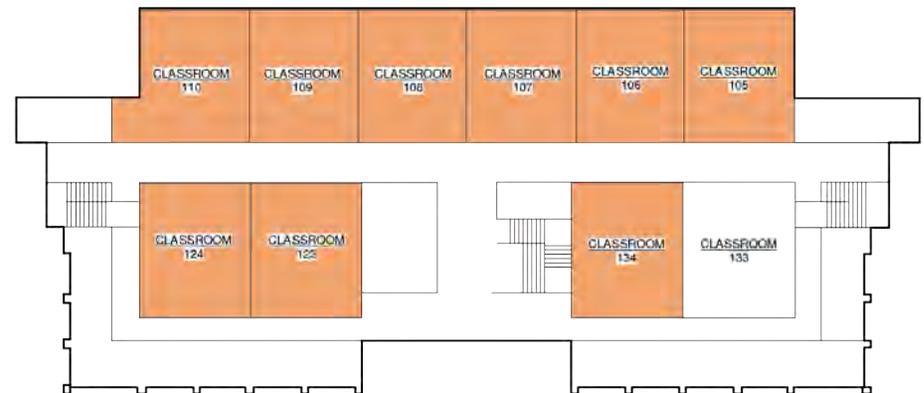
SPRING SEMESTER

Percentage of Usage per Room

Total Usage: 32%



JACK E. HARPER HALL SCIENCE BUILDING - SECOND FLOOR



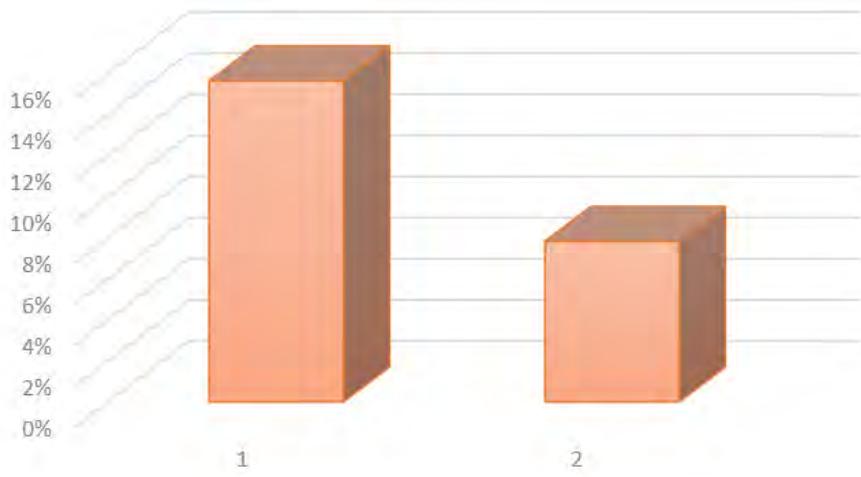
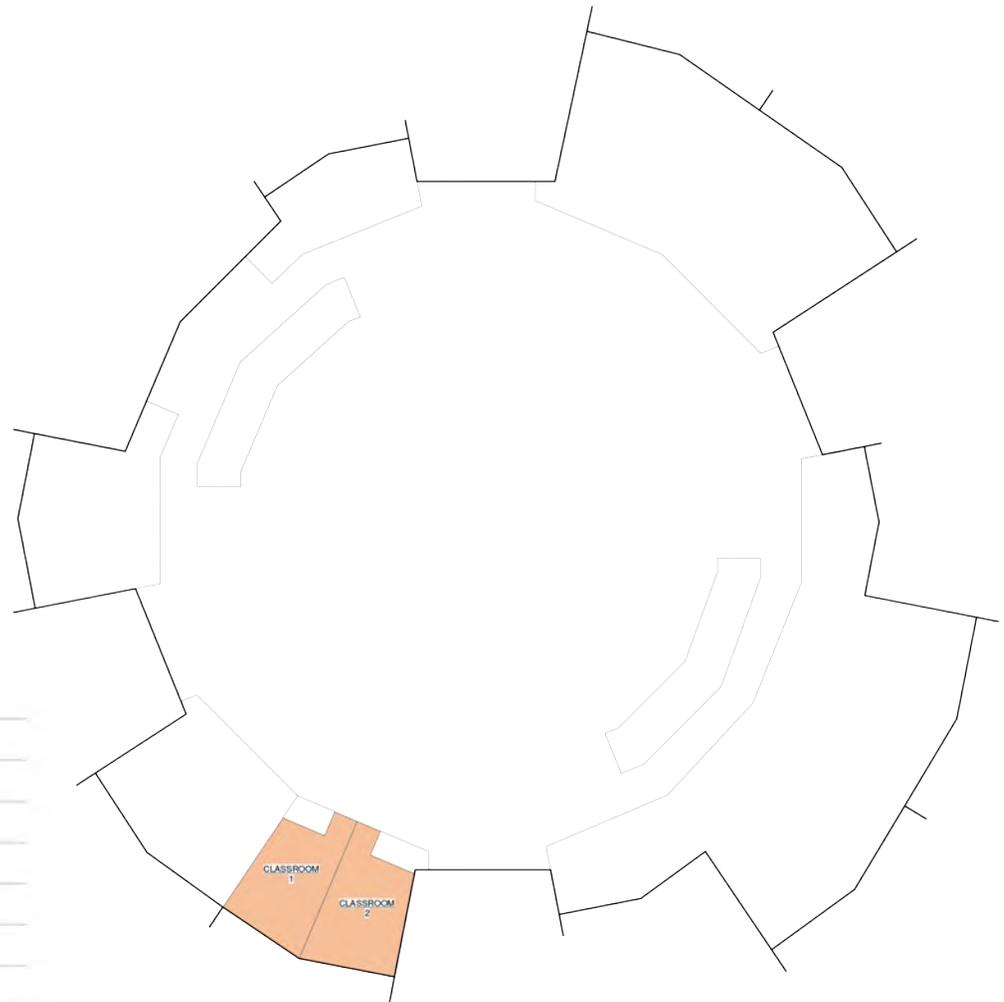
JACK E. HARPER HALL SCIENCE BUILDING - FIRST FLOOR

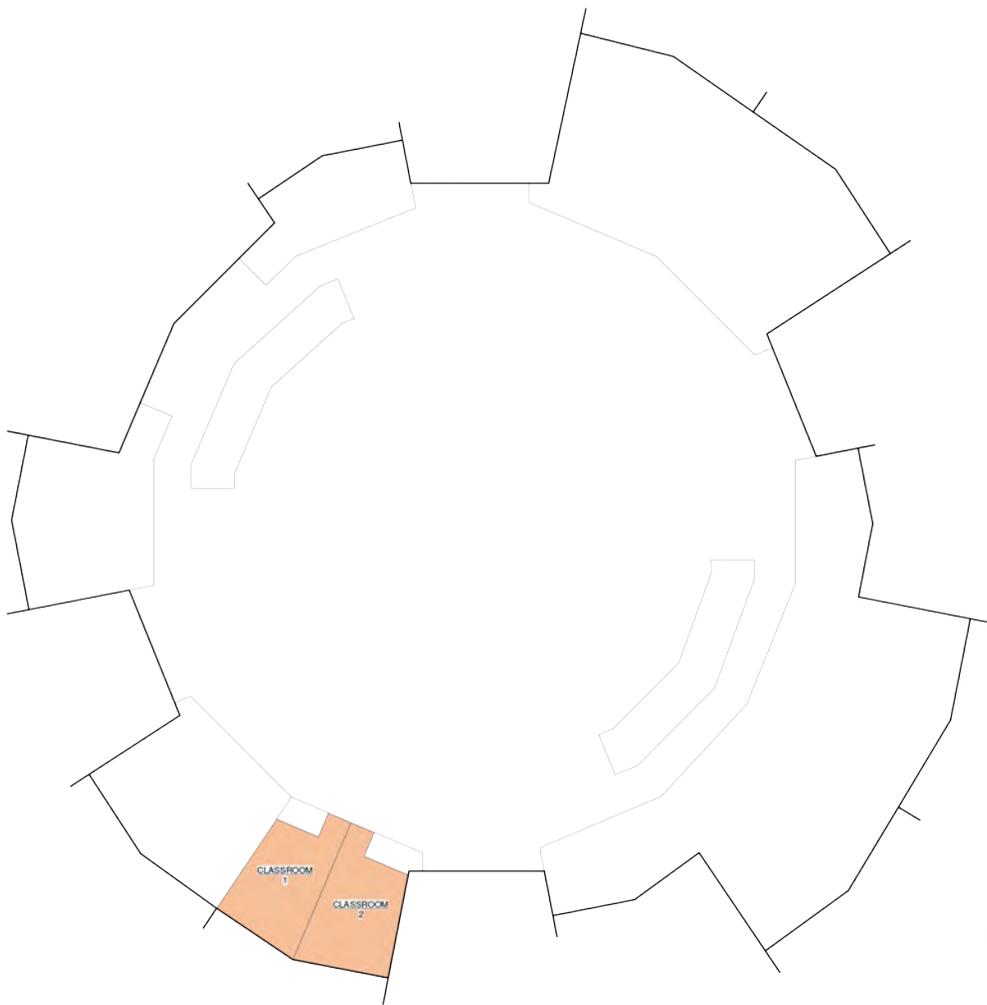
J.T. HALL COLISEUM

FALL SEMESTER

Percentage of Usage per Room

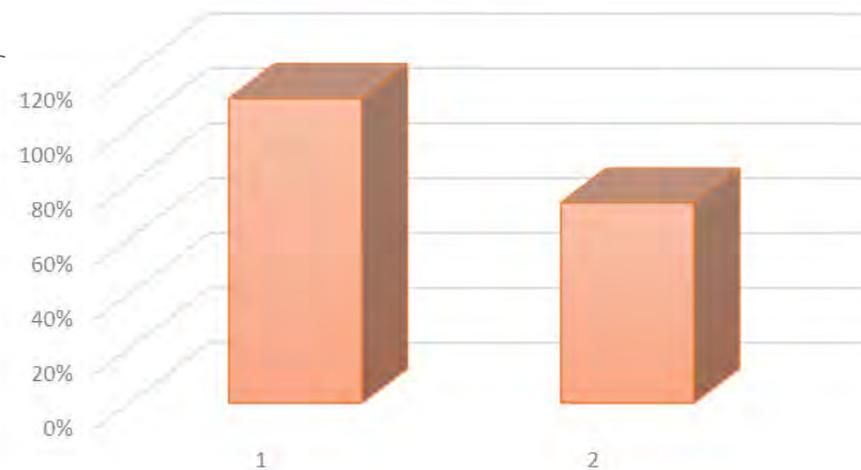
Total Usage: 11%

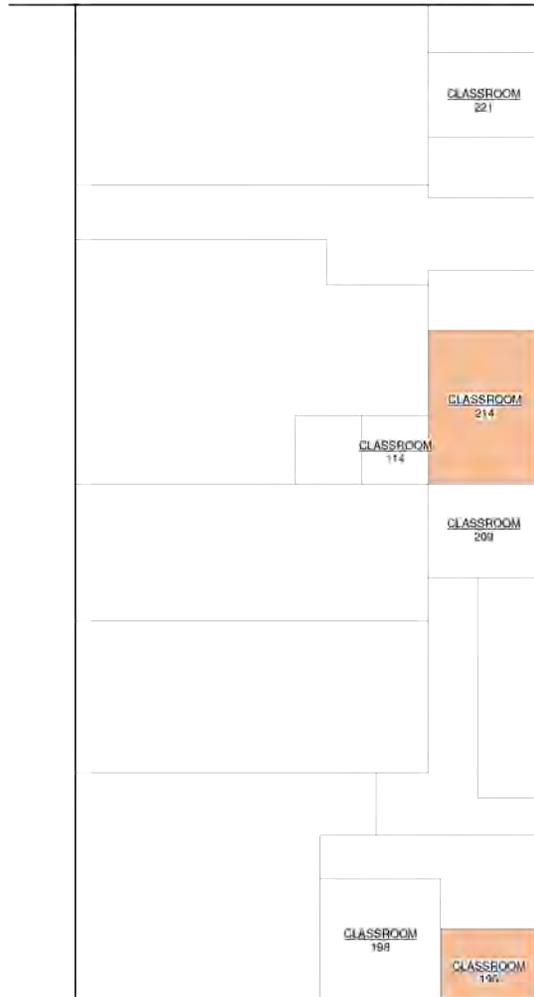




SPRING SEMESTER

Percentage of Usage per Room
Total Usage: 92%



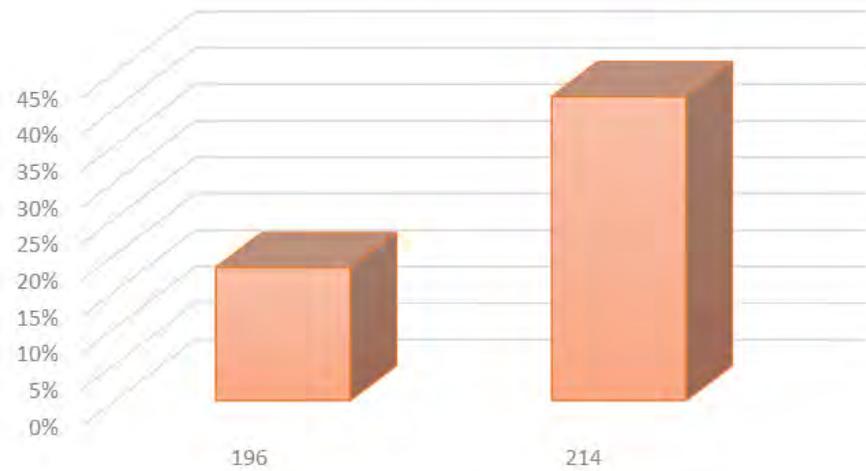


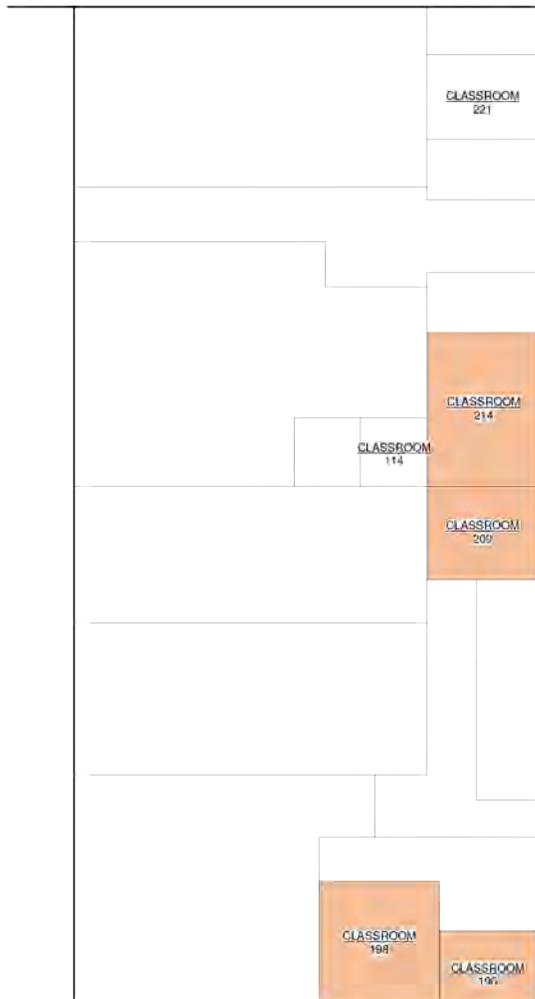
JIMMY HENDERSON HALL

FALL SEMESTER

Percentage of Usage per Room

Total Usage: 31%

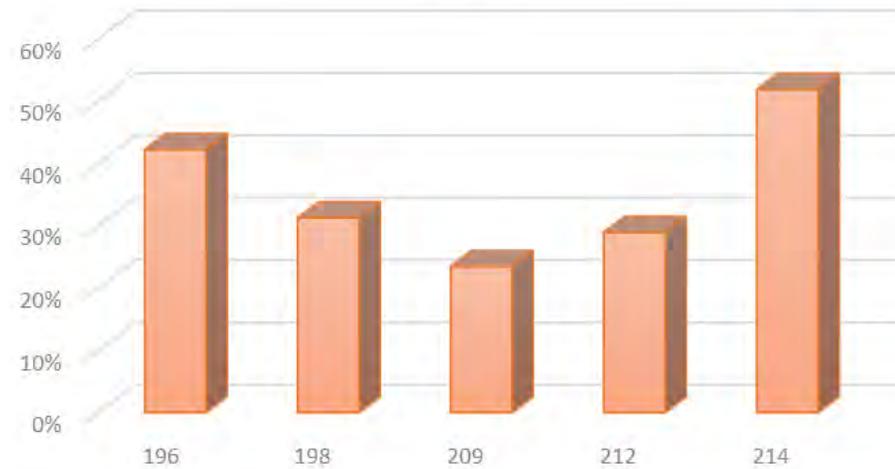




SPRING SEMESTER

Percentage of Usage per Room

Total Usage: 35%

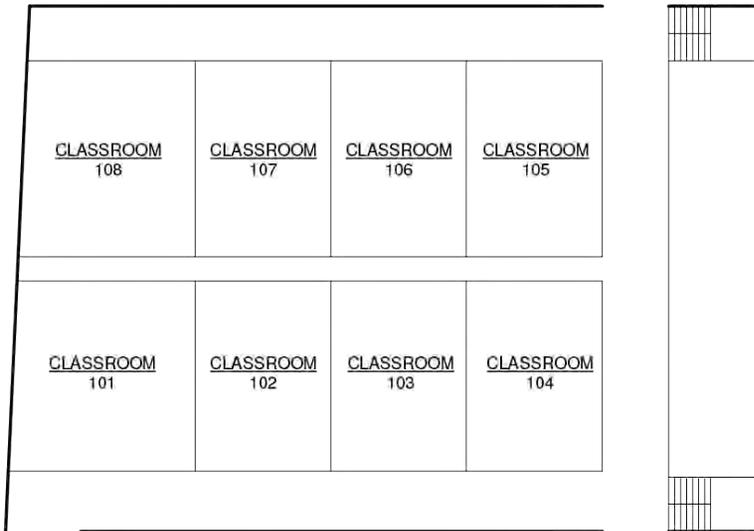
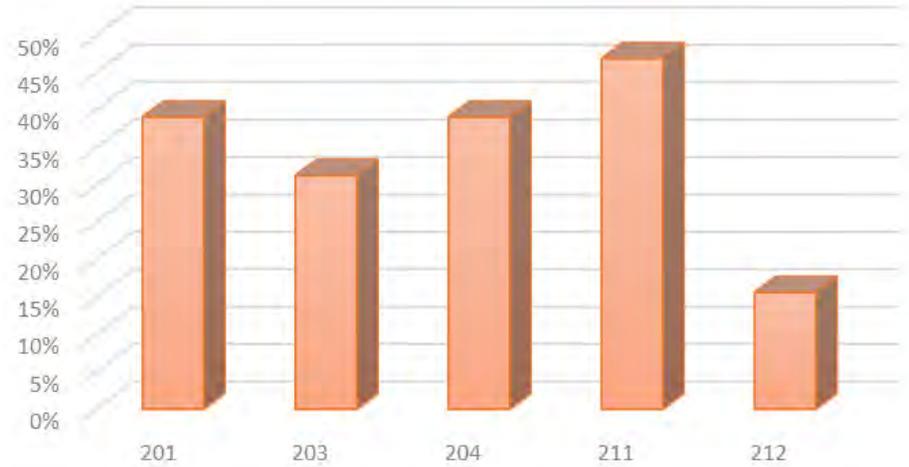


TANNER HALL BUILDING

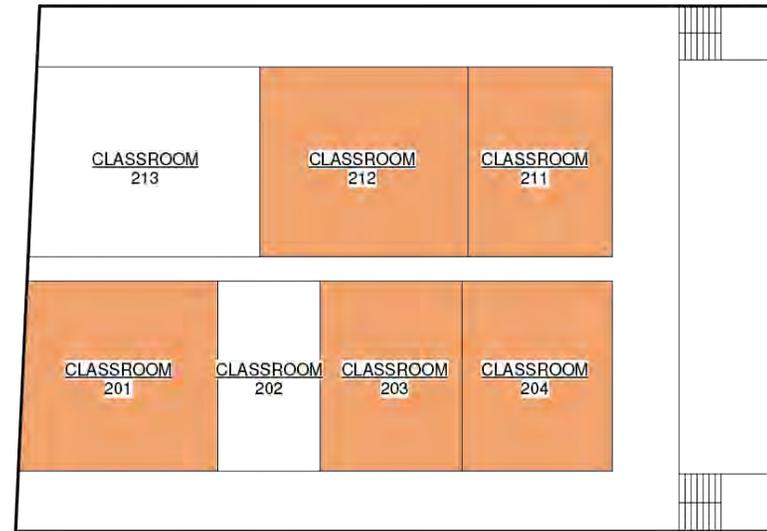
FALL SEMESTER

Percentage of Usage per Room

Total Usage: 34%



TANNER HALL - FIRST FLOOR

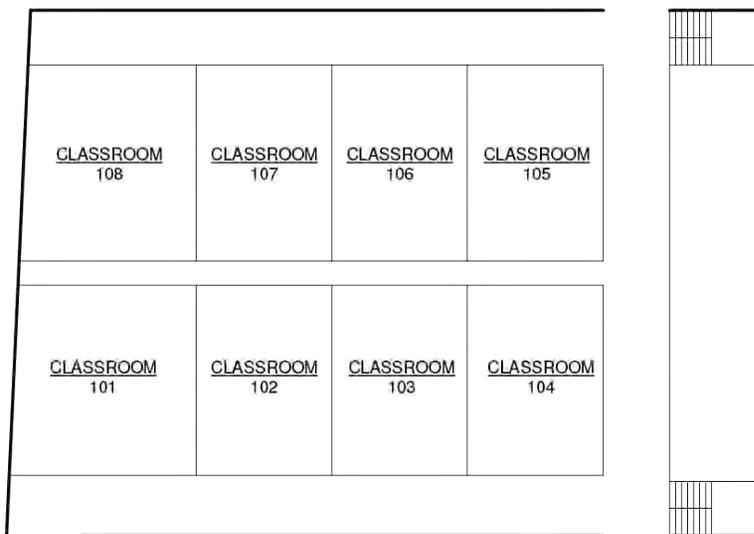
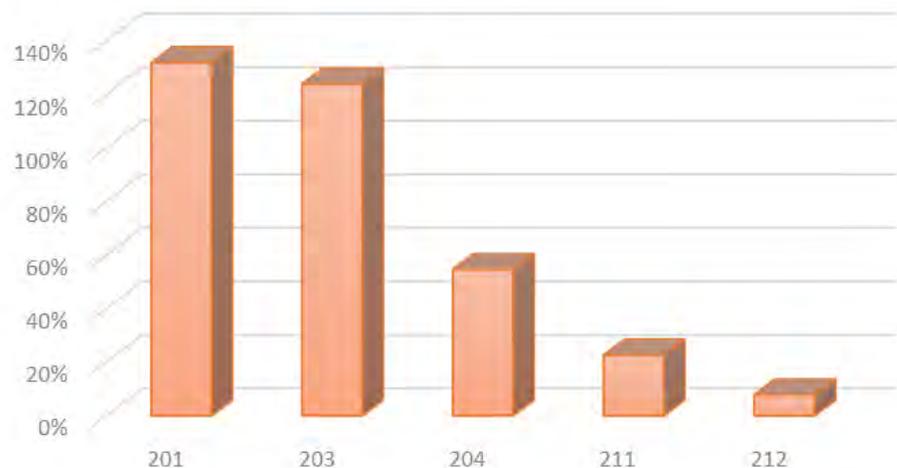


TANNER HALL - SECOND FLOOR

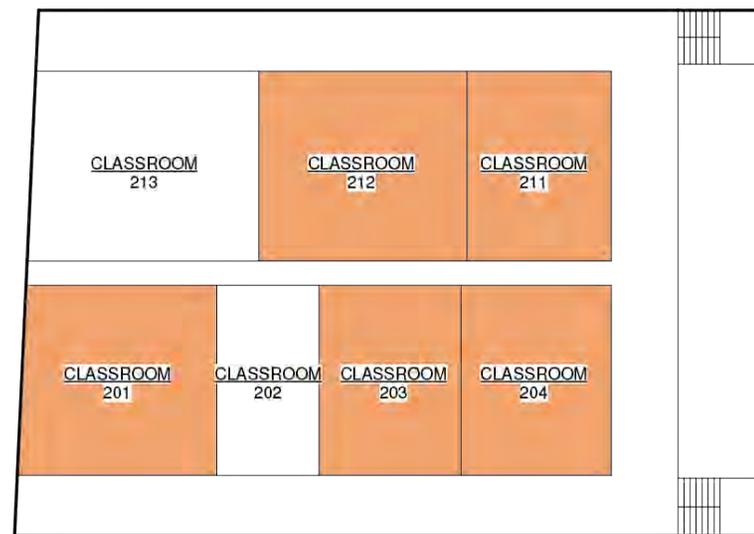
SPRING SEMESTER

Percentage of Usage per Room

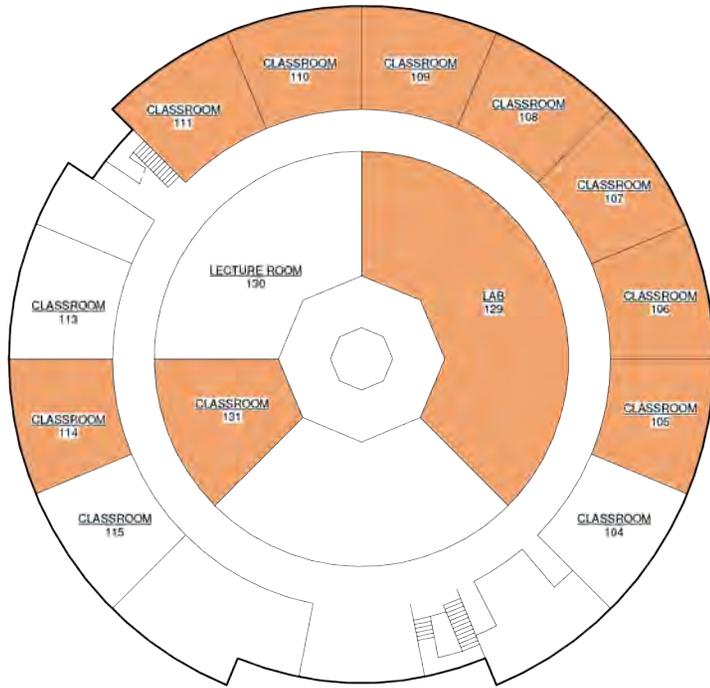
Total Usage: 67%



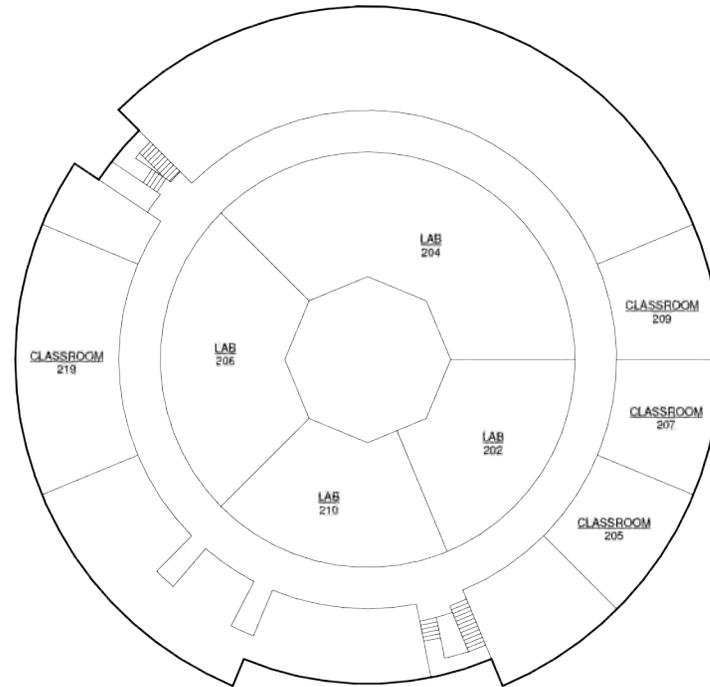
TANNER HALL - FIRST FLOOR



TANNER HALL - SECOND FLOOR



THE HORTON BUILDING - FIRST FLOOR



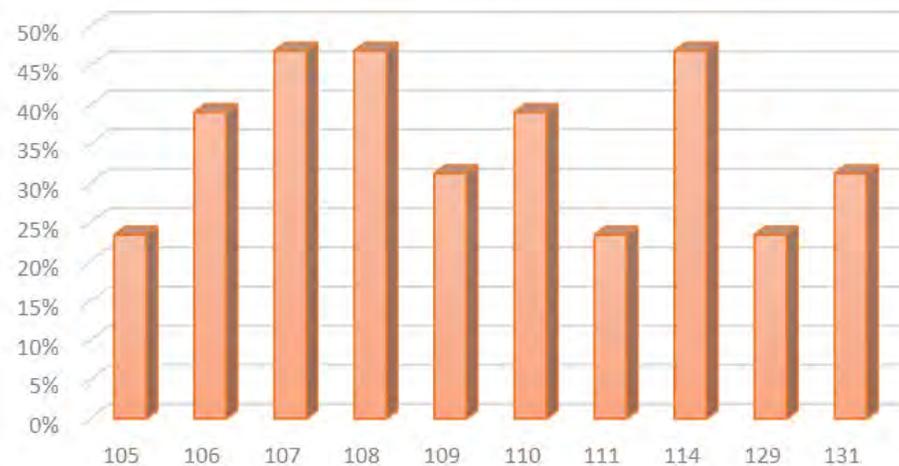
THE HORTON BUILDING - SECOND FLOOR

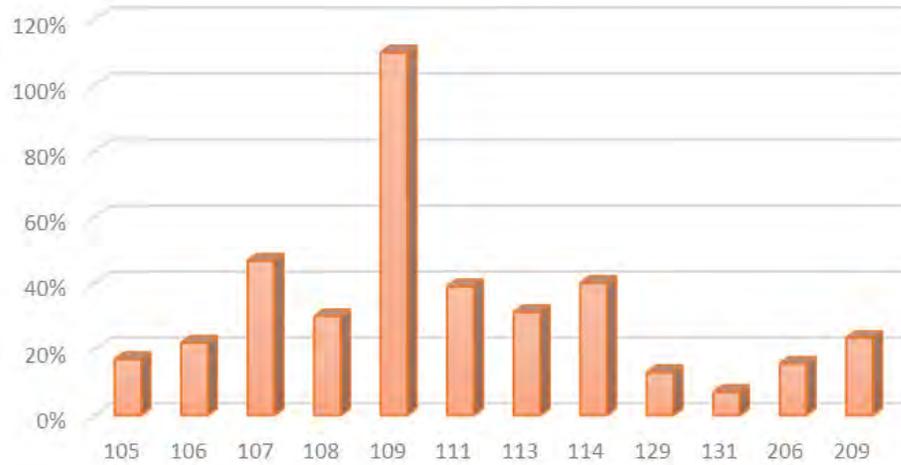
THE HORTON BUILDING

FALL SEMESTER

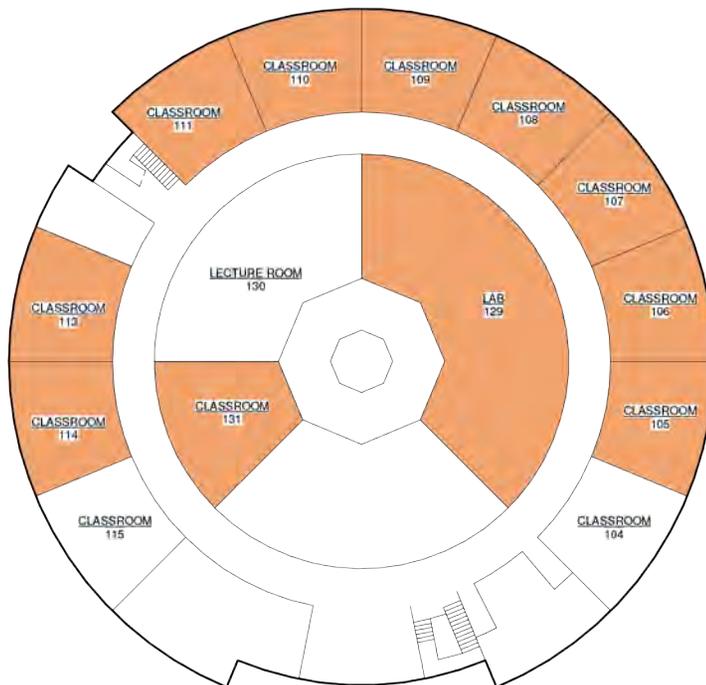
Percentage of Usage per Room

Total Usage: 35%

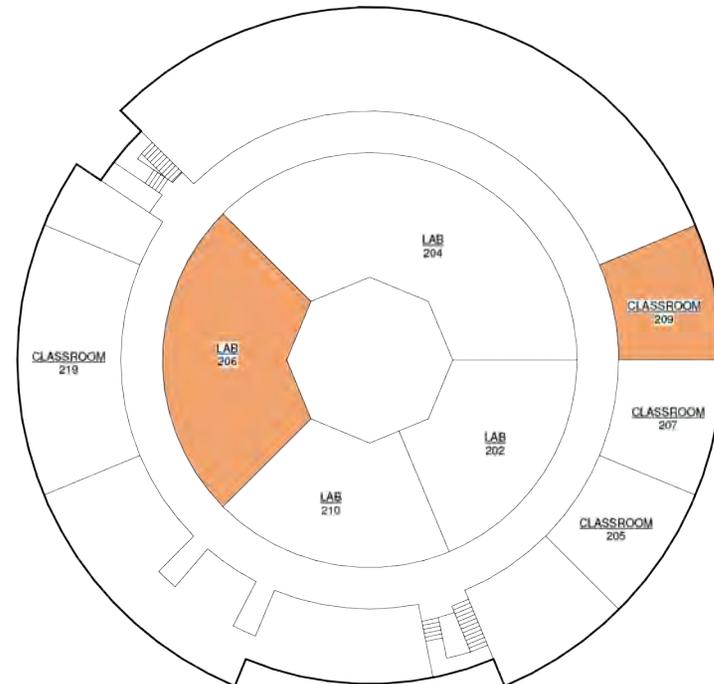




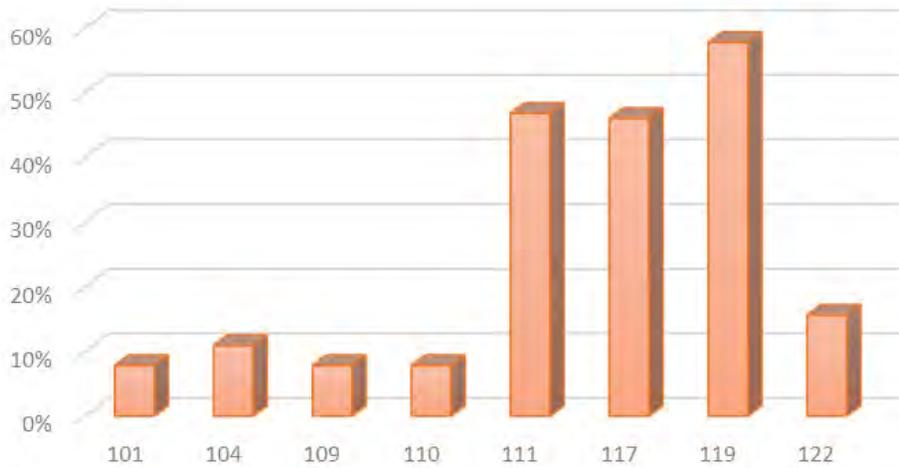
SPRING SEMESTER
 Percentage of Usage per Room
Total Usage: 33%



THE HORTON BUILDING - FIRST FLOOR



THE HORTON BUILDING - SECOND FLOOR



THE YEATES FINE ARTS BUILDING

FALL SEMESTER

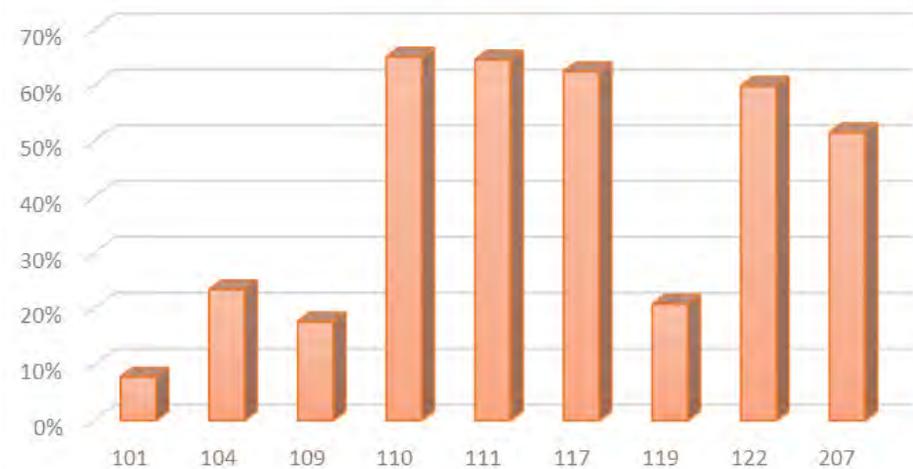
Percentage of Usage per Room

Total Usage: 25%





SPRING SEMESTER
 Percentage of Usage per Room
Total Usage: 42%



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MISSISSIPPI DELTA
COMMUNITY COLLEGE

05

Campus Vision

A NEW PATH FORWARD

The Mississippi Delta Community College Master Plan provides a lens through which to examine the sound “bones” of the existing MDCC Campus, and the tools to forge a new development path for the College’s future.

The key elements of the plan are:

- Enhance and increase campus walkability and pedestrian safety
- Relocate and expand parking from the main campus core for future development
- Renovate and improve multiple existing buildings
- Identify strategic building sites to enable future growth of the campus
- Renovate and improve the multiple green-spaces, such as the Trojan Grove and The Quad
- Reimagine the football stadium and tailgating opportunities
- Expand the usable space within the protective levee bounds. Identify potential project sites for the college’s underutilized land

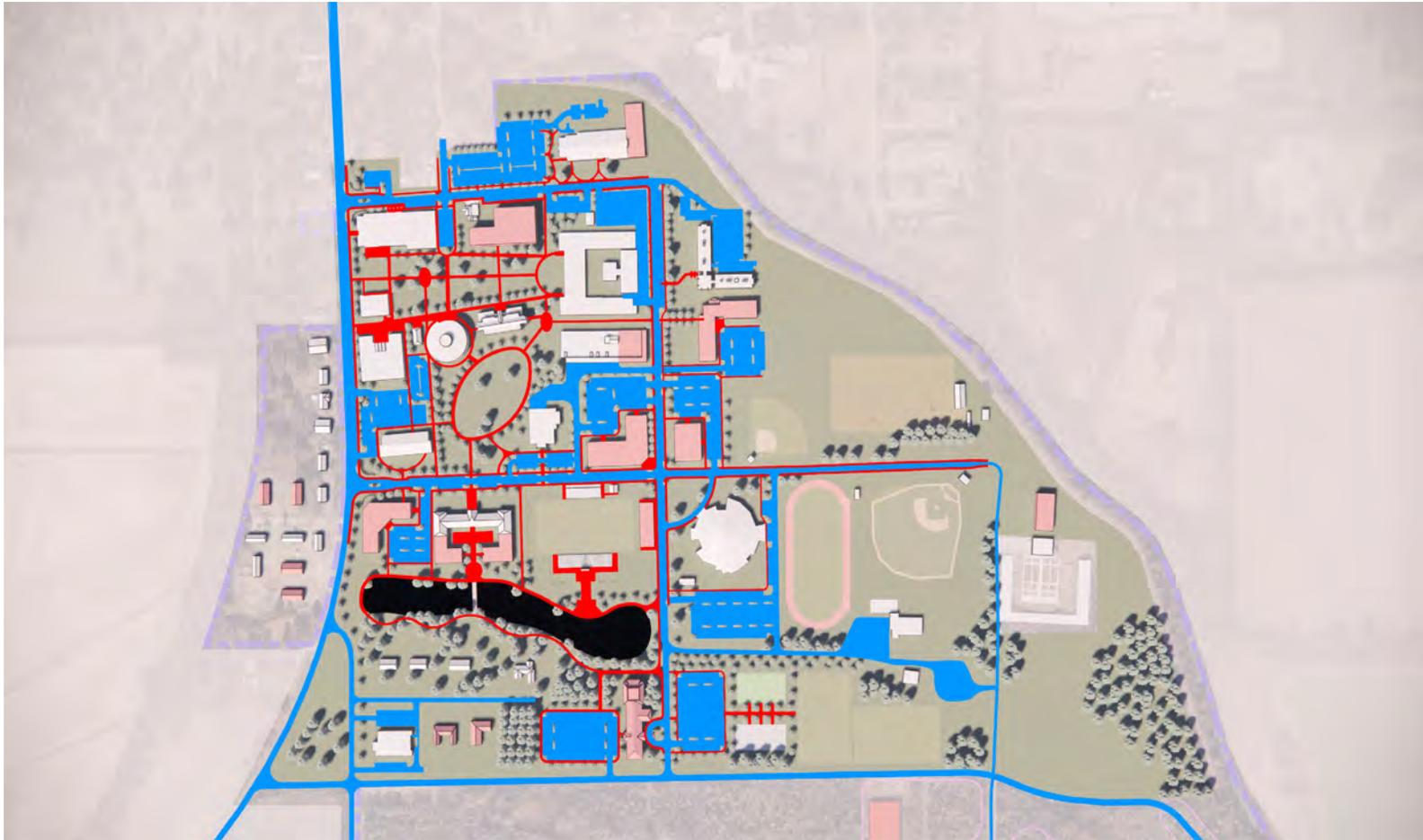


CAMPUS EDGE, ENTRANCES AND CIRCULATION

CAMPUS EDGE STREETScape

- The campus edge will benefit from eliminating all parking along the main Highway 3 corridor and incorporating a large pedestrian walk for circulation to/from the main city of Moorhead. The extension of the pedestrian circulation system into the main portion of town should be encouraged with the city administration, in an effort to strengthen the connection between the overlapping campus and town.
- The Master Plan suggests controlling site access by means of fencing around the perimeter of campus and focused controlled entry points to campus, where the school could employ full-time security personnel to monitor ingress/egress.





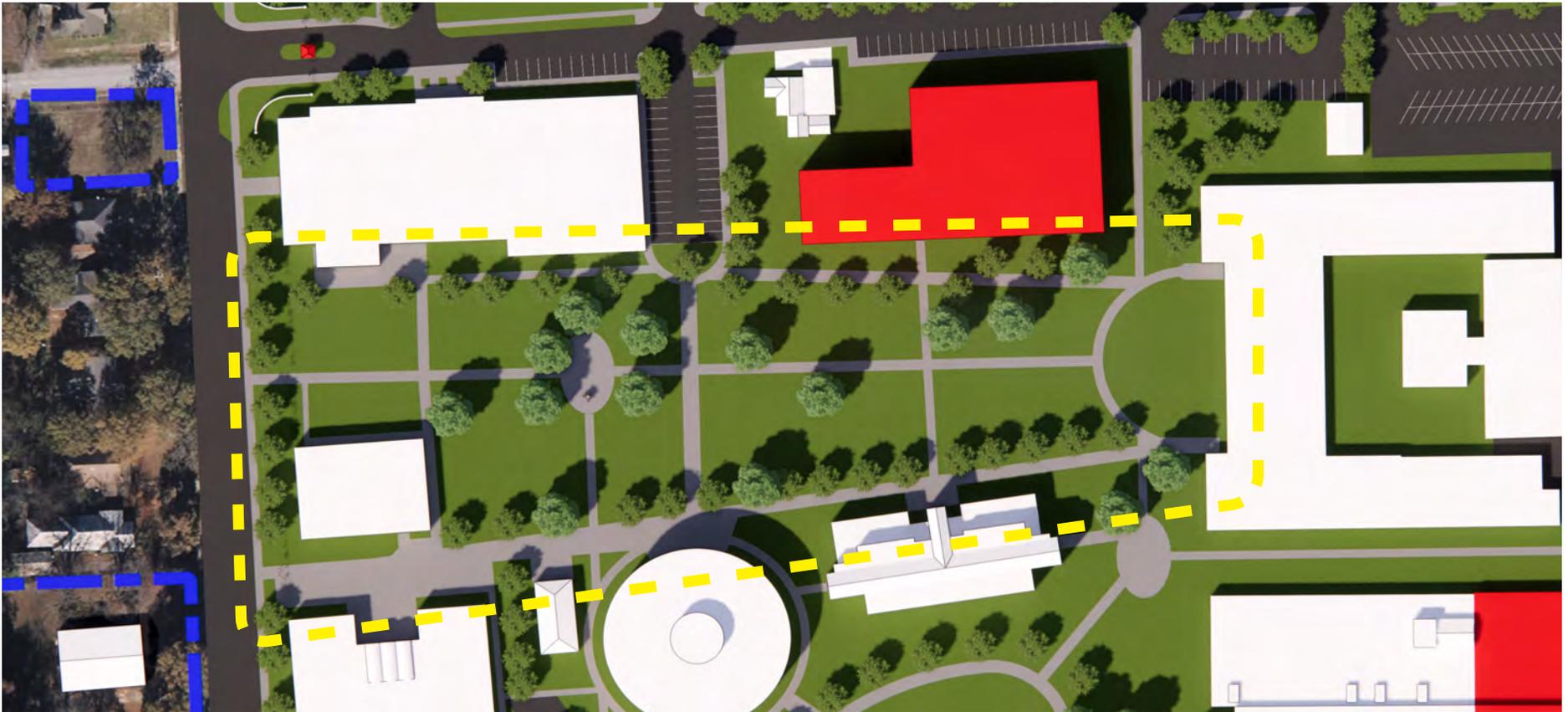
SITE CIRCULATION

- A main goal of the Master Plan is to create a safer campus condition by separating vehicular and pedestrian functions. This is achieved in the Master Plan by removing a portion of the vehicular circulation paths (and the campus' roughly 1400 parking spaces) from the identified 'Campus Core' and relocating these spaces to the periphery of the campus core. This allows for a better use of campus space and increases the overall parking total by several hundred spaces. The Master Plan further improves site circulation by implementing an extensive pedestrian circulation system, in order to minimize pedestrian/vehicular conflicts. One such example of this conflict mitigation is the proposed installation of raised pedestrian walks where the two must cross.

CAMPUS CORE

CAMPUS QUAD

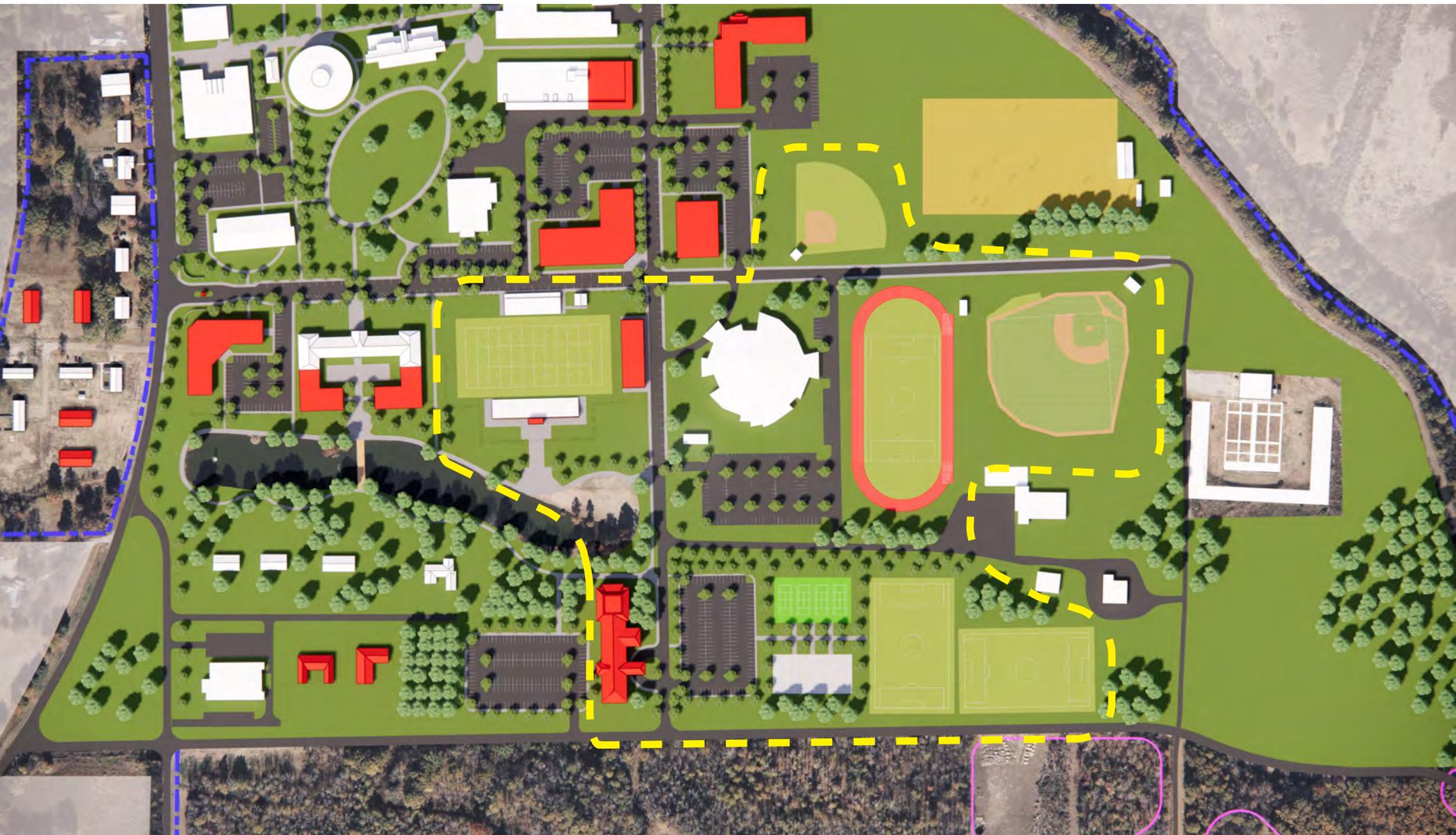
- The Master Plan proposes to define and enhance the existing Campus Quad by reinforcing its Northeastern edge with a large multi-story academic building. This will require the relocation of several small, residential scale buildings such as the campus police headquarters and Baptist Student Union.
- In addition, the Master Plan proposes the removal of many of the narrow sidewalks, which cross the quad in a seemingly random pattern. It replaces them with fewer, wider sidewalks, which will provide a more efficient pedestrian network while redefining and consolidating the green space of the Quad.



TROJAN GROVE

- Trojan Grove is re-envisioned and enhanced in the Master Plan by removing a dilapidated two-story building, several small parking lots and several small, pedestrian spaces which currently impinge on the open space of the grove. Careful planning can transform Trojan Grove into a premier large pedestrian-oriented student gathering space centrally located on campus and providing many opportunities for students to interact.
- With care, the preservation of the limited number of existing mature shade trees in this space should be supplemented by new shade trees and other plantings. A new campus-wide Master Planting Plan will locate new shade trees and define open green-spaces. Additionally, the introduction of new site amenities such as a designated area for a performance stage, will further enhance the quality of the space in order to create the "Grove Experience".





STADIUM

- The Master Plan proposes a heavy makeover for the Trojan Stadium. The relocation of the track (currently around the football field) will allow a reconfigured stadium setting. By removing the track, the field can be shifted closer to the existing Home Side stands, which will allow this existing seating to be re-purposed for the Visitors' Side stands. This will allow the expansion and integration of the Trojan Tailgate space onto the same side of the street as the stadium. This larger tailgate area will be further enhanced by its proximity to the newly redefined Trojan Lake.

INTRAMURAL

- The Southeastern side of campus (located INSIDE of the protective Levee) is the lowest area of the campus's property. This area is best suited for recreational purposes, with only limited building construction. The Master Plan focuses much of the campus's intramural activities in this area, apart from those activities proposed to be located around the new lodge.
- The Lodge is envisioned as a Destination Location, with meeting/gathering spaces supported by hospitality and hotel accommodations.



RECREATIONAL

TROJAN LAKE

- Trojan Lake is a great amenity for campus, but which is currently underutilized and underdeveloped. The Master Plan proposes to develop Trojan Lake with pedestrian walking paths around the perimeter of the lake, which will connect to newly planned network of pedestrian circulation, as well as providing a pedestrian bridge for direct access across the center of the lake.
- Trojan Lake will also become the backdrop for much of the re-envisioned Home Side Trojan Tailgating area. This will allow students and alumni to gather in a much larger and more aesthetically pleasing setting directly adjacent to the new Home side entrance.





LANDSCAPE

SHADE TREE PLANTING

- Large trees offer a much needed defense from the stifling Mississippi Delta summer heat. The Master Plan focuses on proposed new tree plantings, to supplement the sparsely dispersed shade trees on campus today. Studies have shown tree planting alone can dramatically reduce the surface temperature on campus, helping to create a more livable, walkable, inviting environment.

CURB APPEAL

- In addition to shade, more intensely planted areas at key locations, such as main entrances and in highly visible areas, will enhance the campus' visual aesthetic and "Curb Appeal". This largely aesthetic improvement can improve the overall perception of the space for not only the general public but also for potential students, which will aid in recruitment potential. The perception of the quality of the space can be directly related to the appearance of the space.

POTENTIAL FUTURE GROWTH

- The area to the south of the main campus core composes roughly one half of the total land owned and operated by Mississippi Delta Community College. This portion of the property, which is currently not protected by the Levee, has been left largely undeveloped with the exception of selected spaces used for agricultural test plots.
- This area contains several ridges/high points which would lend themselves to future agricultural test plots, buildings, or other developments. The far southeast corner of the property, which appears to be roughly the same elevation as the main core of campus, could become the new location for existing programs such as the Lineman Practice Field, which would allow further infill development of the northeastern edge of campus.
- Key to the future expansion of the campus to the south will be the development of a new access road to the south of the main campus core. This road will be constructed on top of the protective levee, and will allow access to the College's largely undeveloped land to the south. It will provide access to the proposed convention center and new intramural area, and provide an alternative route to the eastern portion of the campus. This will help to reduce traffic, particularly heavy equipment and delivery vehicles, from the main campus core, which will reduce potential pedestrian/vehicular conflicts.



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06

Facility Recommendations

FACILITY RECOMMENDATIONS

Following a thorough investigation and documentation of the existing conditions of the MDCC building stock, a list of needed repairs, hazard mitigations and opportunities for improved design and efficiency should be compiled. These building enhancements can be prioritized by importance, immediacy of need and expense.

Greatest priority should be assigned to Life Safety-related repairs or corrections. Second should be repairs to prevent imminent damage to the Physical Plant, such as emergency equipment repair, plumbing repair or prevention of water intrusion. Priority Three should be correction of Building Code and Accessibility problems.

Additional priorities might depend on the age of the building, adaptive reuse strategies, historic preservation requirements, estimated cost, possibilities of improving the teaching/learning environment, and improving the “College Campus” environment.

The Building Enhancements recommended in this Master Plan and the estimated cost of the work are necessarily preliminary in nature, but should inform the planning and budgeting process. Future building programs will produce more specific estimated costs and schedule durations.



Facility Recommendations

Academic & Administrative

- 1. Future Academic Building
- 2. Potential Expansion to Jimmy Henderson Hall
- 3. School of Nursing (Planned)

Residence Hall

- 4. Faculty Residences
- 5. Large Faculty Residences
- 6. LETA Dorm (Planned)
- 7. Mens Dorm (Planned)
- 8. Women's Dorm Expansion

Student Services

- 9. Convention Center and Hotel
- 10. Multi Purpose Building
(Auditorium / Health Clinic / Fitness Center)
- 11. Visitors Center and Campus Police

Athletic

- 12. Basketball Courts
- 13. Fieldhouse
- 14. Home Side Bleachers
- 15. Indoor Practice Facility
- 16. Multi Purpose Intramural Fields
- 17. Relocated Track and Potential Soccer Field
- 18. Tennis Courts
- 19. Trojan Tailgate Area

Site

- 20. Enhanced Central Entrance
- 21. Enhanced North Entrance
- 22. Enhanced Trojan Grove
- 23. Reshaped Trojan Lake
- 24. Southern Service Access Drive
- 25. Southern Service Entrance and Access Drive
- 26. Trojan Tailgate Area



■ Future Buildings □ Existing Buildings



FUTURE ACADEMIC BUILDING

A new academic building can be located on the north side of campus on the former sites of the Campus Police Building and the Baptist Student Union Building. This new 3-story, 96,000 square foot classroom building will contain classrooms and seminar rooms, along with faculty offices and support spaces. Mid-range programming and planning studies will help MDCC in defining the academic programs to be accommodated in the New Classroom Building.

The building will be constructed using the campus standard palette of exterior façade materials. As an important new institutional structure, it’s size and placement will help to define and fill in the north side of the Quad. Two elevators will be provided, along with other site design and building design elements, to create a barrier-free accessible facility. The new building’s HVAC system will be designed and commissioned using high-efficiency equipment, managed through the campus-wide building information and control network. Similar to other new campus buildings, energy conservation will be prominently featured, to help fulfill MDCC’s goals of helping to create a more sustainable environment.

Site development will include staff reserved parking, a 14-foot clear covered pick-up/drop-off at the main entrance, bike parking, and an exterior plaza with casual seating. Tree and shrub plantings should continue the campus planting plan, as described in Section 5, Site Improvements.

The project cost consists of:

(A) Site Development:	\$ 1,000,000.00
(B) Building Construction, @ \$325.00/square feet	\$ 31,200,000.00
(C) Furnishings and Equipment	\$ 1,400,000.00

The new building will include an interior space built to FEMA shelter standards, with a capacity equal to the expected maximum occupancy, and an emergency generator with 72 hour run capacity.

ALLEN – FOLEY VOCATIONAL TECHNICAL COMPLEX

The Vocational Technical center interior public spaces need general modernization, to include floor covering, painting of walls and trim, and new LED light fixtures. The high-bay shop areas should have the floor slabs de-greased, solvent-resistant floor coating applied, fresh paint with water-borne epoxy on walls, new paint on exposed overhead structure, and new LED light fixtures. The detailed interior and exterior building systems assessments should produce a specific list of additional improvements, to be organized and budgeted for completion according to a comprehensive schedule of ongoing renovations.

Priority should be given to any repairs which maintain the exterior weather-proof envelope, and which are necessary for the proper use and occupancy of the instructional spaces. Site improvements will be associated with tree and shrub plantings to implement the overall campus planting plan, rather than to correct any site defects.

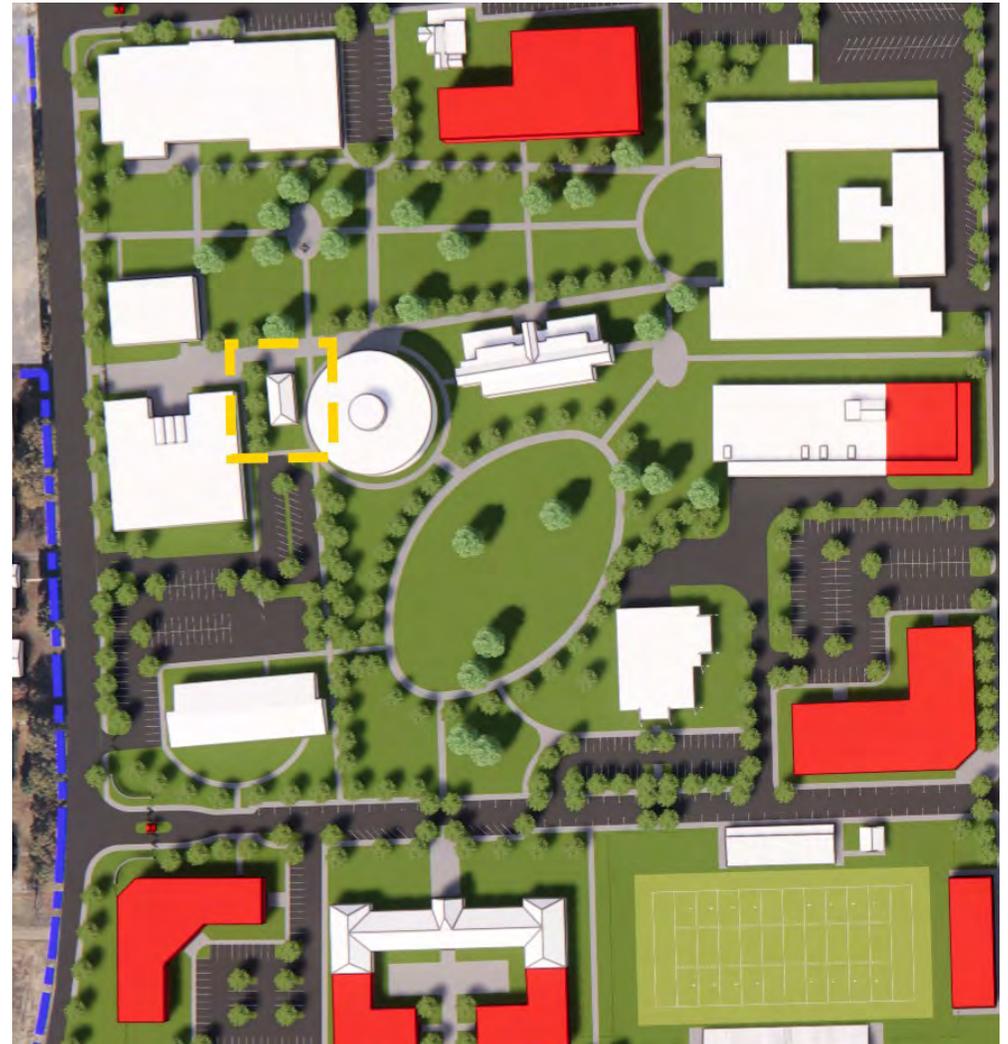
At this preliminary planning stage, a budget of \$50/square foot, or \$5,216,700.00, should be allocated for this 104,344 square foot facility, which includes the new 40,000 square foot classroom addition.



THE CATHERINE AND ALLEN SNOWDEN CENTER (HORTON ANNEX)

The Horton Annex, also known as the Snowden Center, is of much smaller scale than the institutional buildings that surround it on the Quad. In one approach to strengthening the college campus “feel” of the Quad, the Snowden Center could be demolished and replaced with a grassed lawn area. Alternatively, the building could be left in place and modified to become a coffee shop/snack bar, with service provided both inside and at chairs and tables fronting the shaded green space of the Quad. The fitness and wellness activity space previously accommodated in the Snowden Center is now provided in the Vandiver Student Union, so no program is displaced by the above proposed changes.

If the building is kept in service, the active roof leak should be repaired, vertical expansion joint fillers should be removed and replaced, and the existing light fixtures should be replaced with LED fixtures. Renovation for the adaptive reuse of the 1,800 square foot Snowden Center as a snack bar, plus the above-mentioned repairs, at a combined \$50.00/square foot, suggest a mid-term budget of \$90,350.00 for renovation and repairs.



GREER-STAFFORD ALLIED HEALTH BUILDING



The Allied Health Building is at present under contract for interior renovations to the dental technician and nurse training spaces. The building interior additionally needs ceiling replacement throughout, painting of walls with water-borne epoxy, new flooring, and new LED light fixtures.

A recent building inventory rates the building exterior as “Good.” Near-term improvements should include replacement of the leaking metal roof, as well as fasciae, gutters and downspouts. The weathered front door should be replaced with a color-integral solid fiberglass door. Exterior sealant and expansion joints should be replaced. Foundation plantings along the front of the building should be replaced as part of general landscape improvements, to include repair of damaged lawn areas, tree planting per the campus plan, and a free-standing sign.

The exterior and interior building systems surveys will quantify the above as well as any additional necessary repairs. The probable cost of the above-mentioned interior and exterior improvements should be budgeted at \$50.00/square foot, or \$1,600,000.00 for this 32,000 square foot building.

A placeholder for a new addition could be budgeted at \$4,000,000.00.

THE HORTON BUILDING

When constructed in 1968, the Horton Building became a prominent element of the south side of the MDCC Quad. The number and variety of course offerings in its 2 computer labs and other labs and classrooms assure heavy daily visitation and occupancy. This emphasizes the need for an effective barrier-free entry sequence and internal circulation. The main entrance porch features a non-ADA-compliant ramp, which should be demolished and replaced with an accessible feature better integrated into the sidewalk network. Exterior hollow metal doors, spandrel panels and foundation vents need replacement. The modified bitumen roof, with active leaks reported, will require replacement soon.

Interior improvements are needed to renew the aged finishes, as well as to correct stair treads, nosings and non-compliant handrails. In the restrooms, the HVAC radiator units need replacement, as well as the restroom finishes. Door hardware requires updating to an ADA-compliant lever handle design.

The exterior and interior building systems evaluations will project a renovation cost of \$75.00/square foot, yielding an estimated cost of \$3,542,250.00 to renovate the 47,236 square foot Horton Building.



THE JACK HARRIS MAINTENANCE BUILDING

Almost 28 years of weather and sun exposure make it necessary to replace the roof of the Maintenance Building, which has multiple active leaks. A cost comparison should be made between replacement with vinyl-faced batt insulation over the existing steel purlins, with through-fastened ribbed steel roof panels, versus installing new purlins, rigid board insulation and a pre-finished standing seam metal roof, with new gutters, downspouts and trim.

The building entry façade and the entire interior public spaces and offices should be cleaned, de-greased, repainted and re-lit with new LED light fixtures. New ceilings and floor covering should be installed in the office area. The effectiveness of the existing HVAC should be evaluated after the building envelope improvements are in place. An estimated square foot cost of \$75.00 yields a potential cost of \$614,000.00 to renovate and repair the 12,280 square foot Jack Harris Maintenance Building.

The comprehensive exterior and interior building systems analyses will aid in scheduling and budgeting for the above and any additional recommended repairs.

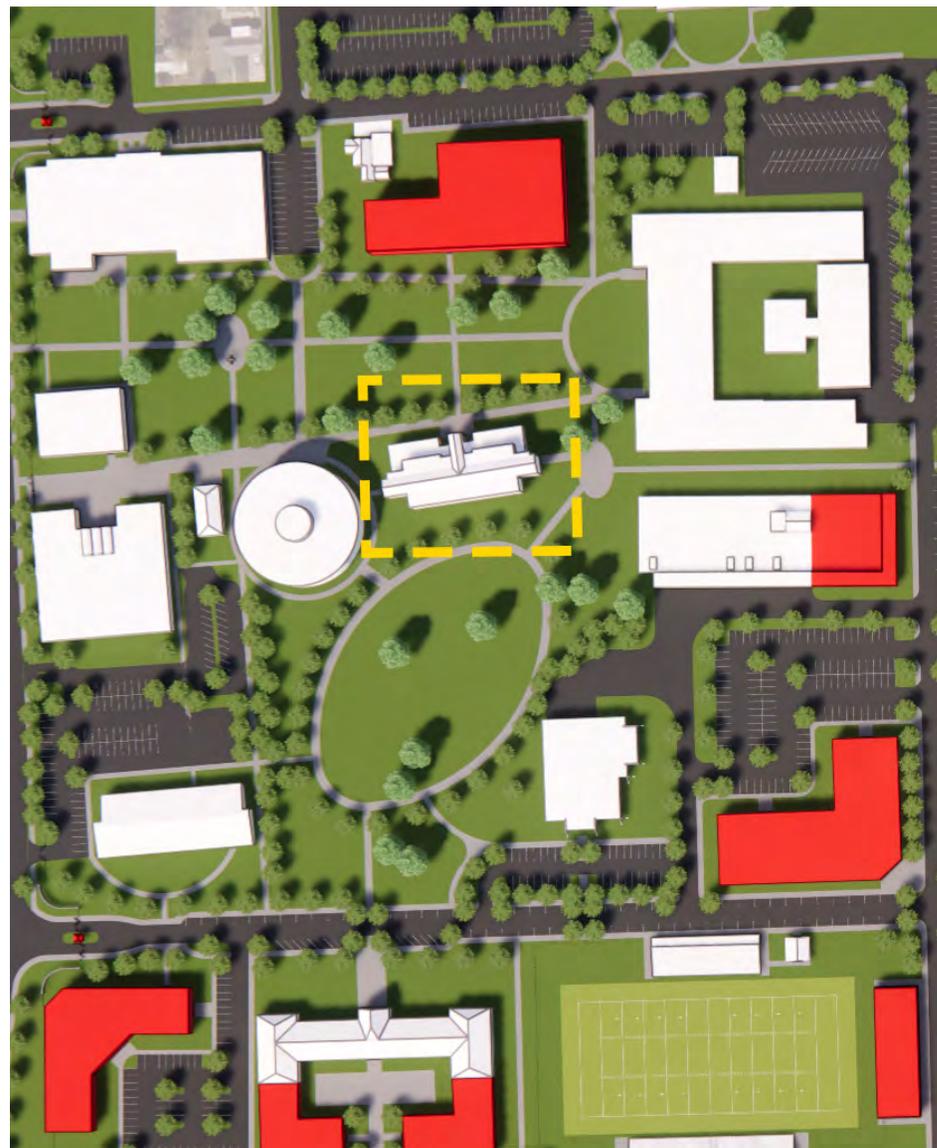


JACK E. HARPER SCIENCE BUILDING

Constructed in 1998, the Harper Science Building is showing its age with the staining of the exterior brick and precast concrete walls. Significant improvement in the overall appearance could be realized with pressure-washing all exterior masonry. The EPDM roof, also dating back to 1998 and rated "F" in a 2023 Roof Inventory, should be replaced. The standing seam metal roof has no leaks reported but should be carefully inspected as it reaches the end of its service life.

The 2022/23 HVAC system upgrades will be further enhanced by the already-budgeted \$65,000.00 30-ton package unit and associated controls slated for installation this year. The extensive window and translucent panel components of the exterior building walls should be carefully evaluated for necessary repair to gaskets and sealant joints, as well as for needed replacement of the panels and windows themselves. Accessible entrance features should be better integrated into the improved building design.

The detailed exterior and interior building systems evaluations will identify additional needed repairs, with interior finish renovations and lighting upgrades to LED fixtures likely to represent significant near-term expenditures. To avoid the above-mentioned repetitive, piece-meal repairs to the exterior glazing, a complete renovation of the system could be included with other exterior repairs, which will also improve thermal performance and air conditioning effectiveness. A proposed budget of \$100.00/square foot would result in an estimated cost of \$2,670,000.00 for renovating the 26,700 square foot Harper Science Building.



JIMMY HENDERSON HALL

After almost 48 years of service, Henderson Hall and its attached covered equipment shed still serve MDCC's Vocational Technical Center, housing instructional shop space for Field Crops, Precision Agricultural Technology, Construction Equipment Operation, and Electrical Technology. The modified bitumen roof, rated "A" in a 2023 roof inventory, was applied in 2019, and should be under warranty through 2039. New exterior doors and hardware and new aluminum windows will correct numerous rainwater leaks. Low site areas hold water adjacent to the building. Correcting these drainage problems will require careful re-grading of the site due to its flatness.

While the masonry and steel structure appears sound, the floor slabs in the instructional shop spaces should be cleaned, repaired and sealed with a fuel-proof non-slip coating. Walls and overhead structure should be cleaned, and the walls should be coated with a water-borne epoxy. New LED shop lights should be installed. Ancillary office and support spaces should receive new floor covering, paint, suspended acoustical ceilings and LED lighting.

The covered shed area on the south side of Henderson Hall opens onto a paved apron. Whether this apron is repaired or possibly replaced with an expanded lawn area may depend on whether the heavy equipment and associated instructional space is relocated to the south portion of the campus.

The exterior and interior building systems assessments will allocate costs for the above and possible additional repairs, resulting in a projected renovation cost of \$50.00/square foot, or \$1,500,000.00 to renovate this 30,000 square foot Building.

A budget placeholder for a 15,000 square foot addition is programmed at \$3,750,000.00.



THE JOHNNY RUSSELL BUILDING

The Johnny Russell Building still enjoys a water-tight roof, in spite of the almost 25-year age of the exposed-fastener pre-engineered building. Some leaks are occurring in the walls at fastener locations. The classroom for the MDCC Law Enforcement Training Academy classes is somewhat cramped at its maximum 40-student capacity.

Plans are under consideration for construction of a new Law Enforcement Training Academy barracks and classroom building immediately adjacent and to the north.

Near-term repairs and improvements might include replacement of the leaking fasteners and gaskets in the wall panels, changing the light fixtures to LEDs, and paving of the gravel parking lot. Considering the modest size of the building and its short list of repairs and improvements, the allocation of \$50.00/square foot would yield a probable cost of \$200,000.00 for improvements to the Johnny Russell Building.



LAW ENFORCEMENT TRAINING ACADEMY DORMITORY- NEW BUILDING / DEMOLITION OF OLD BUILDING

The LETA Dormitory and classroom building will be located just north of the Johnny Russell Firing Range Building and will be joined to that building by means of a roofed connector. Site constraints limit the size of the new building's footprint, so that 40 beds can be provided in 20 semi-private rooms, as well as an additional 3,000 square foot classroom, plus storage, utility and maintenance spaces.

Site development appears to be straightforward. A conventional foundation can support the steel frame and brick veneer single-story building. Elevating the building pad 12" to 18" above the prevailing grade will aid in storm water management. A paved access and service drive, including staff parking and guest parking sufficient for 40 students should be provided. Through-wall motel-style units will provide HVAC.

The modest size and simple building configuration of the proposed LETA Dormitory suggest a budget of \$250.00/square foot, for an estimated construction cost of \$5,500,000.00. Demolition of the existing LETA dorm is budgeted at \$150,000.00.



LINEMAN TRAINING CENTER

This 4,200 square foot pre-engineered building, constructed in 2019, is in like-new condition, including the pre-finished metal roof and wall panels, gutters, downspouts, fascia and trim. The building is divided into the office/classroom and equipment bay sides, with man-door and overhead door access. Exposed through-fasteners with rubber gaskets secure the wall and roof panels to the building structure.

A new location for the Lineman Training Program is being considered to the south of campus. The present Lineman Building could then convert to serve another purpose, or it could be demolished to make way for sports fields or other future developments.

The Lineman Training Center should be entered into the campus maintenance and inspection schedule to have a comprehensive exterior and interior building systems assessment done in the future. No repair budget recommendations are provided at present.



STAUFFER WOOD ADMINISTRATION BUILDING

This 1995 brick veneer and sloped shingled roof building, renovated in 2021, was listed in “Excellent” condition in the college’s most recent building inventory. The roof, reworked as part of the 2021 renovation, is listed as an “A.” The HVAC units have been a continuing maintenance concern, and are under consideration for replacement in the near future, at a probable cost of \$100,000.00. Interior finishes are in like-new condition and not in need of work.

The Administration Building should be entered into the campus building maintenance schedule, which will help minimize unscheduled repair costs. An exterior and interior building systems assessment, not required at this time, should be undertaken in the future.



TANNER HALL

Tanner Hall's exterior walls are in good repair, although it is the only building on campus to employ a concrete masonry screen as a major component of the building exterior. The campus standard brick is used on the end (east and west) walls, and pre-finished metal panels form part of the north and south walls. Due to the building's prominent location along the front of campus, consideration should be given to applying an improved façade screen material to cover or replace the concrete blocks.

The second-floor spaces in Tanner Hall are to be made accessible by the addition of an elevator. The shaft and enclosure will be constructed outside the existing building footprint, at the southeast corner of Tanner Hall. The roof should be replaced as part of near-term improvements, which should include the complete renovation of the interior spaces. The general scope of repairs should be budgeted at \$50.00/square foot, or \$1,017,900.00 for the 20,358 square foot Tanner Hall. The elevator package is estimated to cost an additional \$125,000.00.

The detailed exterior and interior building systems assessments may identify additional repairs required for Tanner Hall. Part of the renovation may include the re-purposing of space currently in use as the Campus Bookstore, when the Bookstore is relocated to share the Student Union Building.



THE YEATES FINE ARTS BUILDING

Comments on the condition of the Boggs-Scroggins Enrollment Services Center also apply to the 24,278 square foot brick veneer, glass and hollow metal frame-clad Yeates Fine Arts Center, which is the eastern portion of the same building. Near-term repairs should include replacing the single-ply roof with a new modified bitumen membrane roof, complete with flashings, edge metals, gutters and downspouts. Additional storm water drainage repairs, starting at the downspout hubs, should include verifying the function of the underground storm drainage structures.

The wood soffits should be removed and replaced with pre-finished metal soffit material. Exterior wood doors should be replaced with aluminum and glass entrances. Steel-framed exterior windows and windowsills should be replaced with aluminum thermal windows. Light fixtures should be changed out for LED lighting, with dimming capability where appropriate. Four new HVAC units were installed in 2022.

The exterior and interior building systems assessments will detail the above and other possible required improvements, at \$75.00/square foot, for an estimated cost of \$1,820,850.00 for repairs to the Yeates Fine Arts Center. A separate budget allocation could be developed to address the cost of refurbishment of the performance venues and stage lighting.



EDWARDS STONESTREET Men's DORMITORY

The Men's Dormitory has near-term and medium-term needs which will have a significant impact on renovation and repair budgets, due to its large surface area, large number of doors and windows, exterior painted metal surfaces and aging metal roof. While active leaks are not reported at doors and windows at this time, the replacement of doors and windows should be scheduled and budgeted, as well as perimeter sealant at all openings. Exterior painting of metal on balconies and handrails should be scheduled as a near-term repair. ADA-compliant signage should be installed on the building and grounds.

The elevator should be inspected as part of periodic maintenance. Refurbishment of the elevator cab surfaces should be part of a general remodeling of the lounge, day room and common spaces, which are showing their age. The individual motel-type through-wall HVAC units should continue to be replaced as needed.

Considering the large surface areas and number of openings, A budget of \$75.00/square foot, or \$3,111,900.00 should be allocated for the above and additional repairs which may be identified in the comprehensive exterior and interior building systems assessments.



NEW MEN'S DORMITORY

The new Men's Dormitory is being constructed just south of the existing Edwards Stonestreet Men's Dorm. It will be a two-story building mirroring the existing Men's Dorm in layout and alignment, but with single double-loaded interior corridors and fully enclosed exterior walls.

On-site paved parking will be provided for all residents. Architectural and site features will be constructed as shown in the Construction Documents by the Architect engaged by MDCC.

The 2023 Project Cost for the New Men's Dormitory is: \$23,000,000.00

The Master Plan campus map included as part of this document will be updated to reflect the actual site layout of the New Men's Dormitory, when the Construction Document plans are made available for reference.



June 2023, MDCC President Dr. Tyrone Jackson and members of the MDCC administration and Board of Trustees break ground on the new men's residence hall on the Moorhead campus.

HARGETT-LEE HALL WOMEN'S DORMITORY AND ADDITIONS

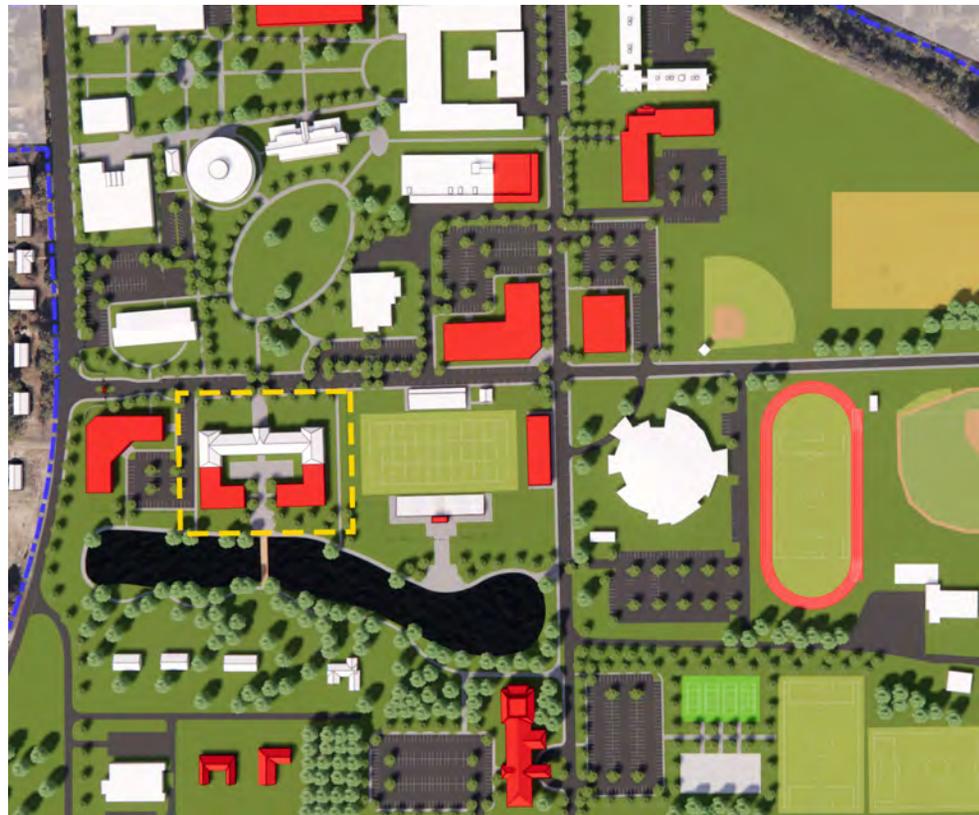
This brick veneer women's residence hall is one of the more recently completed buildings on the MDCC campus, and thus has a short list of recommended repairs. The standing seam metal roof has been rated as a "B," and should not require any work in the near term. Vertical expansion and sealant joints in the brick walls should be scheduled for replacement in the next cycle of exterior improvements.

Landscape work should include the planting of trees and shrubs as part of the campus planting plan, and repair of damaged lawn areas. The large number of operable windows and through-wall HVAC units will require monitoring for long-term weather-tightness, perimeter sealing and eventual repair or replacement on an individual unit basis.

The comprehensive exterior and interior building systems assessments indicate a mid-term repair budget of \$25.00/square foot, which equates to \$1,050,000.00 for this 42,000 square foot dormitory.

The additions to the dormitory wings, which should add 100 beds, will extend southward toward Trojan Lake.

An offset in the exterior walls where the additions meet the existing wings will minimize brick matching problems. Assuming foundation conditions similar to those of the existing building. A construction cost of \$300.00 / square foot for the two 2-story additions yields an estimated project cost of \$12,600,000.00.



BOGGS – SCROGGINS ENROLLMENT SERVICES BUILDING

This prominent “Front Door” to the campus should have an exterior make-over commensurate with its role, as the first building which will welcome students and their families to life and study at Mississippi Delta Community College. One of the two proposed gated entrances to campus will be located on East Cherry Street, immediately adjacent to Boggs-Scroggins and convenient visitor parking. The north façade and the building’s internal circulation should be modified to create a prominent public entrance, centered between Boggs-Scroggins and the Yeates Fine Arts Center, which shares the structure.

Priority should be given to budgeting and scheduling all repairs needed to restore the building’s watertight integrity, including the roof, fascia, gutters, downspouts, and hubs. The storm sewer runouts from these hubs should be restored to free flow. Hollow metal windows should all be replaced with aluminum frames and insulated glazing. All exterior wood doors should be replaced with inherently weather-resistant doors. Wood soffits should be replaced with pre-finished aluminum.



Other exterior improvements could revise the building appearance to be more in line with the Campus Design Guidelines. The detailed exterior and interior building systems assessments will identify other necessary repairs in addition to those mentioned above, which should be budgeted and scheduled for completion in the future. Considering the extensive exterior repairs already mentioned above, the preliminary budget should include \$100.00/Sq. Ft, or \$2,428,000.00 for future work on Boggs-Scroggins.

CAMPUS POLICE BUILDING AND VISITORS CENTER

The present Campus Police Building is in a converted single-family residence on the north side of campus on Cherry Street. This building is planned to be demolished in the near term, as a first step in assembling a site for a future academic building.

The Campus Police Operations Center is planned to occupy a new building to the south side of Lucas Street, just inside the south entrance to the MDCC Campus. Police operations will share the building and site with a new Visitors' Center. Site work will begin with demolition of the Law Enforcement Training Academy Building. A new LETA dormitory/classroom building is planned to be constructed adjacent to the Firing Range.

The Police Operations/Visitor Center Building is positioned at the main entrance to the MDCC Campus. The building can be part of the "Gateway" to Campus, and an opportunity for creating a sense of place, while designing within the MDCC Building Design Guidelines.

The building is expected to be a conventional steel frame, one-story brick veneer construction, with a low slope modified bitumen roof. An interior portion of the building should be constructed to meet FEMA 361 shelter guidelines. Laminated exterior glazing should be rated to resist large missile impacts. An emergency generator and battery bank should enable extended emergency operation.

The Police/Visitors' Center cost can be separated into (A) Site Preparation/Site work, (B) Building Shell, (C) Interior Fit-out and (D) Furnishings/Equipment. Considering the above, a total project cost, (A + B + C) could be projected at \$6,000,000.00, with Security Equipment additionally costing \$350,000.00.



CONFERENCE CENTER

The Conference Center/Hotel is a mid-term future development opportunity which is an outgrowth of the new east-west access road from Highway 3 and the southward growth of the MDCC campus. A marketing study can help to “right-size” the plan for guest rooms, meeting room capacity, parking requirements, and to identify a hospitality company to manage and operate the Conference Center.

The proposed site will have significant time and expense devoted to wetland mitigation, clearing, excavation of unsuitable soils, importation and placement of engineered fill material and extension of utility services. Geotechnical exploration will provide recommendations for the foundation, which may include shallow pilings, for this low-rise/ 78,000sf 3 story building. The site layout should accommodate future building expansion.

The appearance of the Conference Center may vary from the typical campus exterior materials palette, to accommodate hotel branding requirements. Site signage will include lighted marquee signs with messaging, both at Highway 3 and adjacent to the Conference Center.

The project costs will include:

(A) Site Development:	\$ 750,000.00
(B) Building Construction, at \$250.00/square foot	\$ 19,500,000.00
(C) Furnishings and Equipment	\$ 3,000,000.00

The choice of a site for the Conference Center is not dependent on its relationship with other buildings or activities on campus. MDCC’s hospitality industry partner may require a more visible site with fewer development challenges.



NEW MULTI-PURPOSE STUDENT CENTER

A new 64,000 square foot Multi-Purpose Building is proposed to be constructed on the northwest corner of Lucas Street at Sturdivant Street. It will contain an auditorium, fitness center and a health clinic. A steel frame and long-span steel trusses, similar to the construction of the new Indoor Practice Facility, will permit flexibility in laying out the three different activities to be housed.

The campus palette of exterior building materials will form the building exterior. A covered drive/drop-off and pedestrian plaza will lead to the lobby, box office and interior public spaces. A service drive, service entrance, staff parking and interior-lit marquee sign will complete the site development.

The auditorium size, initially planned at 1,200 seats, will be finalized in the programming and design phase. The auditorium will have full audio-visual and live performance capabilities, with a proscenium stage, control room, stage lighting and back-of-house facilities to support live theater productions. The auditorium will be constructed with carpeting, acoustically improved CMU walls, cloud panels and LED lighting. Offices, dressing rooms, concessions and public toilets complete the auditorium.

The Fitness Center will include an exercise floor, free weights and machines area and separate exercise studios. Programming and design studies will determine what additional interior sports and activity venues are included. Separate locker, toilet and shower facilities will be provided for faculty and students.

The Student Health Center will have a reception/waiting area for 10 persons, four exam/ treatment rooms, two physician offices, supply/equipment storage, lab, x-ray/imaging, and utility rooms.

The estimated cost of the Multi-Purpose Student Center can be broken into the following areas:

1) Site Development	\$ 500,000.00
2) Building Shell, Auditorium, Interior Fit-out, Clinic and Fitness	\$ 22,400,000.00

The proposed Multi-Purpose Building can be a significant reinforcement of the MDCC college campus identity, due to its size and prominent location on the main axis into campus.



THE HERMAN A. THIGPIN CAFETERIA

This almost 38-year-old cafeteria building continues to provide dependable meal service to the campus community. A recent building inventory rated the Cafeteria's condition as "Good." The modified bitumen roof was rated in "F" condition in a recent roofing survey. The front porch, ramps and stairs will need to be demolished and rebuilt to meet ADA accessibility guidelines. The brick wing walls at the entry area are constructed with a brick rowlock wall top detail, leaving them susceptible to water infiltration. A metal HVAC louver west of the entry is damaged and in need of replacement. At the receiving dock, rubber dock bumpers need replacement, and the two stairs require code-compliant steel pipe handrails.

Kitchen equipment and serving line equipment are a mixture of original and new and are considered satisfactory. The tile floors are in good shape. Walls and ceiling beams should be repainted with washable low-luster paint. The suspended acoustical tile ceilings should be removed and replaced with a humidity-resistant aluminum track and non-sag tile panels. The HVAC system has been upgraded with a new chiller in 2019 and a new boiler in 2023.

The heavy daily usage of the building suggests that improvements at the building entrance should be prioritized. The exterior and interior building systems evaluations suggest a budget for the above and other repairs at \$50.00/square foot, or \$800,000.00 for this 16,000 square foot cafeteria building.



STANNY SANDERS LIBRARY

The MDCC library building appears to be in “Good” shape, according to the most recent building inventory evaluation, in spite of its 51-year age. The modified bitumen roof was applied in 2019. A recent roof survey rates the roof as a “B.” At present the library suffers from several active leaks, which may be repairable under warranty. Code-compliant handrails should be installed on the ramps and stairs at the main entrance plaza.

The wood paneling on walls throughout the interior public spaces looks to be in good shape but should be cleaned and conditioned in a manner compatible with the existing wood finish. Ceiling tiles should be replaced. The ceiling suspension grid should be evaluated and either cleaned or replaced. Carpet and underlayment should be removed and replaced. Lighting should be replaced with new LED fixtures. The HVAC system was upgraded with a new boiler in 2023.

Repairs which restore the watertight integrity of the building should be given immediate priority. For planning purposes, the renovation and repair budget could be divided into Priority One (Exterior Repairs) and Priority Two (Interior Repairs) at an estimated cost of \$50.00/square foot, for a total estimated cost of \$2,171,500.00 to repair the 43,430 square foot Stanny Sanders Library.

The comprehensive exterior and interior building systems evaluations will document the above and possible additional repairs which may be required.



VANDIVER STUDENT UNION & BOOKSTORE

Due to its recent completion, the Vandiver Student Union Building has no deficiencies observed in the exterior or interior building systems. The unfinished half of the building is shell space, which will become the campus bookstore when it is completed under a future contract.

The College should determine with the roof manufacturer what process must be completed by the College and its contractor to place the standing seam metal roof under warranty. According to the College's schedule for capital improvement projects, the completion of the bookstore interior work should be assigned to an architect/engineering firm to be detailed and put out for bids. Based on the interior build-out of 9,115 square feet of shell space at \$25.00/square foot, the improvements to the Vandiver Student Union/Bookstore can be expected to cost approximately \$455,625.00.

A detailed exterior and interior building systems assessment should be done during a subsequent inventory of MDCC college buildings, as an aid in scheduling and budgeting future repair costs.





OUTDOOR SPORTS FACILITIES

The proposed MDCC indoor athletic facilities will include a new multi-sport practice facility and a football field house. New outdoor sports venues to be included as part of the southward campus expansion will include a new track and soccer field just east of the coliseum, new tennis courts, new outdoor basketball courts and two new multi-purpose intramural sports fields.

The existing softball field should have its viewing stands rebuilt to eliminate the weathered wood construction as well as to provide ADA-mandated accessibility at diverse viewing locations, including wheelchair and companion chair seating. The baseball field will also require improved access to diverse locations for accessible seating and viewing. The existing Band Practice Field will be supplanted by new building construction in the future and should be relocated as a part of the southward development of campus.

Observation of the new outdoor facilities in use may indicate the desirability of sports field lighting for evening and night usage, especially for tennis and basketball. Electrical infrastructure should be sized for this possibility.

Estimating the cost of the above athletic facilities, based on recent projects of similar size and complexity, suggests the following:

A.	Multi-Sport Field House/ Indoor Practice Facility Building	\$18,750,000.00
B.	Track and Soccer Field, Bleachers (650 seats)	Track \$1,500,000.00 / Soccer \$300,000.00
C.	4 Outdoor Tennis Courts, Bleachers	\$500,000.00
D.	Sports Fields, Support Buildings	\$750,000.00
E.	Field and Court Lighting	\$500,000.00
F.	Outdoor Basketball Courts	\$500,000.00

THE J. T. HALL COLISEUM

Within the last 15 years the Coliseum has received an important renovation. The modified bitumen roof is experiencing some leaks, repairs for which should be covered by the roofing warranty. At the main entrance, the steel door frames and sidelights should be evaluated for possible replacement, while the entrance doors and hardware should be replaced as part of near-term building improvements. Paint, ceiling tile and ceramic tile finishes in the restrooms and locker rooms should be replaced. All light fixtures throughout the building should be replaced with new LED fixtures. Review all interior way-finding and room signage for conformance with ADA guidelines; replace as required.

The James “Wooky” Gray Field House is an addition to the east side of the Coliseum and connects to the Coliseum main perimeter corridor. Depending on the timing of construction for a planned new free-standing field house, some interior renovation in the present field house may be indicated, such as new ceiling tiles and LED light fixtures.

The comprehensive exterior and interior building system evaluations may list additional necessary repairs. Considering the above-listed items, a reasonable estimate of repair costs for the Coliseum is \$50.00/square foot, for a projected total cost of \$3,200,000.00.



NEW FIELD HOUSE

The Athletic Department is in need of a new field house, to include the typical college-level facilities: offices, meeting rooms, video production and review, training and conditioning spaces, lockers, toilets, showers, equipment repair and storage, laundry facilities, and an air-conditioned indoor football practice field with generous overhead clearance. Barrier-free design and ADA-compliant signage will be employed throughout the building and site.

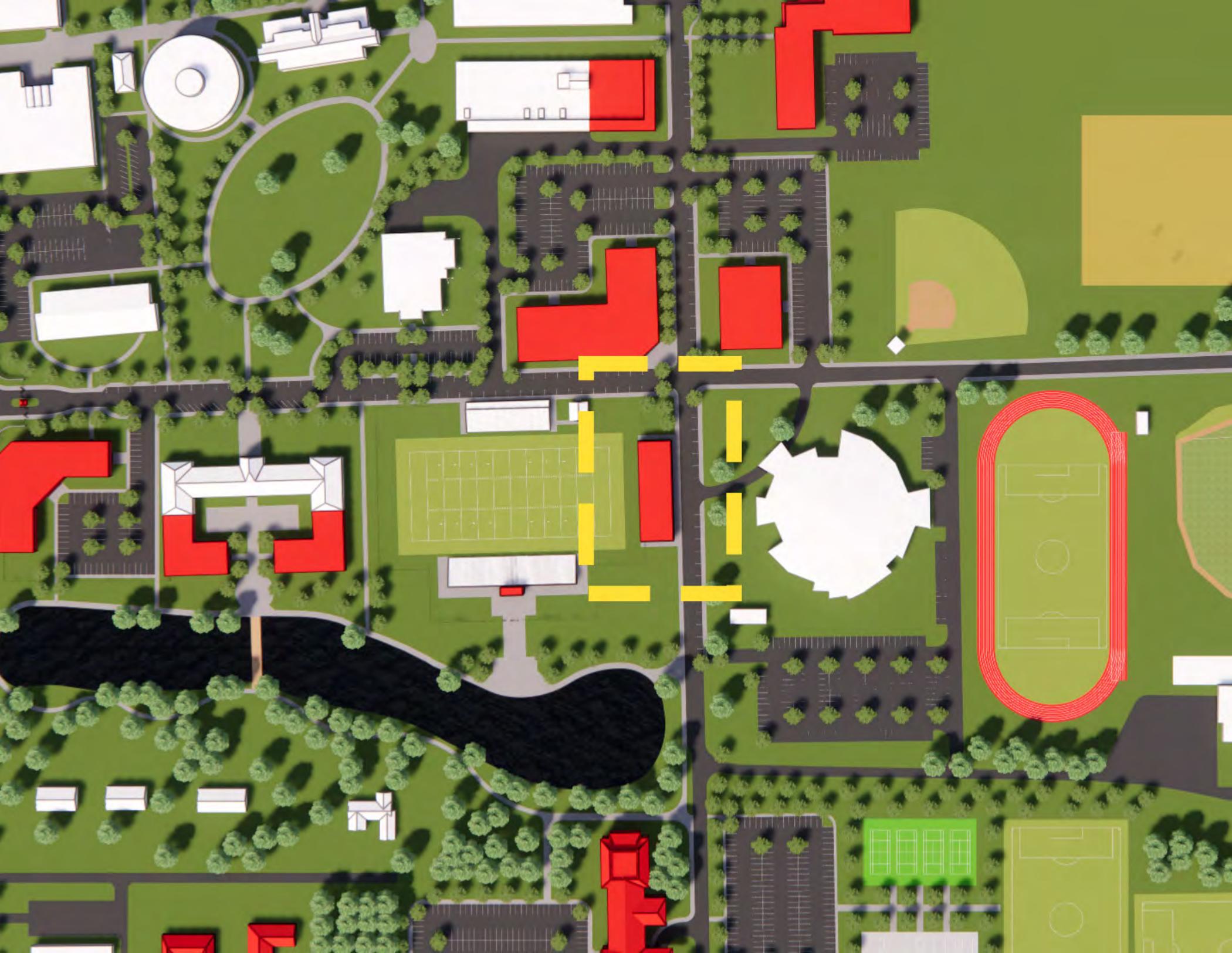
The field house, planned to be located just east of the football stadium, will be a conventional steel frame building with long-span truss roof, rather than a pre-engineered building. The building envelope and mechanical systems should undergo commissioning, to verify the correct design and actual performance of all building systems.

The building exterior will use the campus palette of brick, stucco, precast concrete, aluminum and glass. Durable, washable, moisture-resistant surfaces will be used throughout the building interior. An insulated overhead door and man door open from the indoor practice field onto a sports-surfaced walk leading to the football field.

Site development includes staff and visitor reserved parking, service drives, a 14-foot clear covered pick-up/drop-off canopy, continuation of the sidewalk southward along Sturdivant Street and a free-standing marquee sign with video message board. Tree and shrub plantings should continue the campus planting plan, as described in Section 5, Site Improvements.

The project cost consists of:

(A) Site Development, lump sum:	\$ 300,000.00
(B) Building Construction, at \$300.00/square foot	\$ 3,300,000.00
(C) Furnishings and Equipment	\$ 250,000.00





THE JIM RANDALL FOOTBALL STADIUM

Constructed in 1966, with further improvements added in 2010, the football stadium is under consideration for significant improvements as a part of the renovation of outdoor sports venues on campus. The existing Home side steel bleacher grandstand is to be refurbished and designated the Visitors' grandstand. Signage facing northward on Lucas Street will be replaced. A new video scoreboard and public address system will be installed. New steel picket fencing will enclose the stadium grounds.

The new Home grandstand, aluminum bleachers within a brick-clad surround, will be built on the south side of the field adjoining a new paved tailgating and entry plaza. Ticketing, restrooms, concessions, emergency services, storage and support facilities will be integrated into the design, along with a lighted and conditioned press box, enclosed VIP viewing boxes and TV platforms, with elevator access.

Diverse locations for barrier-free viewing and seating will be accessed by means of ADA-compliant ramps and the elevator. Platform areas within the grandstand will be provided for wheelchair and companion chair seating.

The project budget for improvements to the Jim Randall Stadium should include the following categories of cost:

(A) Demolition, Site, Parking, Signage and Fencing/Tailgating	\$ 500,000.00
(B) Visitor Grandstand Renovation	\$ 250,000.00
(C) Home Grandstand (2,500 seats) Plaza Improvements and Scoreboard	\$ 3,025,000.00

Football event parking is partly provided by existing parking across Lucas Street, and will be augmented by new parking areas for staff, team buses and the public.

THE CHARLES W. CAPPS Jr. TECHNOLOGY CENTER

The Capps Center is showing the effects of 22 years of weather exposure, as remediation of a number of watertightness and air-tightness issues will require extensive repairs, both near-term and mid-term.

Clean and re-paint all exposed ferrous metals. Remove all window frames and glass; replace with a drainable curtainwall system. Replace all building-to-pavement horizontal sealant joints. Re-flash the long roof-to-wall joint on the south building face. Repair and adjust all overhead doors, shop doors and office doors. Replace the single-ply roof over the break room. Re-grade and add splash blocks at all downspouts.

The paved parking lot north of the building may be rebuilt as a heavy-duty apron for semi-truck maneuvering. Parking spaces eliminated by the apron work could be relocated to a new parking lot, constructed between the Capps Center and the highway. This site re-design should include an outdoor leisure area for students, just west of the building near the entry, as well as a planting plan featuring 2" caliper or larger oak trees.

As soon as the Capps Center Building is "dried in," an environmental analysis of interior air quality should be done, to establish a baseline as well as provide ventilation requirements for building occupants during demolition, construction and normal operation. Repair and adjust the HVAC controls for occupant comfort.

Remove all vinyl wall covering from exterior walls, refinish and paint. Demolish and remove all water-damaged wall and ceiling construction. Rebuild walls with moisture-resistant drywall, painted. NOTE: Do not put wall-covering on exterior walls. Remove floor finishes, clean substrate, re-cover with vinyl plank flooring, carpet or ceramic tile. Replace ceiling tiles, clean grid. Replace light fixtures with LEDs.

The probable costs of these repairs fall under (A) Site Improvements, (B) Building Envelope and (C) Interior Improvements. Site, Building, and Interior Repairs for the 30,000 square foot Capps Center, at \$100.00/square foot, are estimated to cost \$3,000,000.00

The detailed exterior and interior building systems evaluations may identify repairs in addition to the above, which can be incorporated into scheduling and budgeting for future improvements.



THE GREENVILLE HIGHER EDUCATION CENTER

The Greenville Higher Education Center (GHEC) building is experiencing the effects of 22 years of wind and weather exposure, as well as equipment issues. The GHEC site already provides parking sufficient to support the existing programs in the GHEC, as well as future parking needs for the planned Career Tech Building.

Site work improvements should include implementation of a tree planting plan, using 2" caliper or better 15-foot-tall oak trees. Demolish the masonry free-standing sign and replace it with a vertical rectangular monument sign with electronic display. Pave and improve the entry drive at the culvert crossing. Install a steel fence with powered, access-controlled gate, to enclose all parking and terminate at the one-story wing's northeast corner and at the GHEC southwest building corner. Remove the concrete ramp at the south exit door and replace it with an ADA-compliant ramp and handrails. Fill in the low spot adjacent to the east wall, to eliminate standing water, and slope the new sodded area to drain.

The roof has just been replaced (June 2023) on the single-story wing of GHEC. Replacement of the high roof is under contract and will be started by July of 2023. The main skylight should be re-gasketed and re-glazed. Rework sealant joints at all window frames, exterior door frames and vertical wall joints. Scale, clean and repaint all peeling exterior painted surfaces.

Replace the boiler. Repair, adjust or install new fans to provide ventilation air to all restrooms and connector corridors. Re-commission and re-balance the HVAC system to restore indoor air quality throughout the building. Remove ALL materials illegally stored in stairwells, as mentioned above. Repair and refinish drywall, paint and sealant where damaged by water infiltration at the windows. Verify proper function of the sanitary sewer piping system, repair as required.

The above-described scope can be categorized as (A) Site work, (B) Building Exterior, and (C) Building Interior. The combined project budget for GHEC proposed improvements, at \$50.00/ square foot, totals \$5,093,000.00. The comprehensive exterior and interior building systems assessments may identify additional required repairs and a suggested schedule for implementation.



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Architecture



MISSISSIPPI DELTA
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07

Design Guidelines



DESIGN GUIDELINES are fundamental principles and recommendations that serve as a compass for creating well-structured, aesthetically pleasing, and functional campus design elements. At their core, design guidelines encompass various aspects of campus design, including visual, interaction, and user experience considerations. They also provide a structured approach to design, help maintain design consistency, enhance the campus experience, and streamline the decision-making process.

We have focused on the following key elements to ensure a harmonious and cohesive visual identity for MDCC.

Site Design

- Green Infrastructure
- Sustainability
- Vehicular-Circulation
- Pedestrian-Circulation
- Signage-Wayfinding
- Architectural building structures

By adhering to the following guideline principles, solutions can be created that not only meet user expectations but also elevate the overall experience of interacting with the physical environment in which all the MDCC students, faculty and staff live, work, and play in.

- Clarity and Simplicity
- Consistency
- Flexibility
- Accessibility
- User-Centered

In addition to the key elements listed above, more specific design guidelines are listed for various room types and academic programs such as classrooms, laboratories, applied technology, and nursing. Included are suggestions for future space, zones, and room design guidelines provided as a general reference points for future renovations or new facilities.

LANDSCAPE/CURB APPEAL

The college should engage a Landscape architect to perform a detailed comprehensive campus Master Landscape Plan which, generally, should adhere to the following guidelines:

Main Campus Entrances should be enhanced by vertical hard-scape entry features such as decorative brick façade walls, and should be heavily planted in a manner which will complement and accent the proposed entry/security features, while also maintaining visual sightlines for safety. This is achieved by “layering” the planting with larger growing material placed toward the “back” (or farther away from) and utilizing lower growing material nearer the “edges” (or closer to) the viewer.

Perimeter Fencing and Gating should be decorative in nature and generally should be 8' tall, wrought iron picket-style fencing with decorative brick columns spaced on equal intervals along the perimeter Fence

Shade Tree plantings should be implemented in order to help reduce heat gain, particularly on paved spaces.

- Streets and Drives should have large canopy trees planted at a frequency of 50 feet on center.
- Walks, parking lots and pedestrian gathering spaces will benefit from the shade provided by strategically planted large trees.

Screening Material used to define space is typically vertical, evergreen, and densely foliated. It should be used to visually and physically separate utilitarian spaces such as loading docks, service entrances and loading/unloading zones. This aids in creating a sense of place and helps improve the overall aesthetic of the Campus.



GREEN INFRASTRUCTURE METHODOLOGIES

Particularly for storm-water management, should be considered for implementation throughout campus. Several key guidelines to be considered are:

Constructed Wetlands and **Bioretention Basins** have native or naturalized plantings, which will reduce runoff, recharge ground water, and increase biodiversity on campus.

Infiltration Basins and/or trenches help reduce runoff and pollutants into the environment by allowing water to percolate into underlying layers of soil.

Rainwater harvesting intercepts, stores and retains roof runoff for active future use.

Permeable Paving such as **permeable pavers**, **porous concrete** and **porous asphalt** allow stormwater, which would typically be collected into pipes or left to flow across traditionally paved surfaces, to be collected and held within (and below) the paving surface. These paving techniques can help reduce flooding, recharge groundwater reserves and reduce the amount of pollutants entering the waterways. “



SUSTAINABILITY

To achieve an integrated sustainability approach, the college must actively set sustainability goals with a defined metric for measuring success and set a timeline for achieving the following goals.

1. Develop an efficient and well-coordinated transportation system in order to improve accessibility for all and reduce carbon emissions.
2. Adhere to sustainable siting recommendations in order to minimize heat gain and energy consumption and achieve more efficient use of valuable land and of other resources, including energy, water, and other utilities
3. Incorporate landscape design strategies that improve the resiliency of the campus setting to preserve and manage water resources as well as improve the overall ecology of the campus, including the following:
 - Increase the use of heat-dispersing/reflective ground treatments.
 - Incorporate drought-tolerant plant materials.
 - Preserve existing trees and plant new trees to increase the amount of shade and lower the ambient temperature of outdoor spaces.
 - Design landscapes and place buildings to create human-scaled, well-shaded campus spaces that will improve human comfort.
4. Humanize and tie together the Core Campus and the peripheral zones in order to create better connections among different student groups, including those involved in academics, research, arts and culture, and athletics.
5. Implement renewable energy infrastructure such as solar power.
6. Use the Sustainable Energy Funding Framework, which provides an approach for funding energy management and conservation. (<https://www.energy.gov/funding-financing>)
7. Integrate commissioning and life cycle analysis (LCA) of materials into the operations process for new buildings, major building renovations, and replacement of Mechanical/Electrical/Plumbing (MEP) systems.

CIRCULATION-VEHICULAR

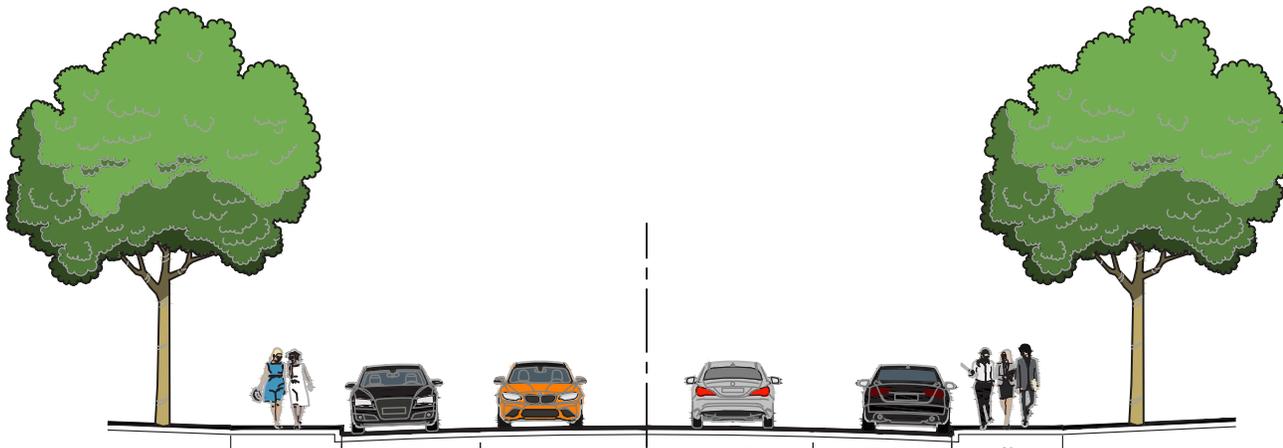
A campus-wide Circulation or Mobility Plan to integrating pedestrian, bicycle, vehicle, transit, and service-vehicle circulation. The Master Plan coordinates these elements to create a safe, efficient and interconnected campus.

Parking

- Parking should be located primarily outside the main campus core, in contained off-street lots when possible. Efforts should be taken to minimize the presence/visibility of parking by implementing a vegetative buffer around all off-street parking areas.
- Recommended dimensions for off street parking are:
 - 25' drive isles
 - 10' x 20' parking spaces
- 10' x 40' interior islands with radiused ends.
- On-Street parallel and angled parking is recommended along several of the major streets throughout campus, to efficiently accommodate the many commuters and visitors.
- On street parallel parking is recommended to be 9' x 22' parking spaces



Bicycle usage should be encouraged to help promote exercise and limit internal vehicular traffic within the campus. Explore the implementation of strategically placed bike parking areas throughout campus, to include the expansion of MDCC's current bike share program.



Streets should be designed with a 11-12' wide minimum lane width and should generally be paralleled with pedestrian and or bicycle lanes where possible.

CIRCULATION-PEDESTRIAN

WALK-ABILITY

- All areas of campus should be connected by a network of accessible routes for pedestrians. Special consideration should be given to accessible and barrier free movement between spaces as well as protection from environmental conditions such as reduction of heat gain or protection from weather events on designated pedestrian paths. This may include strategically placed shade trees and/or covered walks where feasible.
- Raised Pedestrian Crosswalks should be utilized where “Mid-Block” pedestrian paths must cross vehicular paths. This will slow traffic and enhance safety.

ACCESSIBILITY

- Pedestrian Circulation throughout campus should be free from any barriers or obstacles and should, adhere to the guidelines set forth by the U.S. Department of Justice in the 2010 ADA Standards for Accessibility.



Signage/Way-finding is a critically needed element on campus. It is recommended that the campus develop a detailed “signage pallet” for use in way-finding and signage. Campus Signage Standards should be developed for:

- o Building Signage (Located near main building entrances)
- o Way-finding and Directional Signage
- o Campus Maps (located near main entrances and major parking lots)



MDCC Buildings

MDCC Building Design Guidelines can not only foster the design and construction of economical, efficient and practical buildings, but also strengthen the overall college campus atmosphere and sense of place which is vital to the student experience and the College's standing with the public as an institution of higher learning.

The following guidelines should inform present and future planning and construction on the MDCC main campus.

1. New buildings should be institutional in scale to give three-dimensional expression to the campus landscape.
2. New buildings should be clad in the same palette of brick, stucco, concrete, glass and aluminum materials which are used on substantial existing buildings around the Quad.
3. New buildings should employ energy-efficient design in the building envelope as well as in the mechanical, electrical and electronic systems. Central monitoring and control will contribute to more efficient and economical use of utilities.
4. New buildings should not only be barrier-free but should also incorporate accessibility features seamlessly into the overall design.
5. To the greatest extent possible, new buildings should be oriented to minimize solar heat gain and provide exterior shaded areas, both for people's use as well as to increase building cooling efficiency.
6. Landscaping should be considered as an integral part of any new building design. Tree planting is addressed in detail in the Landscape Design Guidelines. Planting trees not only provides beauty and shade, but also gives an important vertical expression to the campus form.

MDCC will select a committee, which should include MDCC personnel as well as planning and design professionals, to evaluate each new design opportunity and the proposed design of each new building. The committee should be guided by but not unduly limited by the Building Design Guidelines.



Space Utilization



Space Utilization - Proportion of time and seating capacity used for intended purposes in assignable spaces, particularly classrooms.

Number of Rooms Used - Count of rooms with at least one enrolled student taking a for-credit course during the semester.

Hours of Use - Weekly hours a classroom is regularly scheduled for for-credit instruction, with an identified course number and more than one student enrolled.

Seat Capacity - Number of chairs or student stations in a specific classroom or laboratory.

Beginning Time - Course start time, such as 8:00 AM, 10:30 AM.



Utilization Calculation - Facilities consider the full week of 32 hours when calculating utilization. A campus using all classrooms for 32 hours achieves 100% utilization, while usage exceeding 32 hours results in utilization above 100%. The 32-hour benchmark is used as the denominator. For example, if 20 rooms were used for 540 hours, the utilization rate would be $540/640$, or 84%.

Incentivizing Usage - The formula encourages utilization during non-traditional class times and allows for “bonus points” for Friday, evening, and weekend classes. This approach acknowledges that nighttime use may be limited in rural areas with long student commute distances.

Seat Utilization - Maximizing seat usage in classrooms is a goal. It involves aligning room sizes with actual needs. If a room consistently has fewer seats occupied than its capacity, the campus should update the data in the ISRS system. Evaluating seat usage trends helps in “right-sizing” classrooms and planning renovations or creating smaller rooms for conferences and offices.

Seat Usage Standard - A survey of higher education systems found seat usage percentages ranging from 60% to 75%, with an average of 65.5%.



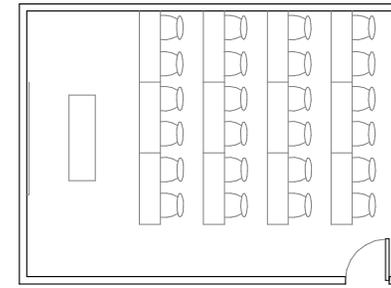
Classrooms

Classroom Size

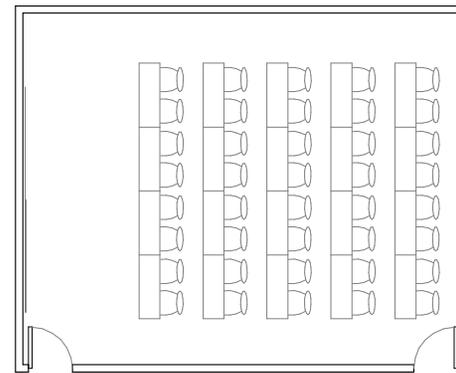
- **Small Classroom:** 500 sq ft; 24 students
- **Medium Classroom:** 850 sq ft; 40 students
- **Large Classroom:** 1200-1400 sq ft; 72 students

Classroom Configuration

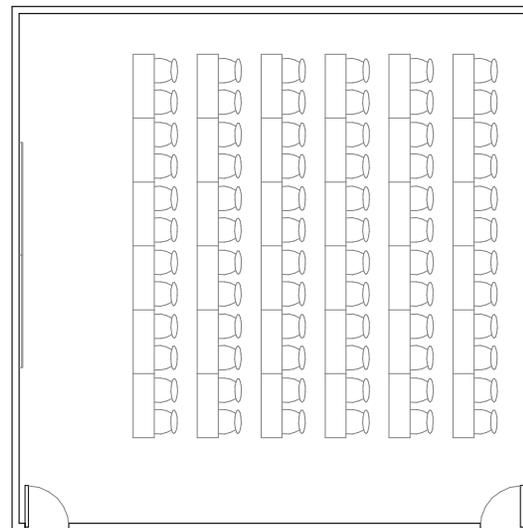
- **Room shape:** Slightly longer than wider (ratio 1:1.5) for optimal viewing angles in a lecture-style setup.
- **Furniture Configuration:** Modular furniture for flexible arrangements.
- **Fan style arrangement:** Provides optimal viewing angles and promotes student interaction.



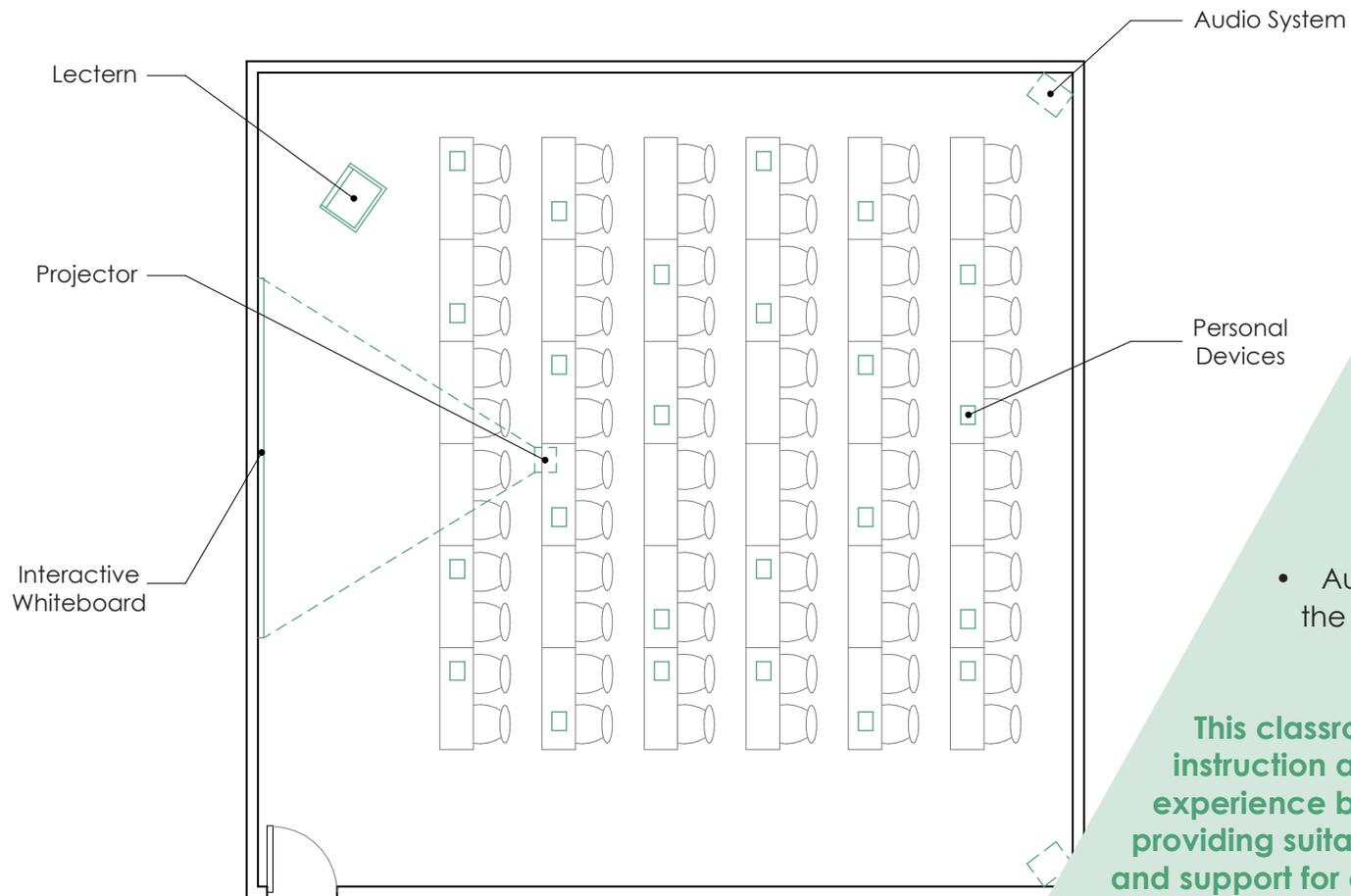
Small Classroom



Medium Classroom



Large Classroom



Technology Integration

- Interactive whiteboards for dynamic and engaging classroom interactions
- Laptops and personal technology for enhanced learning experiences
- Projectors displaying computer output for multimedia content and interactive lessons
- Audio systems for clear communication in the classroom

This classroom facilitates effective instruction and an enriched learning experience by providing suitable technology, flexibility, and support for diverse teaching styles and tools.

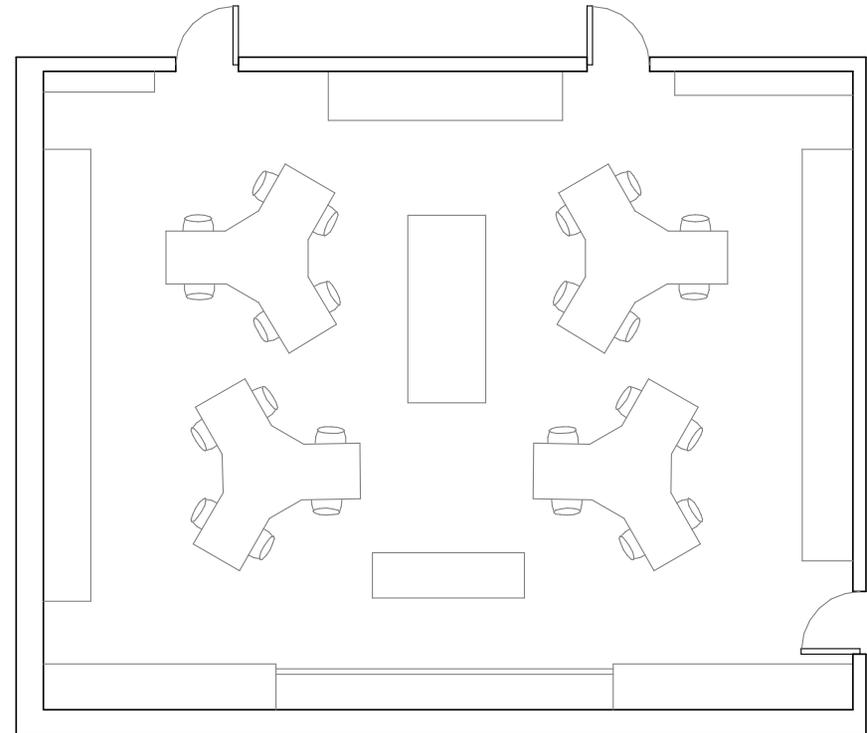
Laboratories

General Guidelines

- Labs should have discussion areas that can also be utilized as part of the lab space.
- Design general labs to accommodate other compatible academic activities.
- Labs should have direct access to shared preparatory spaces for safety, flexibility, and space utilization.
- Each lab should have a minimum of 6 desktop computer stations for specialized work.

Design Considerations

- Size of 1,000 to 1,200 sq ft, with a room width of 30 ft.
- Provide a minimum of 30 sq ft of lab space per student.
- Minimum of 3 lineal ft of bench space per student for introductory courses.



- The room is designed to comfortably fit 24 students, with a configuration of 6 students per island cluster.
- The island configuration promotes a highly interactive and dynamic lab environment.

Ventilation in laboratories is often focused on the fume hood, but it is just one part of a complete Laboratory Ventilation System (LVS). LVS consists of:

- The entire room exhaust system, including fume hoods, “snorkels,” and simple room exhaust.
- The room supply-air control that maintains room pressure and adjusts the supply air to match the exhaust flow.
- The make-up air system that conditions (heats or cools) the incoming air to replace the exhausted air.

Laboratory fume hoods are the primary means of control in the lab environment, reducing users’ exposure to toxic fumes, vapors, mists, or gases generated during classroom or research activities.



Optimal Spatial Arrangement for Laboratory Layout to Maximize Efficiency

Types of safety hoods encountered in labs depend on the lab type, specific function, or required safety level, including:

- Chemical Fume Hoods
- Perchloric Acid Hoods
- Ductless Filtered Enclosures
- Fume Exhaust Connections
- Biological Safety Cabinets
- Laminar Flow Benches



Designing an Ergonomic Laboratory Layout Incorporating Ductless Fume Hoods for Enhanced Operational Efficiency

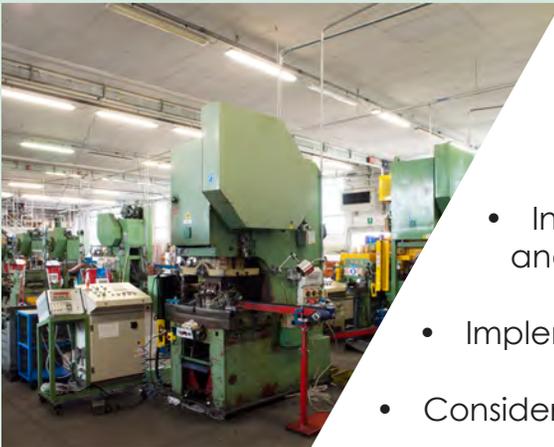
Applied Technology

General Guidelines

- Prioritize safety in all layouts, considering material flow, work zones, and emergency access.
- Allocate work zones for each fixed equipment or workbench, tailored to equipment type and function.
- Incorporate acoustical control strategies for quality instruction, student and instructor well-being, and safety.
- Situate instructor's offices near or with easy access to Instructional Labs, preferably with direct windows and doors to enhance safety and supervision.
- Ensure that Computer Labs are accessible to Applied Technology Labs, and available for general classroom use, as computer usage increases in e-tutorials and analytical software.
- Install vestibules between instructional labs and corridors to reduce noise and dirt transfer, and use walk-off mats to remove moisture and debris.
- Implement high-quality lighting for enhanced instruction, lab safety, and student comfort.
- Consider incorporating daylighting with clerestory windows, rather than skylights.



Optimizing Laboratory Design: Efficient Circulation, Adequate Lighting, and Practical Finishes



Optimizing Learning Spaces: Organized Storage and Efficient Workbenches

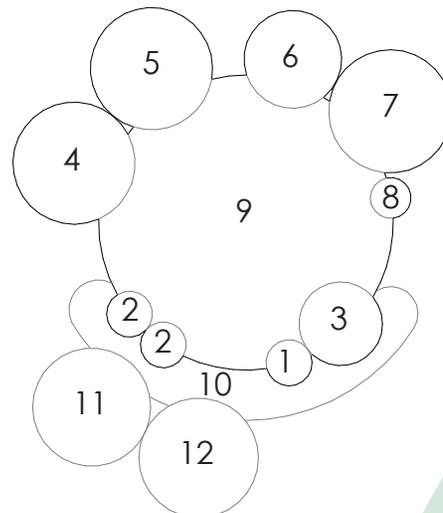


Concept Diagram

- A. Bench Lab
- B. Shop Area
- C. Cabinet Storage
- D. Panel Storage
- E. Office
- F. Tool Crib/Equipment
- G. Construction Management Lab
- H. Mock-up Room

Relationship Diagram

- 1. Vestibule
- 2. Office
- 3. Lockers/Toilets
- 4. Storage
- 5. Dynamometer
- 6. Wash Bay
- 7. Bench Lab
- 8. Exterior Vestibule
- 9. High Bay Shop
- 10. Corridor
- 11. Classroom
- 12. Computer Lab



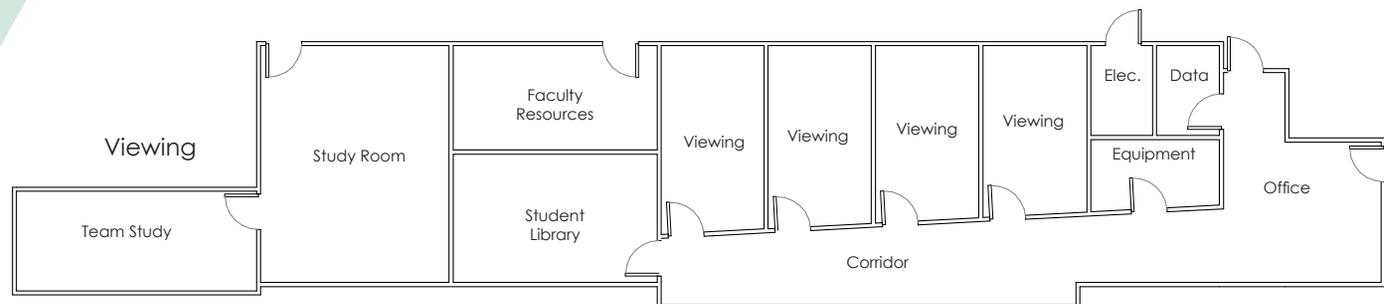
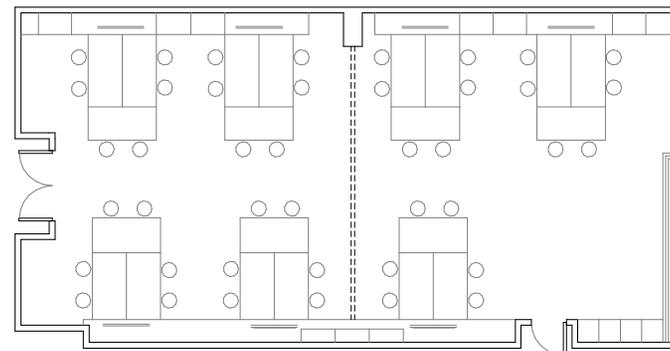
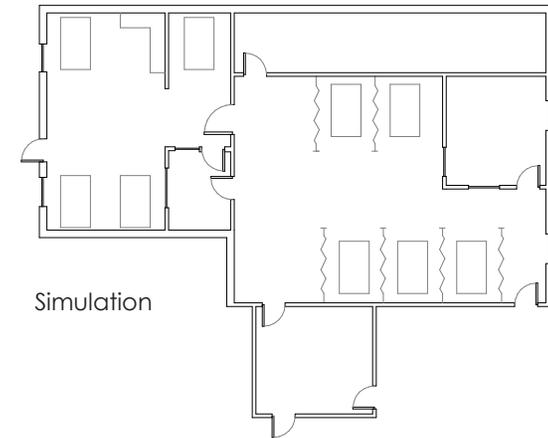
Suggested List of Spaces

- **General Classroom and Computer Lab:** Avoid direct access between lab and classroom for sound, air quality, and flexibility.
- **Instructor's Offices:** Preferably located adjacent to lab for safety, visual access, and open lab functions.
- **Resource Area:** Work area with tables, computers, and shelving for easy access to resource information.
- **Vestibules:** Control transfer of dust, debris, and fumes at interior/exterior transitions.
- **Bench Lab:** Optimal size for 24 students, offering flexibility and space utilization.
- **Instructional Lab:** 8-12 bays, varying based on programs and enrollment.
- **Tool Storage:** Student and program-specific storage for tools, equipment, and materials.
- **Program Specific Storage:** Dedicated storage for instruction and demonstration equipment.
- **Trench Drain:** Ideally placed in the center of the lab space.

Nursing

General Guidelines

- **Functional Zones:** Divide the space into classrooms, labs, offices, lounges, and study areas.
- **Flexibility:** Design for easy reconfiguration to accommodate future changes.
- **Simulation Labs:** Create realistic patient care settings with advanced technology.
- **Technology Integration:** Support audiovisual equipment and network connectivity.
- **Collaboration:** Provide spaces for group study and collaboration.
- **Storage:** Include ample storage space for equipment and supplies
- **Safety:** Comply with codes, endure fire safety, emergency exits, and accessibility



Design Guidelines

- **Spatial Planning:** Efficiently arranged spaces to ensure smooth flow and easy navigation for students, faculty, and staff.
- **Clear Circulation:** Design wide corridors and pathways to accommodate high volumes of traffic, particularly during busy class periods.
- **Ergonomic Furniture:** Select ergonomic chairs, desks, and workstations to promote proper posture and reduce the risk of musculature strain.
- **Material Selection:** Choose durable, easy-to-clean materials that can withstand heavy use, including antimicrobial surfaces in clinical areas to maintain hygiene.
- **Color Psychology:** Utilize calming colors, such as blues and greens, in study areas, while using brighter colors, like yellows and oranges, in collaborative spaces to promote creativity and energy.
- **Acoustic Considerations:** Implement sound-absorbing materials, such as acoustic panels and carpets, to reduce noise levels and improve concentration in classrooms and study areas.
- **Lighting Design:** Use a combination of natural and artificial lighting to create a well-lit environment, ensuring adequate task lighting for reading and studying areas.



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08

Growth & Phasing

PHASING AND IMPLEMENTATION RECOMMENDATIONS

Phasing and implementation is critical to achieving a successful Master Plan. This chapter lays out the high-level listing of projects and phasing strategy for proposed development of campus. Strategic funding support will be required for the proposed projects to be built. The Master Plan phasing is based on a forward-looking list of priorities based on priorities reviewed with the Executive Leadership Team conferred with over the 5-month process.

This and previous chapters include recommendations for additional deeper dive planning studies to be implemented and considered. This additional information will provide more details as part of the continued development and phasing of campus.

PROPOSED DEVELOPMENT PHASING

Over the next 5 to 10 years, approximately 414,000 Square Feet of new building development is proposed, only 10,000 Square Feet of demolition is proposed, and approximately 133 acres of total campus exterior improvements is being proposed. The net gain of Square footage is approximately 400,000 SF with the largest proposed academic project being 96,000 SF located at the campus Quad.

The major work includes:

- **Development and implementation of a campus Landscape Plan**

The landscape framework is to divide the campus into different spaces that serve as civic spaces, quads, courtyards, naturalistic, service and recreation areas.

- Security fencing and entrance gates
- Signage for main entrance and buildings
- Enhanced pedestrian pathways
- More and safer parking
- Campus Districts enhancements
 - The Quad
 - The Trojan Grove
 - The Trojan Lake
- Functional and aesthetic quality improvements for buildings and pedestrian pathways

- **Building development and implantation for existing and new structures**

The existing buildings have been built over many decades and are in need of much updating. In addition, place holders for new additions and buildings have been identified for future use and to ensure that the campus will keep its core academic spaces in a centralized area around the quad, grove and lake.

Master Plan costs are based on 2023 dollars and include allowances for planning, architectural, and engineering fees, and FF&E. Recommended is a cost escalation factor for all projects of a minimum of 5% applied and adjusted for inflation and other factors.

The projects listed are based on recommendations in previous chapters and consider campus grounds, vehicular traffic flow, parking, pedestrian safety, and overall campus experience. The recommendation assumes some program growth. However, as noted earlier, many of the buildings can be scheduled for a higher percentage of use. In all cases, there are ripple effects of various factors that influence building needs which is why we recommend that this phasing and recommendation plan be revisited every two to three years with the administration for realignments and adjustments.





■ Immediate ■ Short Term ■ Medium Term ■ Long Term



Facility Recommendations

	Immediate	Short Term	Medium Term	Long Term
Academic & Administrative 1. Future Academic Building 2. Potential Expansion to Jimmy Henderson Hall 3. School of Nursing (Planned)		●	●	●
Residence Hall 4. Faculty Residences 5. Large Faculty Residences 6. LETA Dorm (Planned) 7. Men's Dorm (Planned) 8. Women's Dorm Expansion	● ●		● ●	●
Student Services 9. Convention Center and Hotel 10. Multi-Purpose Building (Auditorium / Health Clinic / Fitness Center) 11. Visitors Center and Campus Police		●	●	●
Athletic 12. Basketball Courts 13. Fieldhouse 14. Home Side Bleachers 15. Indoor Practice Facility 16. Multi-Purpose Intramural Fields 17. Relocated Track and Potential Soccer Field 18. Tennis Courts 19. Trojan Tailgate Area		●	● ● ● ●	●
Site 20. Central Entrance 21. North Entrance 22. Trojan Grove 23. Trojan Lake 24. Southern Service Access Drive 25. Southern Service Entrance and Access Drive 26. Trojan Quad		● ● ● ● ●	● ●	

MOORHEAD SITE PROJECTS

USE TYPE

NEW/
RENOVATION

COST

NOTES

Campus Enhancements				
New Entrances / Signage / Gates	Student/Staff/Public	New	\$600,000.00	4 Gates/2 Main
Campus Fencing	Student/Staff/Public	New	\$620,000.00	11 000 Lin ft
Roadway upgrades/parking	Student/Staff/Public	New	\$900,000.00	4500 Lin ft
Roadway/Pedestrian lighting	Student/Staff/Public	New	\$280,000.00	7000 Lin ft
New Pedestrian Sidewalks	Student/Staff/Public	New	\$180,000.00	6000 Lin ft
Landscaping	Student/Staff/Public	New	\$200,000.00	LS
Way-finding/Signage	Student/Staff/Public	New	\$150,000.00	LS
New Parking	Student/Staff/Public	New	\$1,000,000.00	500 cars
Major Student/Staff/Public Spaces				
Campus Quad	Student/Staff/Public	New	\$350,000.00	170000 sf
Trojan Grove	Student/Staff/Public	New	\$250,000.00	130000 sf
Trojan Lake	Student/Staff/Public	New	\$400,000.00	3000 Lin ft
Athletics / Intramural				
New Track/Soccer Field	Athletic	New	\$1,800,000.00	
Stadium Site enhancements / Tailgating	Athletic	New	\$500,000.00	
New Field Lighting (Softball/Baseball/Track)	Athletic	New	\$500,000.00	3 fields
New Tennis Facility	Intramural	New	\$500,000.00	
New Multi Purpose Fields	Intramural	New	\$750,000.00	
New Outdoor basketball Courts	Intramural	New	\$500,000.00	

MOORHEAD CAMPUS

YEAR BUILT

USE TYPE

NEW/
RENOVATION

SQUARE
FOOTAGE

REPLACEMENT
VALUE

RENOVATION
COST

DEMOLITION
COST

ADDITION/NEW
CONSTRUCTION

	YEAR BUILT	USE TYPE	NEW/ RENOVATION	SQUARE FOOTAGE	REPLACEMENT VALUE	RENOVATION COST	DEMOLITION COST	ADDITION/NEW CONSTRUCTION
Future Academic Building		Academic & Administrative	New	96,000				\$33,600,000.00
Allen - Folley Vocational Technical Complex	1977	Academic & Administrative	Renovation	104,334	\$31,300,200.00	\$5,216,700.00		
Catherine and Allen Snowden Center	1955	Academic & Administrative	Renovation	1,807	\$361,400.00	\$90,350.00		
Greer - stafford Allied Health	1993	Academic & Administrative	Renovation	32,000	\$9,600,000.00	\$1,600,000.00		
Future Addition Greer - Stafford		Academic & Administrative	New	16,000				\$4,000,000.00
Horton Building	1968	Academic & Administrative	Renovation	47,230	\$9,446,000.00	\$3,542,250.00		
Jack Harris Maintenance Building	1996	Academic & Administrative	Renovation	12,280	\$2,456,000.00	\$614,000.00		
Jack Harper Science Building	1998	Academic & Administrative	Renovation	26,700	\$9,345,000.00	\$2,670,000.00		
Jimmy Henderson Hall	1976	Academic & Administrative	Renovation	30,000	\$6,000,000.00	\$1,500,000.00		
Future Addition Henderson		Academic & Administrative	New	15,000				\$3,750,000.00
Johnny Rusell Building	1999	Academic & Administrative	Renovation	4,000	\$800,000.00	\$200,000.00		
Law Enforcement Training Academy		Academic & Administrative	Demolition				\$150,000.00	
Future LETA Building		Academic & Administrative	New	22,000				\$5,500,000.00
Lineman Training Center	2019	Academic & Administrative	Renovation	4,200	\$840,000.00			
Stauffer Wood Administration Building	2021	Academic & Administrative	Renovation	14,745	\$2,949,000.00	\$100,000.00		
Tanner Hall	1963	Academic & Administrative	Renovation	20,358	\$4,071,600.00	\$1,142,900.00		
Yates Fine Arts Building	1973	Academic & Administrative	Renovation	24,278	\$4,855,600.00	\$1,820,850.00		
Edward Stonestreet Mens Residence Hall	2011	Residence Hall	Renovation	41,492	\$12,447,600.00	\$3,111,900.00		
Future Mens Residence Hall		Residence Hall	New					\$23,000,000.00
Hargett Lee Hall Womens Residence Hall	2008	Residence Hall	Renovation	42,000	\$12,600,000.00	\$1,050,000.00		
Future Addition Hargett Lee		Residence Hall	New	40,000				\$12,600,000.00
Boggs - Scroggins Student Center	1972	Student Services	Renovation	24,280	\$7,284,000.00	\$2,428,000.00		
Campus Police / Visitors Center		Student Services	Demolition				\$25,000.00	
Future Campus Police / Visitors Center		Student Services	New	22,000				\$6,950,000.00
Future Conference Center		Student Services	New	78,000				\$23,250,000.00
Future Multi Purpose student Center		Student Services	New	64,000				\$22,900,000.00
Herman A Thigpin Cafeteria	1986	Student Services	Renovation	16,000	\$3,200,000.00	\$800,000.00		
Stanny Sanders Library	1972	Student Services	Renovation	43,430	\$8,686,000.00	\$2,171,500.00		
Vandiver Student Union & Book Store	2016	Student Services	Renovation	18,225	\$3,645,000.00	\$455,625.00		
J.T. Hall Coliseum	1976	Athletic	Renovation	64,000	\$12,800,000.00	\$3,200,000.00		
Future Field House		Athletic	New	11,000				\$3,850,000.00
Future Indoor Practice Facility		Athletic	New	50,000				\$18,750,000.00
Jim Randall Football stadium	1966	Athletic	Renovation			\$250,000.00		
Future New Home Side/Press Box		Athletic	New / Demo				\$25,000.00	\$3,000,000.00

CAPPS CENTER

	YEAR	USE TYPE	NEW/RENOVATION	SQFT	REPLACEMENT VALUE	RENOVATION COST	DEMOLITION COST	ADDITION/CONSTRUCTION
Capps Center upgrades	2001	Academic & Administrative	Renovation	30,000	\$6,000,000.00	\$3,000,000.00		

GHEC

	YEAR	USE TYPE	NEW/RENOVATION	SQFT	REPLACEMENT VALUE	RENOVATION COST	DEMOLITION COST	ADDITION/CONSTRUCTION
GHEC upgrades	1999	Academic & Administrative	Renovation	101,864	\$20,372,800.00	\$5,093,200.00		

GREENWOOD CENTER

	YEAR	USE TYPE	NEW/RENOVATION	SQFT	REPLACEMENT VALUE	RENOVATION COST	DEMOLITION COST	ADDITION/CONSTRUCTION
Greenwood Center	2023	Academic & Administrative	New					TBD

OPINION OF COST SUMMARY

	SQUARE FOOTAGE	REPLACEMENT VALUE	RENOVATION COST	DEMOLITION COST	ADDITION/NEW CONSTRUCTION
Moorhead Campus Landscape					\$9,480,000.00
Moorhead Campus Buildings	985,359	\$142,687,400.00	\$31,964,075.00	\$200,000.00	\$161,150,000.00
CAPPS Center	30,000	\$6,000,000.00	\$3,000,000.00		
GHEC	101,864	\$20,372,800.00	\$5,093,200.00		
Greenwood Center					
TOTAL	1,117,223	\$169,060,200.00	\$40,057,275.00	\$200,000.00	\$170,630,000.00

REALIZATION OF THE PLANNING PROCESS

- **UPDATING AND AMENDING THE CAMPUS Master Plan**

Significant progress has occurred in the development of the 2023 Campus Master Plan. Intended to be viewed as a living document, the Campus Master Plan acts as a strategic framework for the physical development of the campus. As such, it will need to be periodically updated and amended. Each initiative within the 2023 Master Plan was identified and developed within the then-known physical resources of the College. While priorities have been identified, the implementation of each initiative needs to be weighed against the enabling circumstances of dependent project relationships, available funding, and opportunities for leveraging additional initiatives.

As unforeseen academic, economic, or cultural opportunities for acquisition or de-acquisition of properties or facilities may also occur, such unforeseen opportunities (as well as unforeseen constraints) should be evaluated within the framework of the Master Plan, by means of separate studies. These studies will provide alternatives and recommendations for evaluation by the President and the Building, Grounds and Infrastructure Committee of the Board of Trustees. Upon selection of an approved alternative, the study should be fully documented and submitted as a Master Plan Study update.

These studies and annual updates should be understood to be internal documents, not public information. Annual Master Plan updates should be formatted similar to this 2023 Master Plan and need not reproduce the entirety of the Master Plan document. It is recommended that a full evaluation of the Master Plan, be conducted every five years and adopted as a formal Master Plan Amendment. Since these Amendments will be publicly available, sensitive information should not be included.

- **REVIEW AND APPROVAL OF CAPITAL PROJECTS REALIZATION**

The Trustees of Mississippi Delta Community College have final responsibility for reviewing and approving all building and landscape architectural projects on the campus. The Building, Grounds and Infrastructure Committee should review projects, offer constructive advice, and ultimately, recommend to the full Board of Trustees that specific projects be constructed.

It is critical the successful implementation of the MDCC Campus Master Plan that a review process be provided to assure the quality of architectural and landscape design and conformance with the Master Plan. Establishment and refinement of the review process should be focused on several aspects: what the process should address, who is involved in the design review process, scope of the review process, frequency of a proposed Design Review Board and their meetings and coordination with the College Trustees.

THE DESIGN REVIEW PROCESS IMPLEMENTATION PLAN

The Design Review Process should address:

- Compatibility with the Campus Master Plan and other approved planning documents.
- Compliance with design modifications recommended by the College and its representatives.
- Design Quality

REQUIRED INVOLVEMENT IN THE DESIGN REVIEW PROCESS

A Project Manager for the College should be assigned to each project, from initiation through completion. The Project Manager would be responsible for facilitating the Design Review Process. A Design Review Board (DRB) should review major architectural and landscape architectural projects on behalf of the College. The Design Review Board is recommended to include the following:

- The Campus Design Review Board consists of three faculty members, one from each division of the college, who will be appointed by the Faculty Executive Committee in consultation with the President.

A representative of the administration from Student Life, Advancement, Finance and Administration, or an academic office whose director reports to the Dean.

- A member of the support staff.
- The Director of Facilities Services (ex officio).
- The chairs of any active planning committees for a proposed building or renovation.

The College may appoint additional committee members, including outside consultants, as needed. Outside experts would be greatly beneficial to the review process. It is recommended that a professional architect and a professional landscape architect be retained as consultants to the College to complement the DRB's knowledge of the campus and the unique needs of the College. The consultants should be experienced in planning and designing facilities for higher education and should be thoroughly familiar with the campus.

It is recommended that terms for all members of the Design Review Board should be four years, staggered to ensure overlap between members and consistency of the reviews. When selecting members for the Design Review Board, consideration should be given to compatibility of the individuals in advising on appropriate design outcomes. It should be clearly understood that the members of the Design Review Board are not to be evaluating projects based upon their own taste. Rather, their collective role is to gauge the conformance of a project with the Campus Master Plan and its design principles.



SCOPE OF REVIEW

All projects described in the Campus Master Plan are subject to review by the Design Review Board, whose recommendations are advisory to the President. Any new construction initiative, including additions to existing buildings, not contemplated by the Master Plan shall also be subject to review by the Design Review Board. Landscape initiatives are also subject to review. Renovation scope triggering Design Review Board review includes significant exterior preservation or rehabilitation efforts (including any work resulting in a change to the exterior appearance such as roof replacement, masonry cleaning or pointing, or window replacement) as well as significant alterations to building interiors.

The following table indicates the level of review required by projects of varying scale.

Design Review Recommendations

Phase of work	Landscaping Projects	Interior renovation Projects	New Construction Projects
Programming or Feasibility Studies	N/A	Staff	DRB
Schematic Design	DRB	Staff	DRB
Design Development	DRB	DRB	DRB
Construction Documents	Changes only	Changes only	Changes only
Materials Mockups	Staff	Staff	DRB

Project presentations at various stages of development should focus on the following:

Programming or Feasibility Studies

- Project and Site Conformance to Campus Master Plan.
- Research on the history of the site, as appropriate.
- Documentation of context – adjacent building materials, building heights, open space, etc.
- Analysis of the fit of the program and the site.
- Massing possibilities.
- Conceptual relationship to campus circulation (pedestrian, vehicular, service) and open space.

Schematic Design

- Conformance to Campus Master Plan.
- Floor plans demonstrating interior program arrangement.
- Preliminary massing and façade designs, sufficient to permit judgment of appropriateness.
- Building materials and conceptual details.
- Site plans demonstrating detailed relationship to campus circulation (pedestrian, vehicular, service) and open space.
- Preliminary grading, drainage and utility design.
- Preliminary site materials and plant palette selection for landscapes.
- Perspective views of pedestrians at ground level, shows in significant open spaces, including adjacent structures and landscape.
- Preliminary energy budgets.

Design Development

- Further development of items listed above
- Detailed building material palettes and refinement of key building exterior details 75%

Construction Documents

- Facilities Services staff will review the progress of construction documents and determine whether significant changes have been made to the project.
- Additional presentations of the project at 75% construction documents should be required if there have been deviations from key features of the project have been discussed with the Design Review Board at earlier reviews.

MATERIAL CONSTRUCTION MOCKUPS

- Full-scale mockups of wall assemblies shall be erected by the building contractor as soon as feasible for new construction projects identified in the Campus Master Plan. This should be part of the contract with the general construction contract.

FREQUENCY OF MEETINGS

The Design Review Board should meet on regularly scheduled dates, recommended to be four times per year. Additional meetings may be scheduled as needed for important projects or efforts which do not fall into the regular schedule of meetings.

COORDINATION WITH THE MDCC COLLEGE BOARD OF TRUSTEES

Once a year, a special meeting of the Design Review Board and the Buildings, Grounds and Infrastructure Committee of the Board of Trustees should be organized to review the progress of the Campus Master Plan. This should include campus improvements of the previous year and planned improvements for the year to follow, and any studies recommended for incorporation to the Master Plan as an annual update.



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