Western Nebraska Community College

MASTER SITE & FACILITIES PLAN

Western Nebraska Community College

2025 - 2035

October 15th, 2025

WILKINS

ARCHITECTURE | DESIGN | PLANNING

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From the Office of WNCC President Greg Dart

This Facilities Master Plan is the result of several years of thoughtful examination and planning focused on how our campuses function, what our facilities and programs need to thrive, and how we can best support student success. It reflects a collaborative effort across Western Nebraska Community College (WNCC), including the Board of Governors, Executive Committee, faculty, staff, and students, together with our valued partners at Wilkins Architecture Design Planning, LLC.

In March 2023, WNCC partnered with Wilkins Architecture Design Planning to update the Facilities Master Plan, last revised in 2013. Over the past twelve years, our college has experienced major changes in infrastructure and physical resources across all campuses, making this update both necessary and timely. Key capital improvements include:

- Pioneer Hall Addition in Scottsbluff (2015)
- Alliance Powerline Indoor Training Facility (2018)
- Sidney Innovation & Entrepreneurship Center (2019)
- Scottsbluff Campus Renovation (2024)
- Alliance Powerline Classroom Addition (2025)
- Health Sciences Renovation at the Harms Center in Scottsbluff (2025)

These high-impact investments have allowed academic programs to expand, freed up critical space across our buildings, and elevated the student experience. As we reflect on where we are today, this Plan also looks forward, focusing on the next decade of growth and opportunity for WNCC. It is intended to serve as both a strategic framework and a practical tool for making thoughtful, informed decisions about our physical campus footprint. Wilkins Architecture Design Planning, in partnership with key groups across WNCC, led a comprehensive evaluation of current space usage and future needs at all three campus locations: Scottsbluff, Sidney, and Alliance. The review focused especially on instructional spaces and student support facilities and included all buildings, owned and leased. This long-range Facilities Master Plan offers a clear road map to guide future development and resource planning for the Board of Governors and College leadership.

Valuable insight was gathered through a series of workshops and meetings with faculty, staff, and administrators, ensuring that diverse voices across the institution shaped the direction of this Plan. Feedback was also collected through the college's strategic planning process, community town halls, Advisory Councils, and the Coordinating Commission, providing a well-rounded and informed foundation for decision-making. This effort was supported by the broader communities of Scottsbluff, Sidney, and Alliance. We are grateful for the input and support of local officials, healthcare professionals, alumni, and community members. Their involvement underscores the vital role WNCC plays in our region and our shared investment in its future.

As we prepare to celebrate our 100th anniversary in 2026, WNCC is working with the WNCC Foundation to make this Facilities Master Plan a reality. This initiative will support future renovation and construction projects that directly benefit our students, faculty, and staff—helping to carry our mission forward for the next century.

Greg Dart, WNCC President

a. Values, Mission & Vision

Founded in 1926, Western Nebraska Community College has a rich history of providing accessible and quality higher education to the residents of Western Nebraska. Originally known as Scottsbluff Junior College, it began as an extension center of the University of Nebraska, offering courses to local students. Over the years, the institution expanded its offerings and locations, evolving into a comprehensive community college. In 1971, the college name was changed to Western Nebraska Community College. With locations in Scottsbluff, Sidney, and Alliance, WNCC continues to be a prominent educational institution in the area.

"To provide learning opportunities - enriching lives, invigorating communities, and changing futures."

Values

"Lifelong Learning; Student and Community Service; Student Success; Honesty, Integrity, and Transparency; Collaboration and Communication; Innovation and Continued Improvement; and Respect for All People & Perspectives"

Mission

Vision

"A leader in community college education with focus on student success, excellence in teaching, innovative and relevant programs and services, and collaborations supporting dynamic partnerships inside and outside the College."

b. Purpose & Goals

Western Nebraska Community College (WNCC) dates back to 1926. It was initially established as Scottsbluff Junior College and operated within Scottsbluff High School. In 1932, the college became a part of the state system and was renamed to Scottsbluff Junior College and School of Nursing. It continued to expand its programs and offerings, catering to the needs of the local community.

In 1971, the college underwent another transformation and was renamed Western Nebraska Community College. This change marked the beginning of a new era, with the college broadening its scope and reaching out to communities beyond Scottsbluff. WNCC became a comprehensive community college, offering a wide range of academic programs, technical education, and workforce training.

Over the years, WNCC has grown in size and reputation, becoming a prominent educational institution in the region. It has established locations in Scottsbluff, Sidney, and Alliance, ensuring accessibility to students across a large geographical area. The college has also fostered partnerships with local businesses, industries, and four-year colleges and universities to provide students with diverse educational opportunities and pathways.

WNCC has consistently adapted to the evolving needs of its students and the community. It has embraced technological advancements and expanded its online education offerings, making education more accessible to non-traditional students and those seeking flexibility. The college has continued to prioritize student success, providing academic support services and engaging extracurricular activities to enhance the overall college experience.

Today, Western Nebraska Community College continues to play a vital role in empowering individuals and enriching the community. It remains committed to its mission of providing quality education, promoting lifelong learning, and supporting economic development in the region. With a strong foundation and a dedication to student-centered education, WNCC looks towards the future with optimism, ready to embrace new challenges and opportunities. Alongside master planning efforts, WNCC has outlined four areas to act as key focus from 2023-2027: Student Success, Academic Excellence, Community Partnerships, and Institutional Vitality. The four focus goals will be a bedrock for all future planning efforts to be based on and relate back to.

WNCC 2023-2027 Focused Goals:

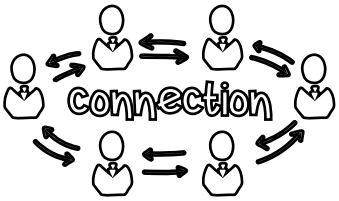
01

Student Success

02

Academic Excellence

03

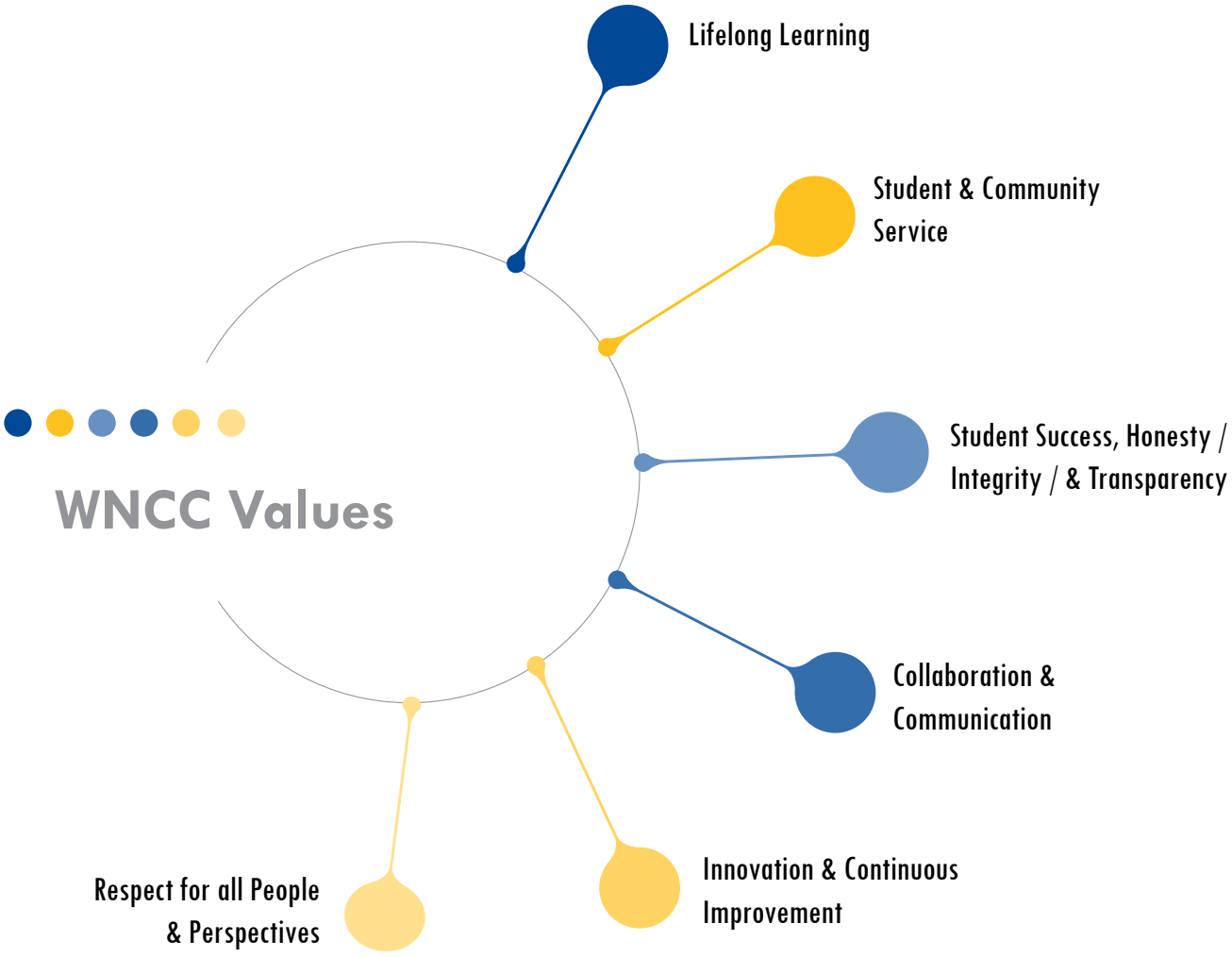


Community Partnerships

04

Institutional Vitality

WNCC Goals & Values:



WNCC Goals (STRATEGIC PLAN)

- GOAL 1: RE-ENVISIONING STUDENT SUCCESS
- GOAL 2: RE-ENVISIONING ACADEMIC EXCELLENCE
- GOAL 3: RE-ENVISIONING COMMUNITY PARTNERSHIPS
- GOAL 4: RE-ENVISIONING INSTITUTIONAL VITALITY

c. Acknowledgments & Key Participants

This document is the result of cooperation and assistance from the following key participants: Each individual's contribution of information, time, and effort is sincerely appreciated.

Executive:

- Greg Dart, President
- Paula Abbott, Sidney Campus Director
- Ryan Burgner. Athletic Director
- Misty Curtis, Alliance Campus Director
- Allison Judy, Public Relations & Marketing Director
- Jennifer Reisig, Foundation Executive Director
- Kimberly Reichert, Accreditation and Special Project Director
- Arich Knaub, Enrollment Research Analytics Director
- Justin Kumbal, Institutional Research Director
- Jennifer Araujo, Institutional Research Specialist

Academic Affairs:

- Dr. Allisha Weeden Weitzel, Dean of Health Sciences
- Jessica Brumbaugh, Nursing Program Director
- Nicole Danielzuk, Health Information Technology Program Director
- Marcene Elwell, Surgical Technology Program Director
- Jennifer Mills, Medical Laboratory Technology Instructor
- Betsy Mitchell, EMS Program Director
- Dr. Charlie Gregory, Dean of Instruction - Applied Technologies
- Daniel Joppa, Associate Dean of Instruction – Applied Technologies
- Corey Batt, Autobody Instructor
- Aaron Gayman, Automotive Instructor
- Shane Homan, Powerline Construction & Maintenance Instructor
- Wayne Lund, Diesel Technology Instructor
- Russel Pontarolo, Welding Technology Instructor
- Frank Riley, Automotive Instructor
- Doug Mader, Workforce & Lifelong Learning Director
- Robert Conn, Constructions Trades
- Debra Davis, Workforce Training Coordinator
- Patrick Leach, Workforce & Lifelong Learning Administrative Assistant
- Sallie Lucke, Health Occupations Training Director
- Carl Roland, CDL Trainer
- Tammy Kleich, Testing & Tutoring Services Manager
- Allison Reisig, Technical Services Librarian

Administrative Services:

- Lynne Koski, Vice President of Administrative Services
- Christopher Armstrong, Senior Systems Administrator
- Cathy Bornschlegl, Food Services Manager
- Michael Bueide, Senior Network Administrator
- Christopher Ewerdt, Facilities Operations Director
- Ty Frohbieter, Occupational Health & Safety Director
- Darin Grasmick, Food Services Operations Specialist
- Nancy Hall, Administrative Management Director
- Loren Moench, Information Technology Director
- Robert Ommen, Maintenance Coordinator Sidney Location

Enrollment Management & Student Services:

- Dr. Grant Wilson, Vice President of Enrollment Management & Student Services
- Dr. Emily Norman, Dean of Students
- Molly Bonuchi, Student Life Director
- Regina Kuhns, Student Services Coordinator Sidney Location
- Dr. Luke Stobel, Dean of Student Success
- Tonya DeWitt, TRIO Program Director
- Rachel Gasseling, Adult Education Director
- Michael Millikin, Veteran Services Program Manager

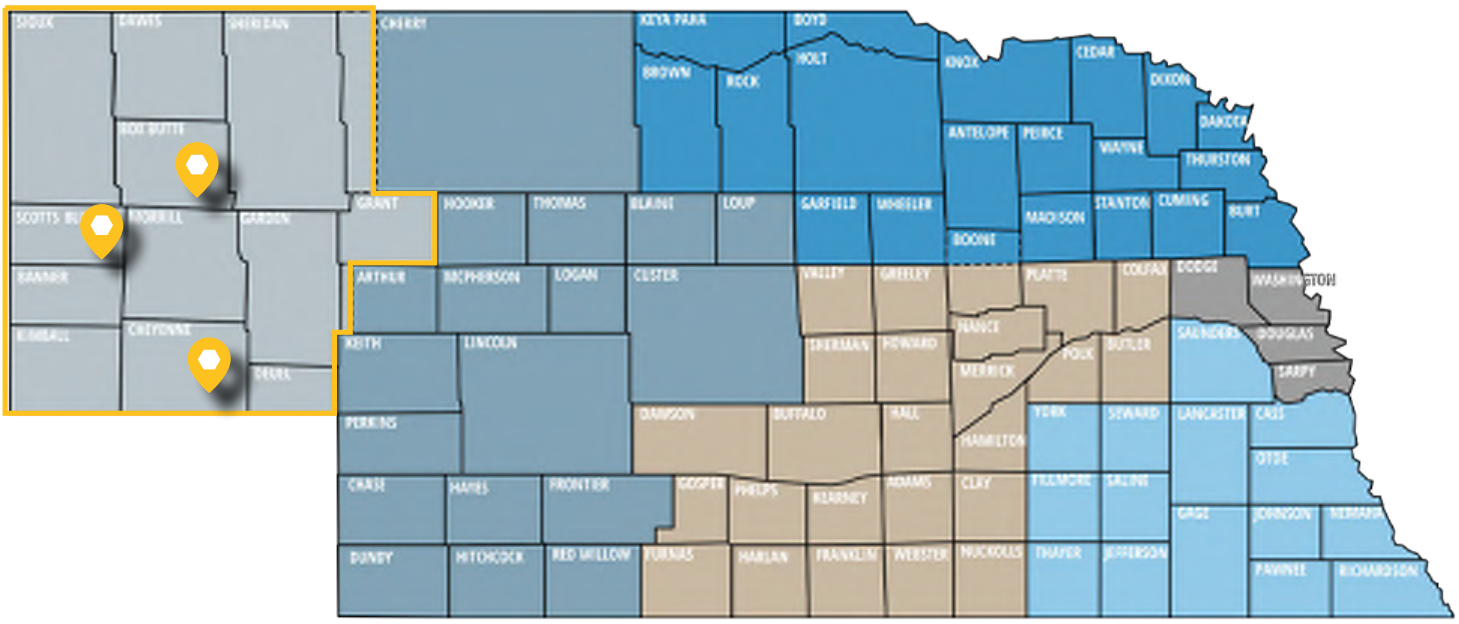
Wilkins Architecture Design Planning Team:

- Jacob Sertich, Managing Principal
- Kali Eklund, Managing Principal
- Ben Van Brocklin, Architectural Designer
- Casey Chandler, Interior Designer
- Piper Young, Graphic Designer

d. College Locations Overview

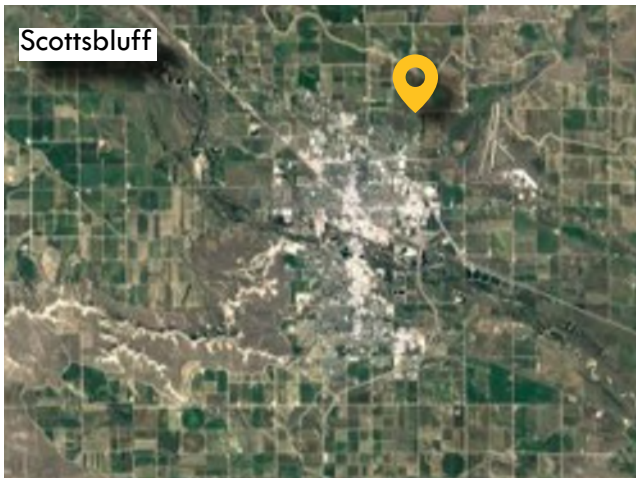
Comprised of one Campus and two Education Centers, Western Nebraska Community College, a public community college serving the western region of Nebraska, is situated on the western border of Nebraska serving thirteen counties. The main campus is located in Scottsbluff, with supporting locations in Sidney and Alliance.

WNCC 13-County Service Area: Scotts Bluff, Box Butte, Cheyenne, Garden, Morrill, Deuel, Sheridan, Dawes, Sioux, Kimball, Grant, Cherry and Banner. The main campus and education centers are located in three of the thirteen counties.

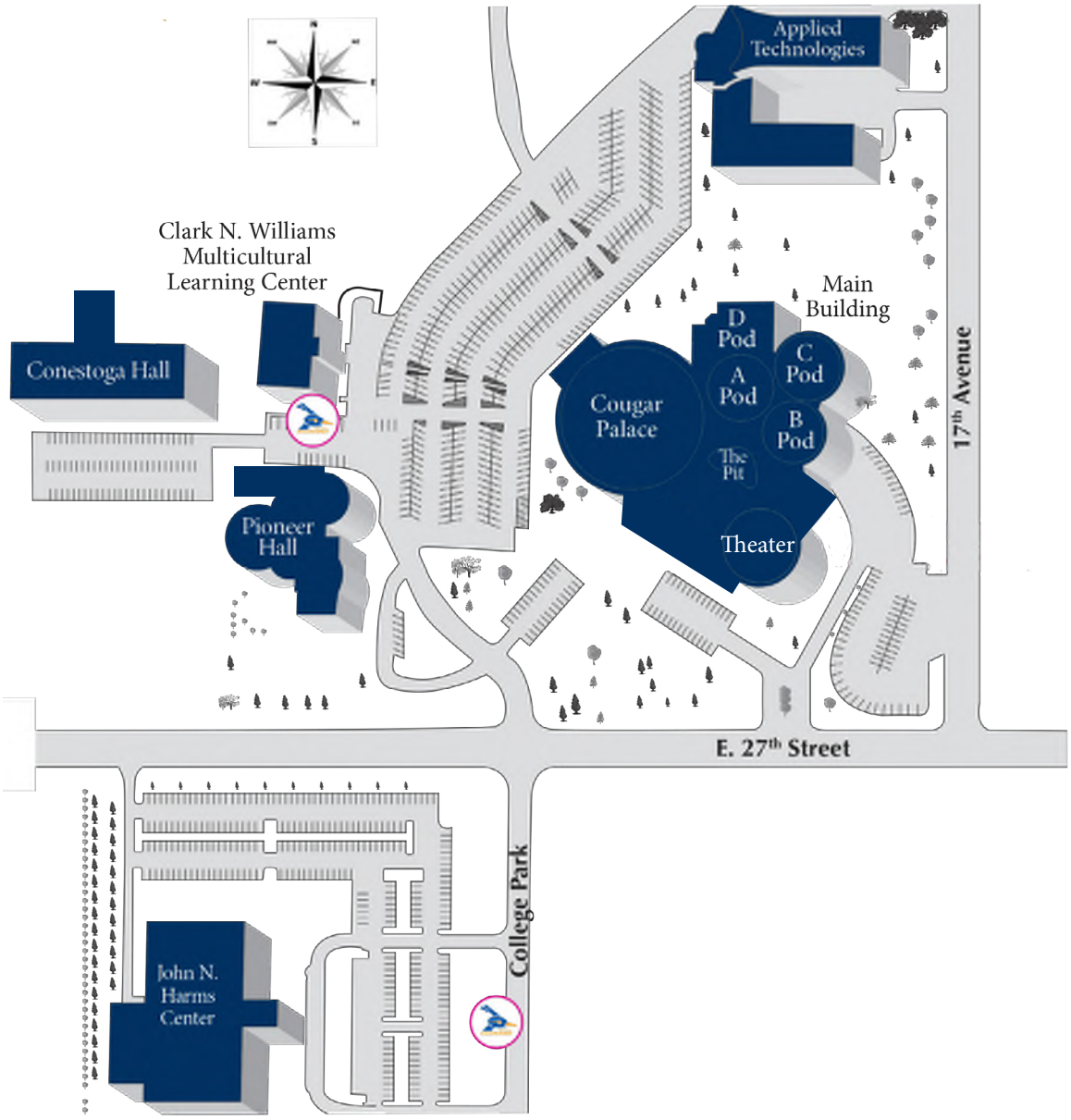


i. Scottsbluff Campus

The Scottsbluff Campus is one of the three sites of Western Nebraska Community College. The campus facilities include classrooms, computer labs, science labs, residence halls, library, cafeteria, a bookstore, student lounges, and administrative offices. The campus also has a weight room, gymnasium, recreational fields, and a theater for students interested in sports and physical activities. The Scottsbluff Campus is approximately 78 acres and consists of two sections divided by East 27th Street. All facilities exist in the North section with the exception of the John N. Harms Center.



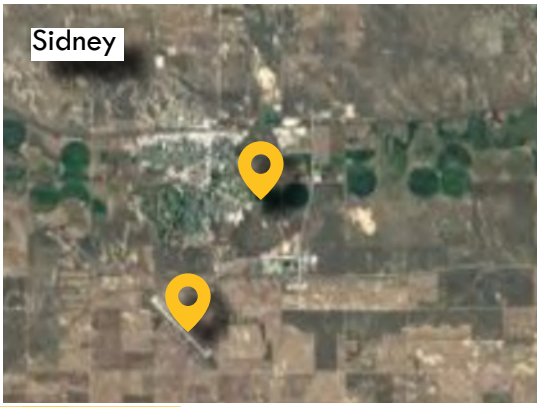
Physical Plant / Shop Building & Child Development Center

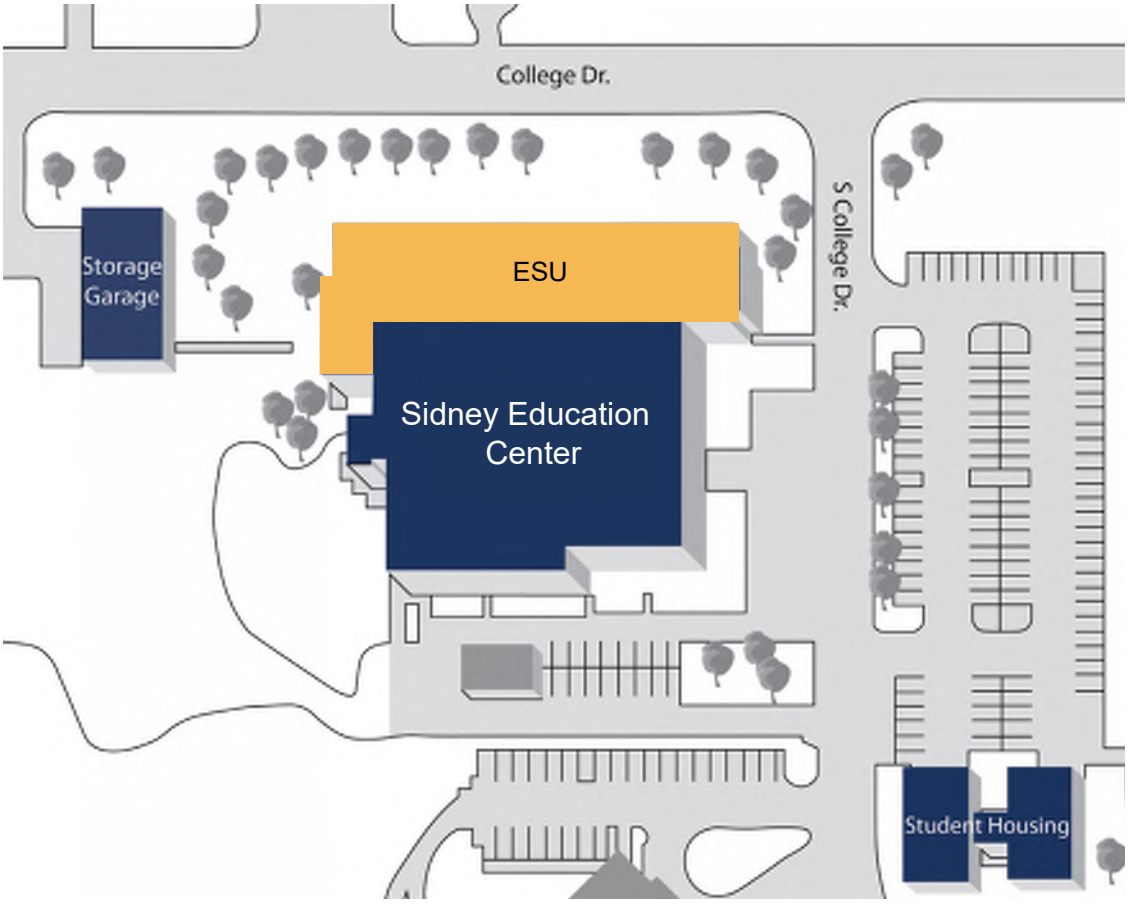


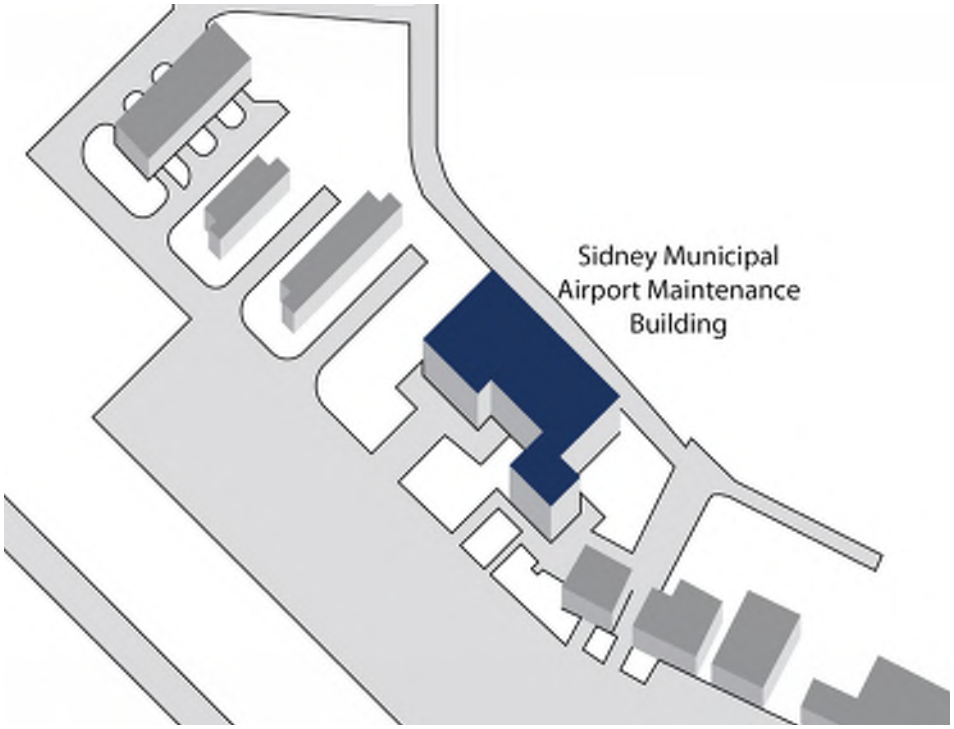
ii. Sidney Education Center

The Sidney location of Western Nebraska Community College serves as an educational and vocational training hub, providing a wide range of programs, resources, and support to students in Sidney and the surrounding areas. It plays a crucial role in equipping individuals with the knowledge and skills necessary for success in their chosen fields, contributing to the growth and prosperity of the local community. Beyond the classroom, the Sidney location fosters community engagement and collaboration. By forging partnerships with local businesses and organizations, the center bridges the gap between education and the workforce. This collaboration ensures that students receive hands-on experiences and relevant training, preparing them for successful careers in their chosen industries. The Sidney site is home to the Aviation Maintenance program, the only FAA-approved program in the state of Nebraska. The program trains students to perform diagnostics on and repair aircraft, and is housed at the Sidney Municipal Airport.

The Sidney location houses the Innovation & Entrepreneurship Center which serves as a business incubator for start-up businesses in the area. The newly created space provides accepted applicants free office rent and utilities for two years, and a breadth of business resources.



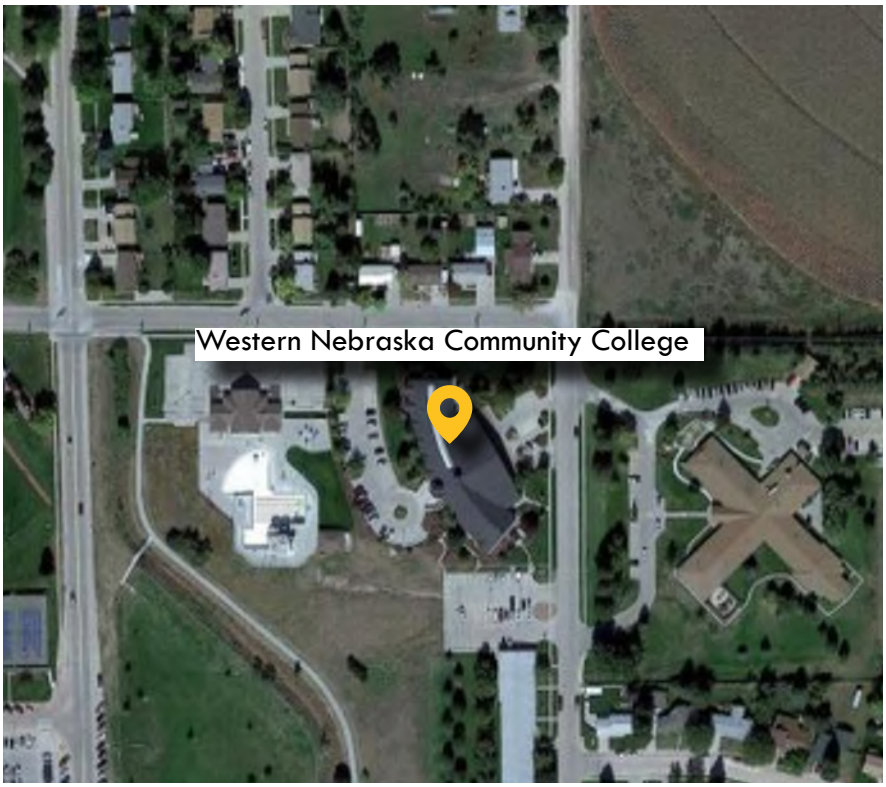

College Dr.
S College Dr.
Storage Garage
ESU
Sidney Education Center
Student Housing

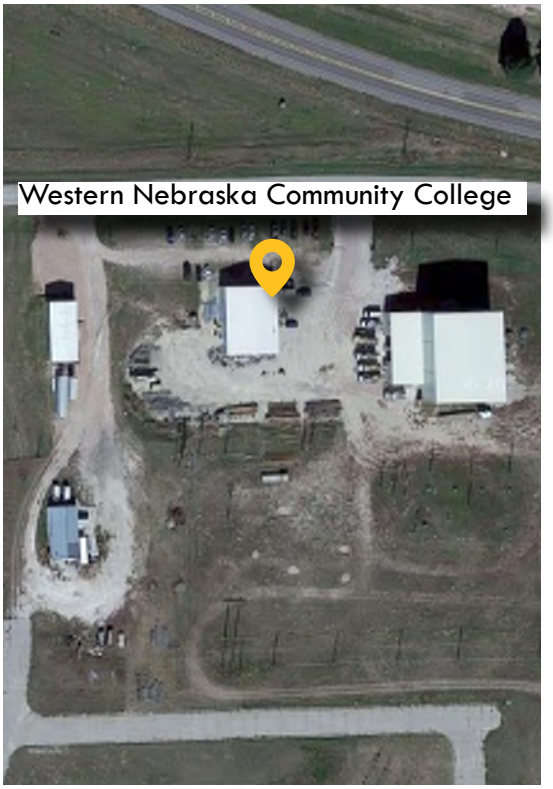

Sidney Municipal Airport Maintenance Building

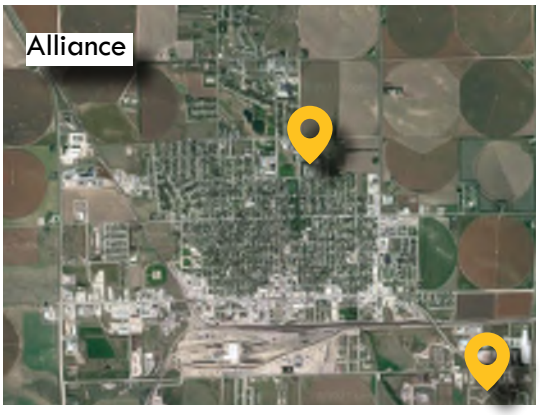
iii. Alliance Education Center

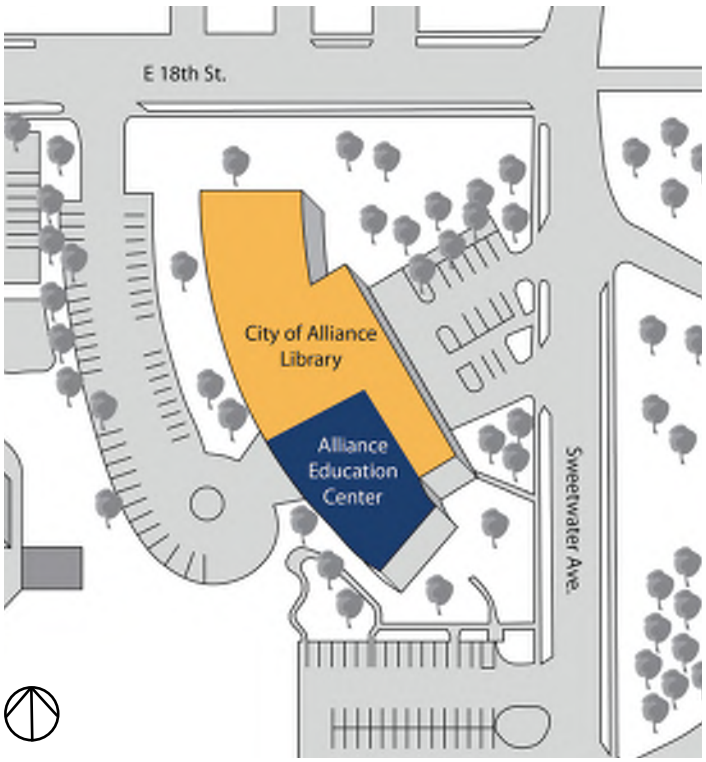
The Alliance location of Western Nebraska Community College was initially established as a nursing school in 1957. Though the location was long ago integrated into the Western Nebraska Community College system, nursing remains a popular program in Alliance. The Alliance site also offers a large selection of courses each semester and is equipped with distance learning classrooms, so students can attend classes that are being held concurrently in Scottsbluff or Sidney.

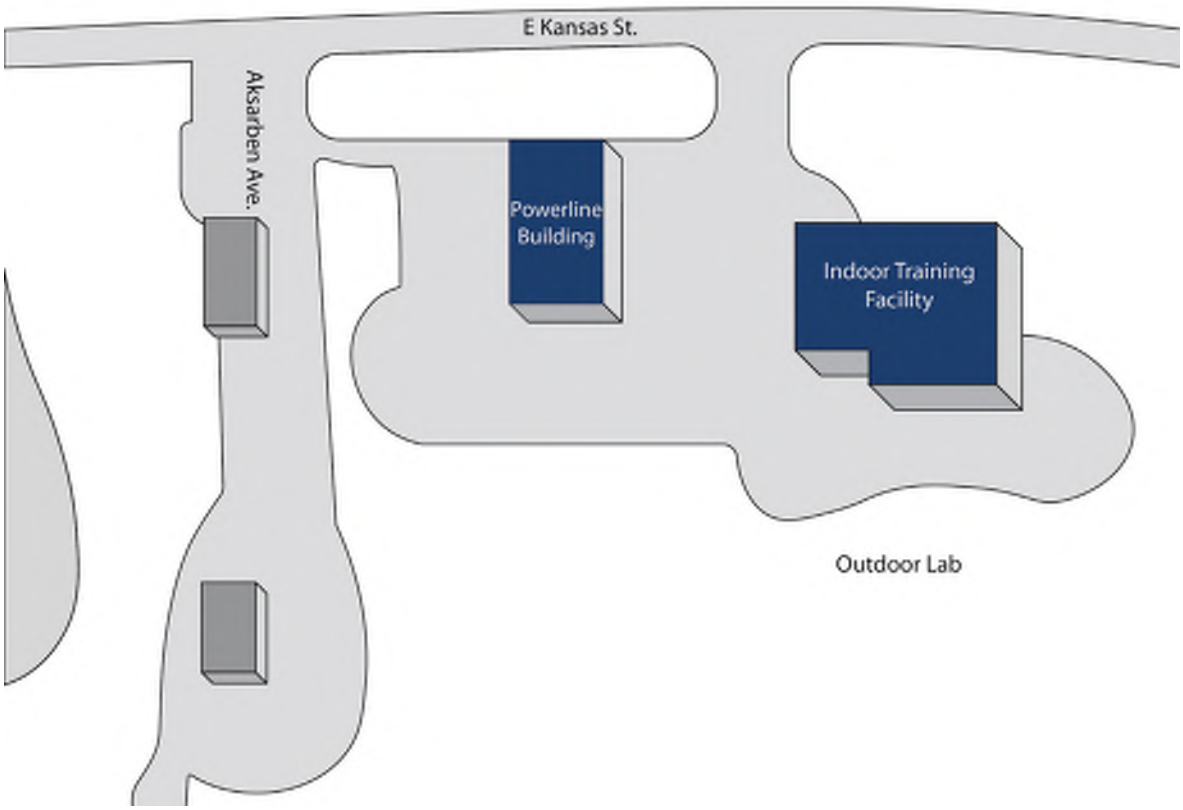
The Powerline Construction & Maintenance Technology program also routinely attracts a large number of students each year and is one of WNCC's most popular programs. The Powerline Lab and Indoor Training Facility gives students an opportunity to train in the classroom, outdoors, or in the newly created Indoor Training Facility.








E 18th St.
City of Alliance Library
Alliance Education Center
Sweetwater Ave.


E Kansas St.
Aksarben Ave.
Powerline Building
Indoor Training Facility
Outdoor Lab

a. Sustainability Guidelines

Site

As the campus evolves, development should look to embrace site improvements that are sensitive to the landscape, regional ecology and campus users. Strategic location of infrastructure, open spaces and natural resources will help reduce costs and improve the campus image. The image of the college is set forth from the unique position of Scottsbluff, located on the North Platte River overlooking the Western High Plains. Its climate varies significantly throughout the season with cold winters and hot, dry summers.

Precipitation averages around 16 inches per year. Soils on campus have varying amounts of silt, sand and clay but are generally classified as "Sandy Loam" according to the USDA soil survey. With these factors in mind, it is recommended that the college embrace the local ecology through the implementation of responsible campus development. This will help improve the visual aspect of campus and help create a landscape that students can identify with. Open space areas on campus should promote pedestrian connectivity through the use of walkways, traffic calming features, landscaping, and student gathering areas. Management of these areas should use native plants, trees and shrubs limiting the amount of irrigation and creating habitat for local wildlife. In addition, these plants should be orientated in a way that can help slow traffic, enhance the landscape and manage storm water. Campus owned lands that are currently vacant can be planted with native short grass prairie. Implementing short grass prairie can cut down on domestic or well water demands and save the college significant operational costs for mowing. Site improvements should embrace sustainable storm water management by promoting the infiltration of surface waters from all paved and roof areas. Bioswales, permeable pavers and bioretention cells can all be used to limit the amount of runoff and help remove pollutants from pavement surfaces.

Community

Creating connections with the community and services through alternative transportation will promote lower emissions, as well as promote an active commute through campus. Secure bike racks should be placed near entrances to all facilities. Walking and bike paths should be visible, accessible and provide connections to services on and off campus. Other multi-modal methods of alternative transportation could be a campus wide bike sharing program, electric charging stations for golf carts or vehicles, and carpool sharing programs and stalls. Offer discounted transit bus passes for staff and students versus having them drive to campus. Create competitions with students/staff to promote alternative transportation and carpooling on campus.

Materials & Resources

For future construction projects develop and implement a Waste Management Plan, providing detailed directions in regards to material disposal for contractors when demolishing or renovating existing structures, or building new construction. Require monthly reports to track landfill versus diverted materials. Goals for landfill diversion should be at least 50%. Provide location of recycling facilities, as well as instructions of size and quality of demolished materials based on recycling facility requirements. When selecting building materials for interior and exterior, consider products that are considered rapidly renewable materials, contain a high recycled content value, and select regional materials that are located within a 500-mile radius of the campus. Consider re-purposing existing materials on campus or donating to a local Habitat for Humanity organization. New wood products should be harvested from a sustainably managed forest. Composite woods that do not have added urea formaldehyde resins are desirable.

Water

Water usage indoors and outdoors on campus can quickly add up to thousands of dollars a year. Landscape irrigation can be reduced or eliminated utilizing xeriscape techniques for plantings, drip irrigation, and turf reduction. Indoor plumbing fixtures can easily be modified to include low flow aerators on faucets, or dual flush handles for inexpensive water reductions. New plumbing fixtures should not exceed levels listed in Table A for maximum efficiency.

Energy & Atmosphere

Refer to Appendix C for more information on alternative energy technologies. Specific recommendations for mechanical/electrical sustainability strategies are listed below. These strategies have been identified, because they have proven to be economically effective and beneficial in understanding such metrics as energy consumption per square foot of facilities. Some of these recommendations are embedded in the campus and building-specific recommendations; however, they are included in this list to provide a comprehensive view of the recommended strategies.

1. Utilize LED light fixtures for all exterior lighting
2. Utilize LED down lights for interior lighting.
3. Provide occupancy sensors for lighting control in interior building spaces.
4. Provide metering for all electrical systems within buildings. Metering, at a minimum, should be provided for each individual building. In addition, electrical metering should be provided on major sub panels. Metering equipment to achieve different technologies and multiple manufacturers of quality solar water heating systems.
5. Analyze photovoltaic and wind systems for potential installation on facilities and ground-mounted options. Photovoltaic and wind turbines typically require a tax incentive and/or utility subsidy to be economically viable. However, many colleges and universities are developing these installations for education and demonstration purposes. Metro Community College in Omaha has developed a joint program with Creighton University for a wind and solar installation.
6. Consider capturing condensate, rainwater, and other sources of gray water via packaged systems that can be utilized for site irrigation.

Indoor Air Quality

Interior building materials should also be selected based on low Volatile Organic Compound (VOC) content. Materials that off-gas and cause harmful fumes include, but not limited to, wall coverings, paints and coatings, adhesives, furniture, and cabinetry. Acceptable VOC limitations are listed in Table C. Develop and implement an Indoor Air Quality Management Plan for construction and pre occupancy. New building materials should be protected from construction activities to prevent dust and debris from entering mechanical ducts. Indoor air quality testing could be performed prior to occupancy to test for VOCs, formaldehyde and other particulates. A building flush out would also eliminate any harmful VOC's still in the building prior to occupancy. Both options would need evaluation based on time and cost.

Allowing individuals control over the lighting and thermal controls in their workspaces can enhance their comfort, productivity, satisfaction, and overall wellbeing. Better lighting controls can also increase the efficiency of your lighting system by focusing on task lighting rather than unnecessary ambient lighting, and can reduce energy use due to cooling loads by allowing occupants to turn off lights when leaving their space or when daylight is sufficient. It is recommended that you optimize the lighting system as part of the overall space design. This could mean a combination of dimmers, occupancy, and daylight sensors for multi-occupant spaces, and adjustable task lighting for individually occupied spaces.

ASHRAE Standard 55-2004 identifies the factors of thermal comfort and a process for developing comfort criteria for building spaces that suit the needs of the occupants involved in their daily activities. Control strategies can be developed to expand on the comfort criteria and enable individuals to make adjustments to suit their needs and preferences. These strategies may involve system designs incorporating operable windows, hybrid systems integrating operable windows and mechanical systems, or mechanical systems alone. Individual adjustments may involve individual thermostat controls; local diffusers at floor, desk or overhead levels, control of individual radiant panels, or other means integrated into the overall building, thermal comfort systems and energy systems design.

Access to daylight inside buildings makes for healthier and more comfortable occupants—and is also linked with greater productivity and testing performance. When designed with proper glare control and minimized solar heat gain, day lighting provides high-quality light while reducing energy use for lighting and for cooling. Day lighting strategies must balance with other design goals. For example, you will want to provide enough glazing area for lighting, and plan for open spaces that allow for light transfer, but not at the expense of too much heat gain, glare, or loss of privacy.

a. Market Analysis

Health Sciences Analysis:

As of May 2022, a report from the Bureau of Labor Statistics in the State of Nebraska, there are 60,380 jobs in Healthcare Practitioners and Technical Occupations career fields. The average hourly wage is $45.10 and an average annual salary of $93,810.

In Healthcare Support Occupations, there are 35,440 jobs, with and average hourly wage of $16.92 and an average annual salary of $35,190.

Construction Trades Analysis:

As of May 2022, a report from the Bureau of Labor Statistics in the State of Nebraska, there are 46,380 jobs in Construction and Extraction Occupations. The average hourly wage is $24.64 and an average annual salary of $51,250.

Applied Tech. Analysis:

As of May 2022, a report from the Bureau of Labor Statistics in the State of Nebraska, there are 66,690 jobs in Production Occupations. The average hourly wage is $21.05 and an average annual salary of $43,780.

Multiple occupations for one geographical area

Area:Nebraska
Period:May 2022

Occupation (SOC code)	Employment[1]	Hourly mean wage	Annual mean wage[2]
Healthcare Practitioners and Technical Occupations(290000)	60380	45.10	93810
Healthcare Support Occupations(310000)	35440	16.92	35190
Construction and Extraction Occupations(470000)	46380	24.64	51250
Production Occupations(510000)	66690	21.05	43780

SOC code: Standard Occupational Classification code -- see http://www.bls.gov/soc/home.htm
Date extracted on :Dec 06, 2023

Regional Analysis:

For the purposes of this regional overview, data was analyzed on the 13 counties in the WNCC service area. The counties consisted of Scotts Bluff, Box Butte, Cheyenne, Garden, Morrill, Deuel, Sheridan, Dawes, Sioux, Kimball, Grant, Cherry and Banner.

Market Regional Analysis:

13 COUNTY SERVICE AREA

2.1% 13 COUNTY UNEMPLOYMENT RATE AVERAGE

83k PANHANDLE CURRENT POPULATION: 82,967

b. Occupational Analysis, Trends, & Peer Comparables

Central Community College

- Central Community College (CCC) is renowned for its exceptional technical trades programs, catering to aspiring individuals seeking hands-on training and practical skills development. With a strong emphasis on vocational education, CCC has established itself as a leading institution for students interested in pursuing careers in various technical trades.

Central Community College, Diesel Technology

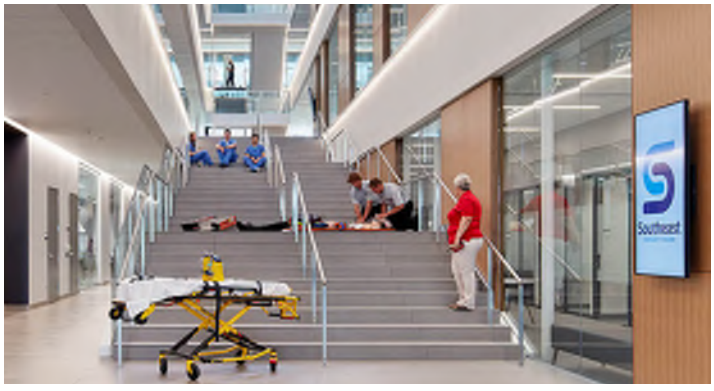
Mid-Plains Community College

- The Automotive Technology program at MPCC prepares students for careers as automotive service technicians and mechanics fully capable of inspecting, maintaining and repairing cars and light trucks. The diverse opportunities offered will provide MPCC students with the necessary skills and training needed for immediate employment in the building and transportation trades. MPCC offers a wide variety of emphases to address the immediate demand in these high-paying careers.


Mid-Plains Community College, Applied Technology & Automotive Technology

Southeast Community College

- SCC's nursing program combines classroom instruction with hands-on clinical experiences to provide students with a well-rounded education. The faculty members are experienced professionals who are passionate about nursing and dedicated to shaping the next generation of nurses. They create a supportive learning environment where students can develop critical thinking skills, compassion, and the technical expertise needed to excel in the field.



Southeast Community College, Health Science Building

Mid-Plains Community College
Diesel Technology

Central Community College
Diesel Tech

Southeast Community College
Health Science Building

a. Existing Conditions Overview

Western Nebraska Community College has a wide range of building conditions across its three locations. On the main campus in Scottsbluff no building dates to earlier than 1969, and from a structural standpoint all facilities are in good to excellent condition. Recent new construction including major additions and renovations to the Main Building completed in 2019 and more recently the John N. Harms Health Science Renovation that will finish in late 2025 are high profile and very conspicuous projects that have enhanced not only the appearance of the campus, but showcase the latest technology when it comes to all of the health sciences from Nursing, to Surgical Tech, to Med Lab Tech and EMS/EMT. Both projects stand to serve the college well in terms of recruiting not only students, but also faculty members. Additional projects have also occurred in the past five years at Pioneer Hall, along with additional renovation projects within the main building including renovation of A, B, and C Pods and an addition to and remodel of the Powerline Building in Alliance. All of these projects have and will enhance the overall success of many programs and the college as a whole.

For residence life, Conestoga Hall and Pioneer Hall offer modern accommodations with a remodel in progress at portions of Pioneer Hall. With Conestoga Hall opening in 2007 and nearing 20 years of use, it is likely that a remodel and update will need to take place in the next 10 years if the facility is going to continue to be an attractive space for students to reside on campus and remain competitive with peer institutions. A number of other buildings across the three sites also fall into this same category. The Williams Multicultural Learning Center, the remainder of the Harms Center not touched with the 2024/2025 renovation, the Alliance Learning Center, and all of the Sidney buildings (including residence halls) need various levels of updates within the next 10 years for the instructional and student spaces to continue to be competitive with peer institutions and continue to be inviting places to learn and study.

Critical facility needs begin with the Applied Technology Building. While there are not necessarily structural concerns with the building, much of the building has needs that need to be addressed with a major capital project, including instructional space and storage deficiencies, circulation and safety issues, floor slab issues, restroom access, electrical issues, among other items. Similar issues exist at the Physical Plant/Shop Building as the building opened in 1972 and has seen little, if any updates. A significant project at the Applied Technologies Building is a costly project and one that requires significant investment; however, it is one that is needed to ensure the continued viability of the programs housed in that building.

Building Rating Key:

General Condition	POOR	FAIR	GOOD	EXCELLENT
	Removal / Extensive Renovation	Major Renovation	Minor Renovation	Satisfactory
Ranking	0-49	50-69	70-89	90-100

A Building is evaluated as **EXCELLENT** when:

- The building is newly completed or recently renovated and fulfills all the College's needs.
- The building is structurally sound and performing its intended purpose.
- There are very few physical or visual imperfections.
- The building needs no repair and only regular, routine maintenance.

A Building is evaluated as **GOOD** when:

- The building is intact, and is up to date with the College's needs.
- The building is structurally sound and performing it intended purpose.
- There are minimal physical or visual imperfections.
- The building needs minor repair and regular, routine maintenance.

A Building is evaluated as **FAIR** when:

- The building has early signs of wear, failure or deterioration.
- The building is generally structurally sound and performing it's intended purpose.
- There are physical or visual imperfections and failure of building components
- The building needs 35-40% of total building repair beyond regular, routine maintenance.

A Building is evaluated as **POOR** when:

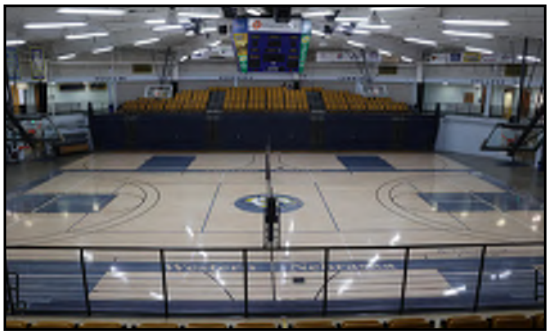
- The building is not performing it's intended purpose and needs major renovation/ demolition to fulfill the College's needs.
- The building is not structurally sound and/or comprised of failing systems.
- There is physical or visual failure of building components
- The Building needs more than 40% of total building repair and/or cannot be repaired.

a. Scottsbluff Campus

Main Building - Welcome Center

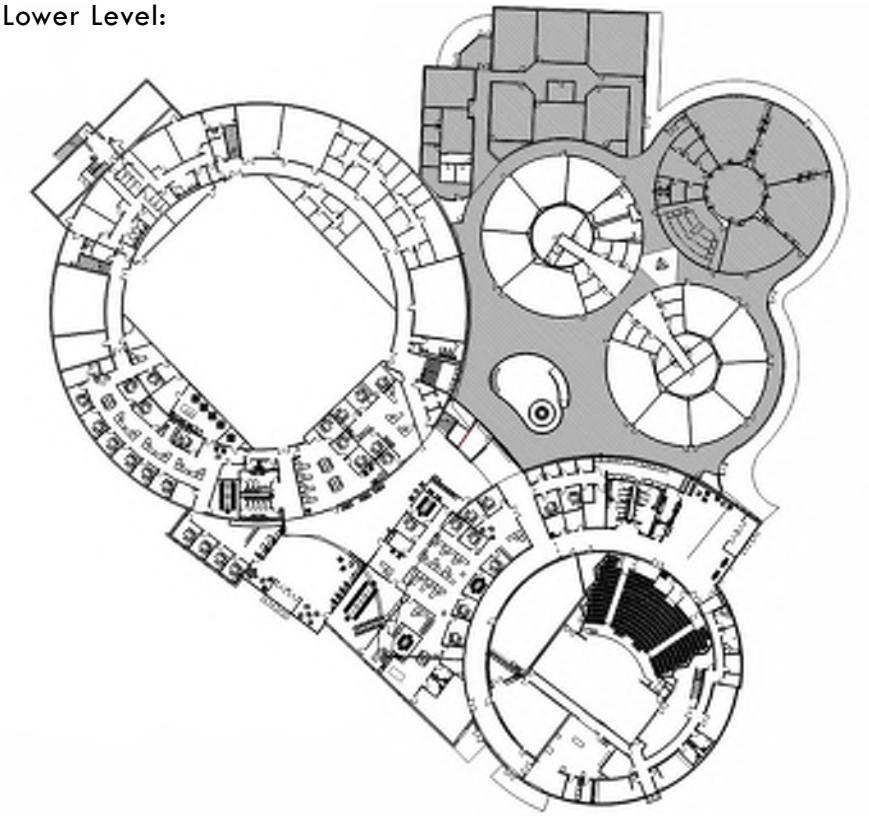
Square Footage: 197,809 SF

The Main Building and Welcome Center at the Scottsbluff Campus is the largest building on all WNCC properties. It is the location for multi-faceted classrooms, services, and activities. The building was built in 1969 and has undergone various refresh and renovation projects.

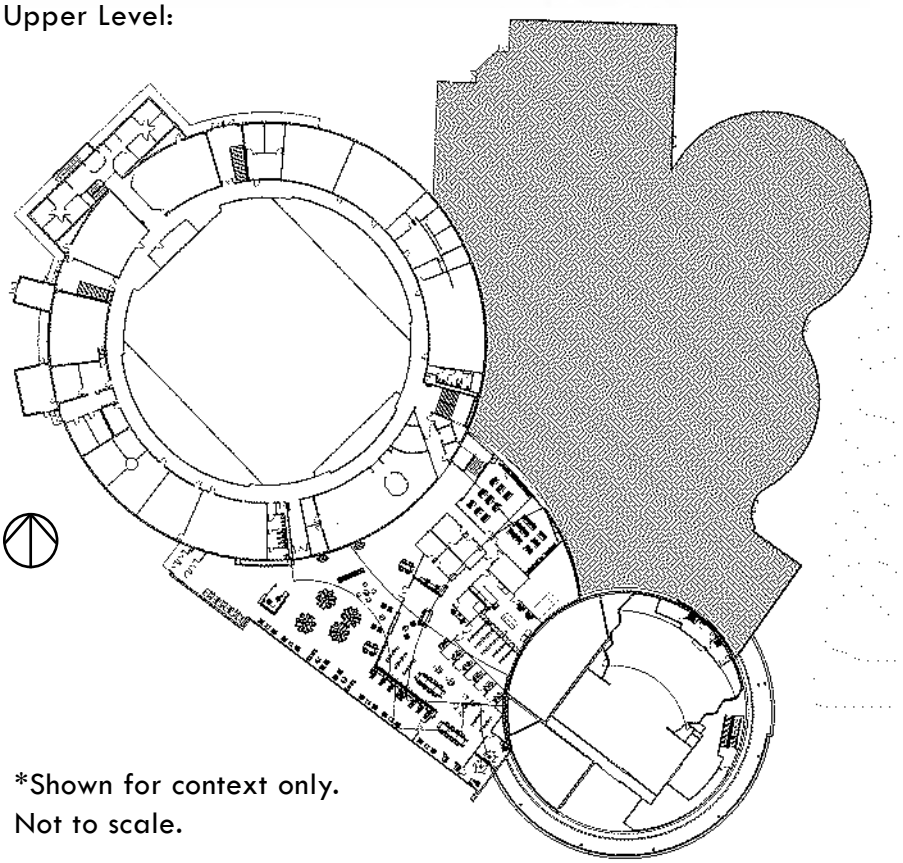


The Main Building houses many programs and administration departments for the College in addition to instructional classrooms and labs. The college utilizes this building for performing arts, athletics, student success and student life services, library and learning resources, bookstore, study spaces, meetings, and many other services. It is the location for the main competition gym, Cougar Palace, and the Platte Valley Companies Performing Arts Center. Outside of limited updates in 2000, the Cougar Palace and adjacent spaces remain the final areas within the Main Building requiring renovation. Cougar Palace was put into use in January 1969. Cougar Palace is also used by the community as it hosts a number of high school and youth events annually. It seats roughly 1,500 people.

Lower Level:



Upper Level:



*Shown for context only.
Not to scale.

Condition:	**EXCELLENT / GOOD**
Actions:	Minor Renovation
Ranking	70-100

Year Original Building was Built: 1969

Major Renovations/Additions

1995: Phase II Pod D Wing
2000: Cougar Palace Renovation
2001: Interior Finishes Renovation
2007: Phase III UPS Service Area
2007: Phase IV Chemical Storage Bldg.
2019: Welcome Center Addition
- Bookstore
- Learning Commons
- Library
- Offices
- Signage/Wayfinding

2019: Theater and Performance Hall
- Practice Rooms
- Classrooms

2019: Mechanical Overhaul
2021: Pod B/C Renovation
2022: Pod A Renovation & Student Commons

Applied Technology Building

Square Footage: 44,303 SF

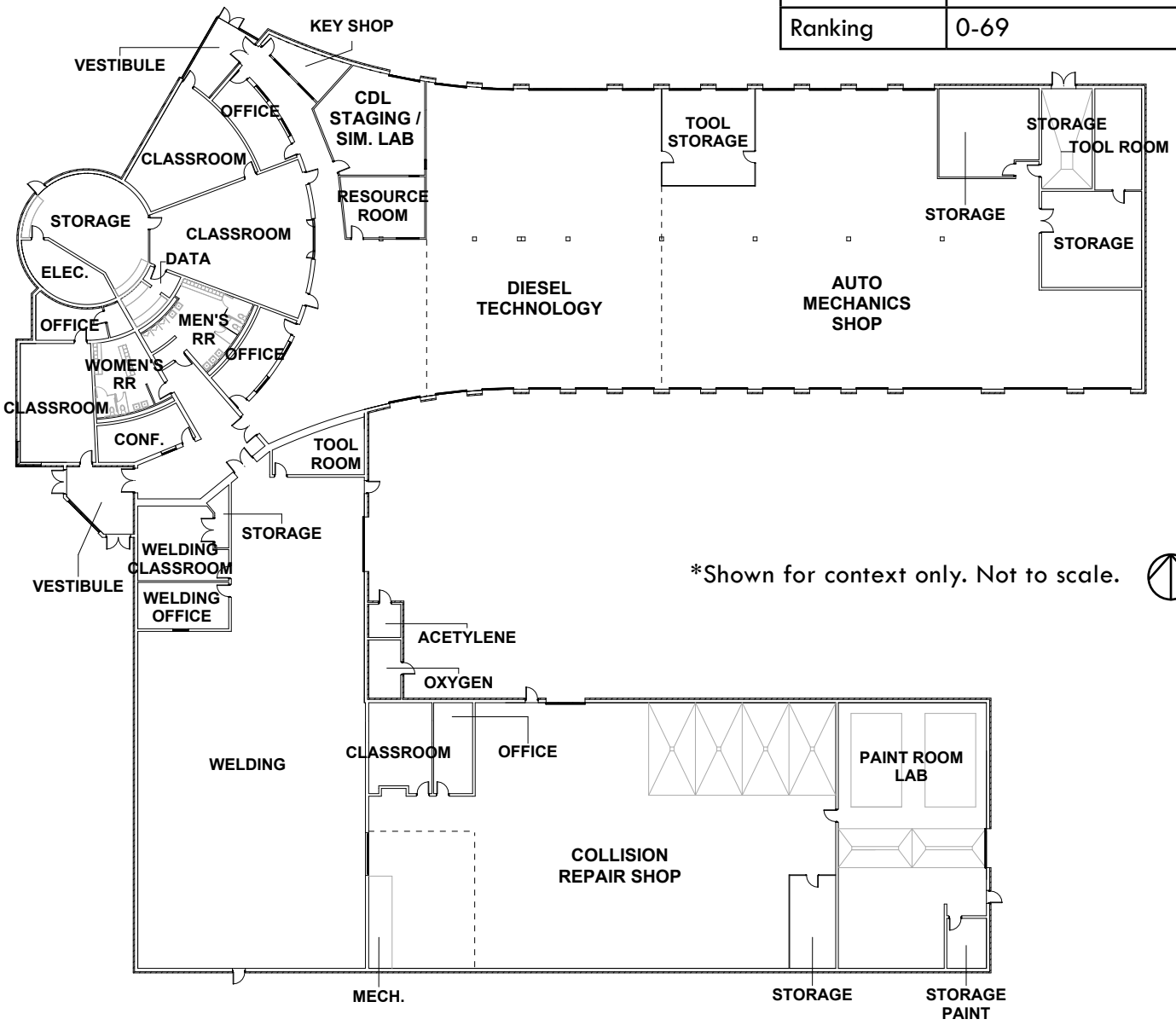
The Applied Technology Building on the Scottsbluff Campus is the main building WNCC uses for Career and Technical Education (CTE), Including Associate of Applied Science degrees (AAS), diplomas, certificates, and coursework to qualify individuals for entry into employment or to enable individuals to remain current, to upgrade skills, or to acquire new skills. The Applied Technology Building houses programs like automotive, collision repair, diesel, and welding technologies. There is shop and classroom space for Welding, Collision Repair, CDL, Diesel and Automotive education.

Year Original Building was Built: 1972

Major Renovations/Additions

1981 - Phase II Storage Addition
1995 - Phase III Welding and Autobody Additions
2020 - Roof Replacement Project

Condition:	FAIR / POOR
Actions:	Major Renovation
Ranking	0-69



*Shown for context only. Not to scale.

John N. Harms Center

Square Footage: 90,256 SF

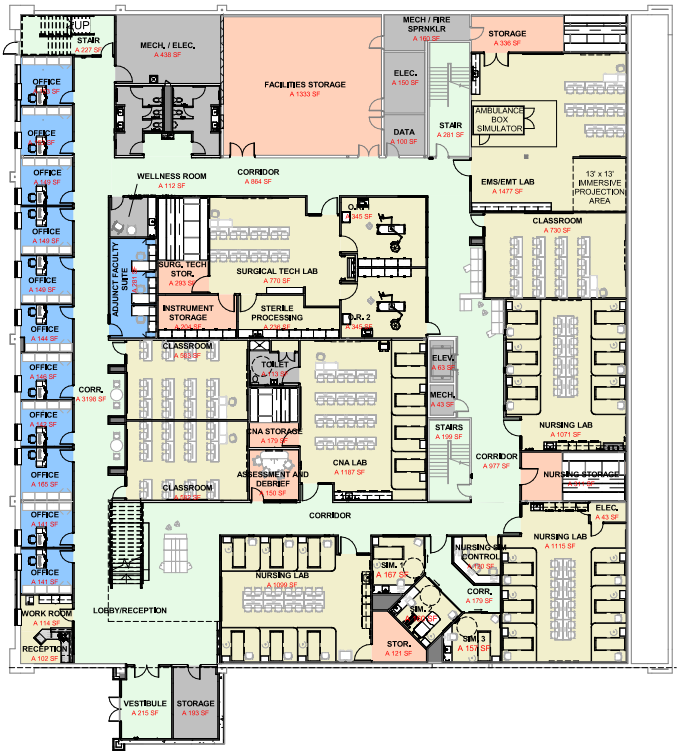
While coexisting in the Harms Center with other institutions, WNCC uses a majority of the total square footage. Some of the other programs and departments, aside from Health Sciences, include Workforce Development, Miscellaneous Training Spaces, Alumni Relations, Lifelong Learning, Public Relations & Marketing and the WNCC Foundation.

The John N. Harms Center Health Sciences Renovation Project consists of 34,421 square feet of renovated space split between a lower level and main floor within the existing John N. Harms Center on the Western Nebraska Community College Campus in Scottsbluff, Nebraska. The goal for this project was to relocate Allied Health and Nursing instructional areas to a centralized location on the Scottsbluff campus. This allowed for greater cohesion between health sciences program offerings. Specifically, this project provided renovated program space on the lower level to support specialized allied health and nursing program areas and infill, unutilized space on the main floor to provide offices, general classrooms, and support spaces. A new vestibule entrance has been constructed to provide access to the lower level. The Renovated program space consists of (6) general classrooms, an EMT Paramedic Lab, Surgical Technology Lab, Nursing Simulation Lab, dedicated storage, (17) offices, conference room, student study rooms, and support spaces. This project acts as an opportunity to partner with youth and community partners to address negative economic impacts caused by the public health emergency and improve expanded technology in Nebraska.

Condition:	EXCELLENT / GOOD
Actions:	Minor Renovation
Ranking	70-100

Main Level

Lower Level



Year Original Building was Built: 1999

Major Renovations/Additions

2005: Phase II Addition
- Storage

2005: MEP Upgraded

2009: Phase III Addition

2024: Roof & RTU Replacement Project

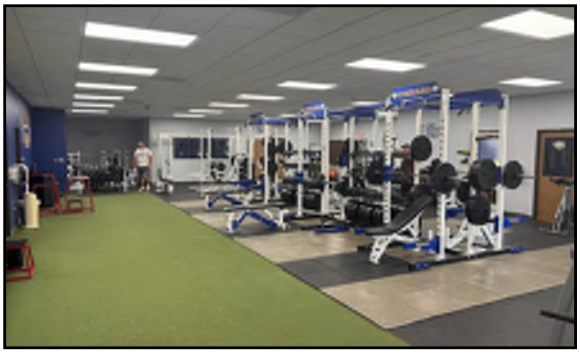
2025: Health Science Renovations
- Learning Commons
- New Classrooms
- New Labs
- New Offices

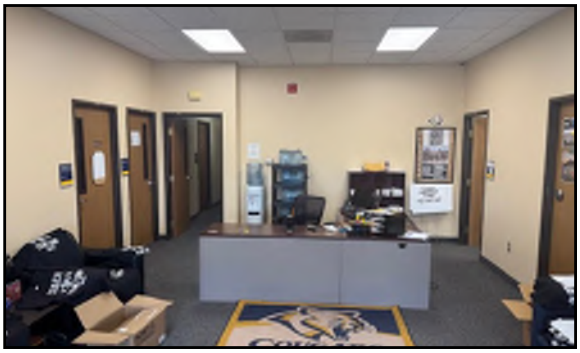
*Shown for context only. Not to scale.

Clark N. Williams Multicultural Learning Center

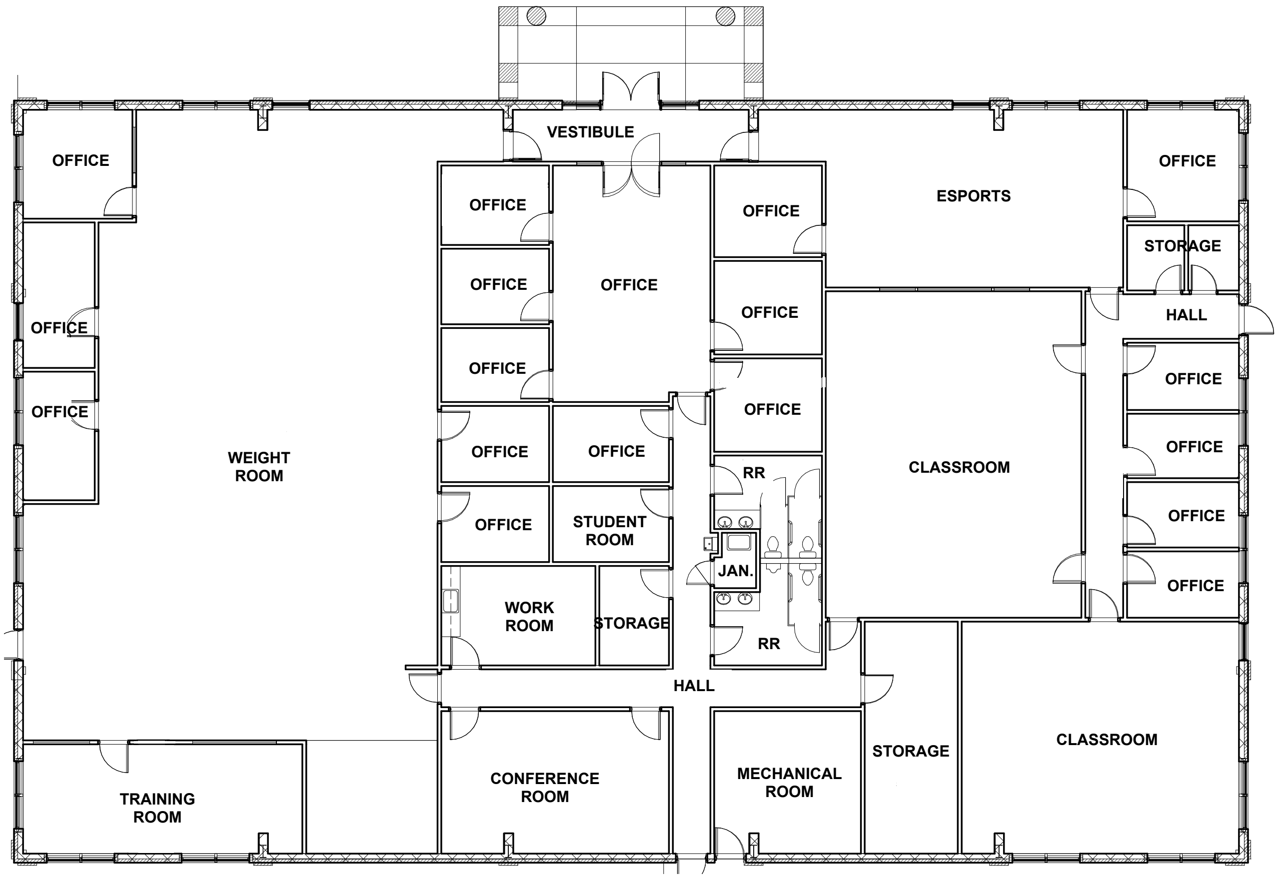
Year Built: 1991 **Square Footage: 10,845 SF**

The Clark N. Williams MLC is a building currently used for weightlifting, training and athletic offices. The building also shares spaces with the E-Sports and provides extra classroom space for the college. It was built in 1991.





Condition:	GOOD / FAIR
Actions:	Minor Renovation
Ranking	50-89

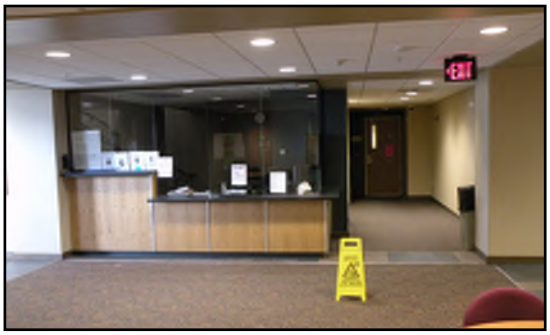


*Shown for context only. Not to scale.

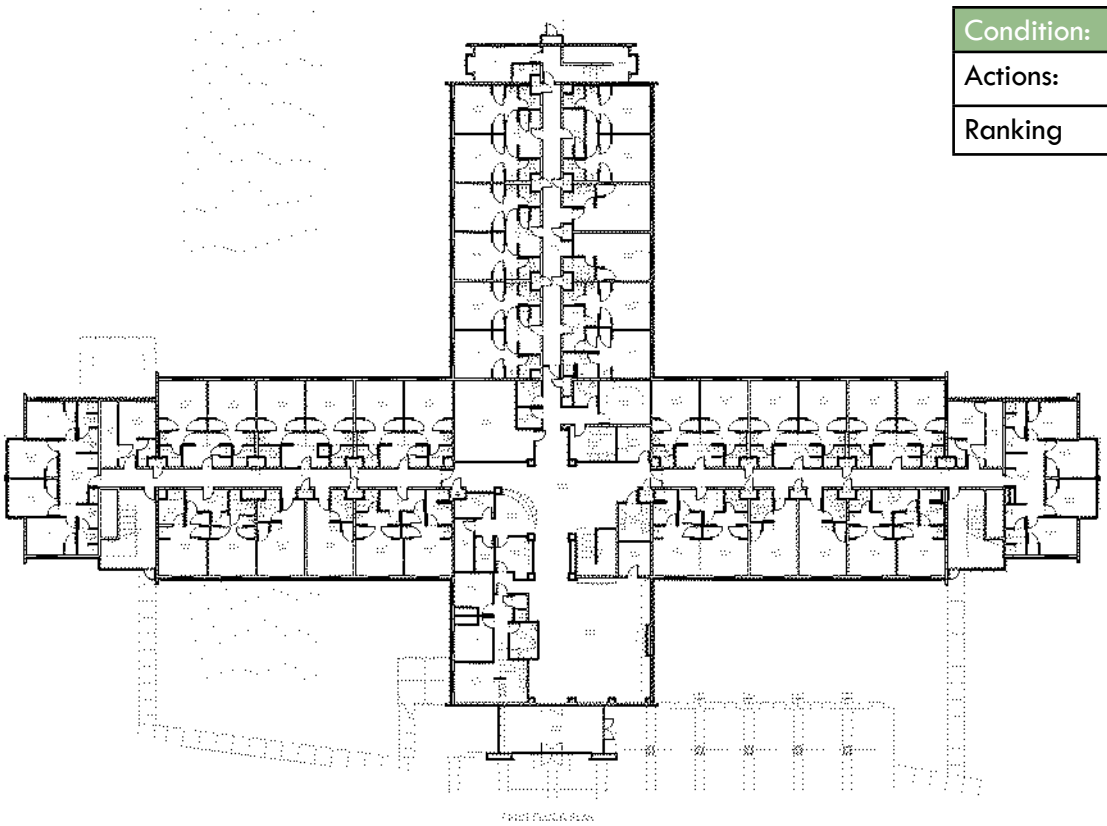
Conestoga Hall

Year Built: 2007 **Square Footage: 49,535 SF**

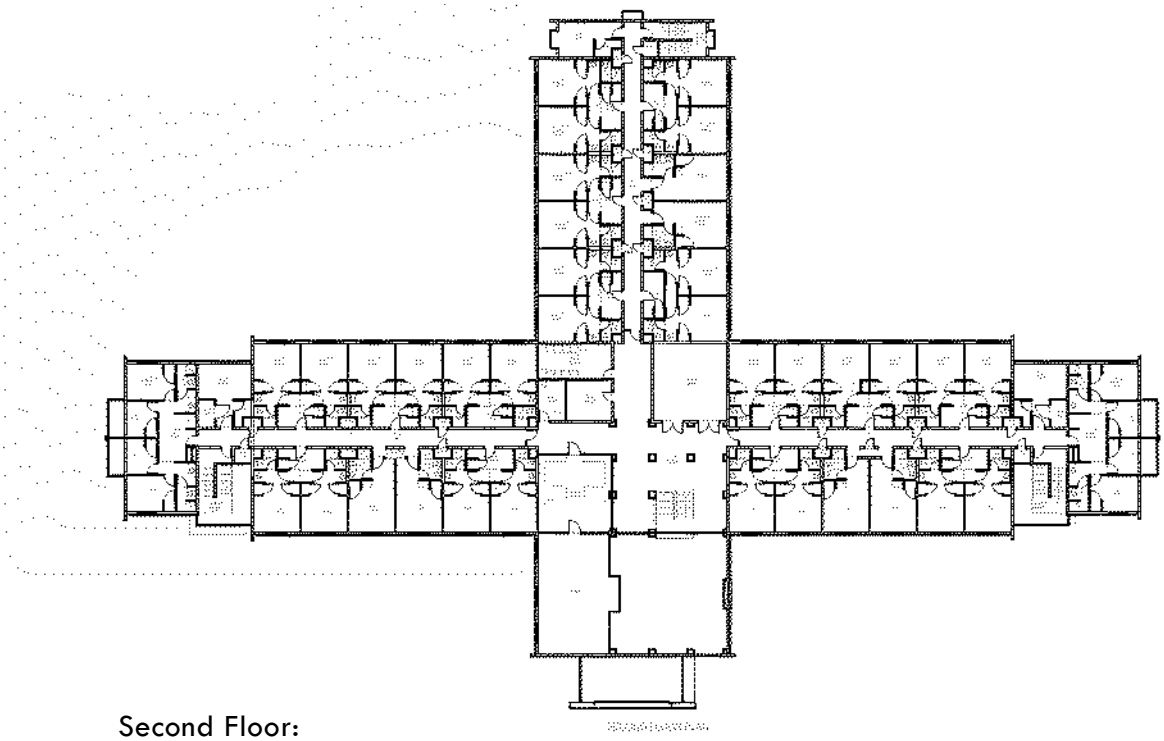
Conestoga Hall, located on the Scottsbluff Campus, is one of the main housing facilities for WNCC. Built in 2007, Conestoga Hall has been the home for students for several years. The building consists of two floors, hosting suite style rooms, student lounges, and other amenities.



Condition:	GOOD
Actions:	Minor Renovation
Ranking	70-89



First Floor:



Second Floor:

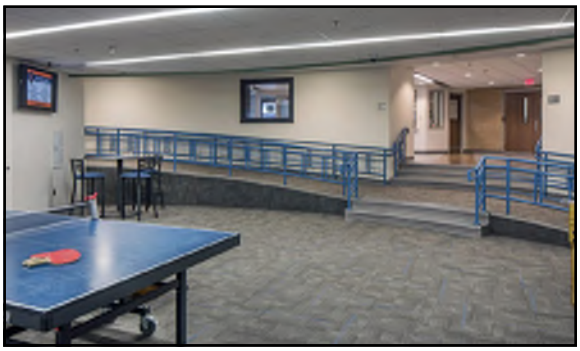
*Shown for context only. Not to scale.

Pioneer Hall & Horizon Hall

Square Footage: 50,905 SF

Pioneer and Horizon Hall, is another building used for student housing at the Scottsbluff Campus. Pioneer Hall offers multiple styles of student housing.

Pioneer and Horizon Hall has student lounge spaces with amenities, laundry facilities, student kitchen and conference rooms.



Year Original Building was Built: 1969

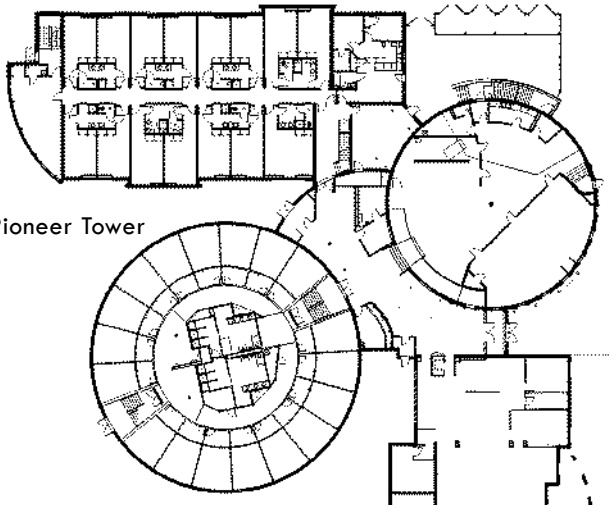
Major Renovations/Additions

2015 - Horizon Hall Addition
2024-25 - Pioneer Hall Refresh & MEP Update

Condition:	EXCELLENT / GOOD
Actions:	Minor Renovation
Ranking	70-100

Horizon Hall

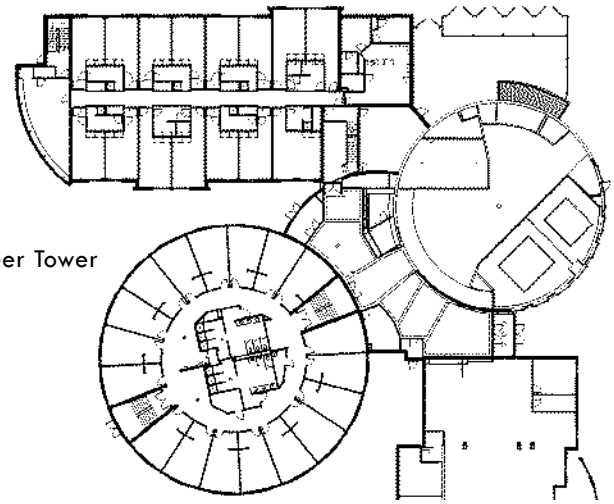
Pioneer Tower



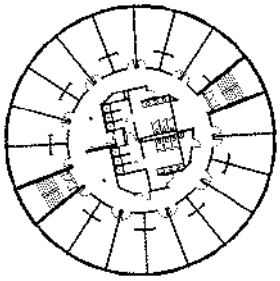
First Floor:

Horizon Hall

Pioneer Tower

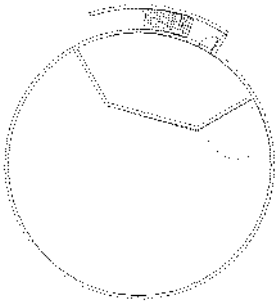


Second Floor:



Third Floor:

Pioneer Hall



Basement:

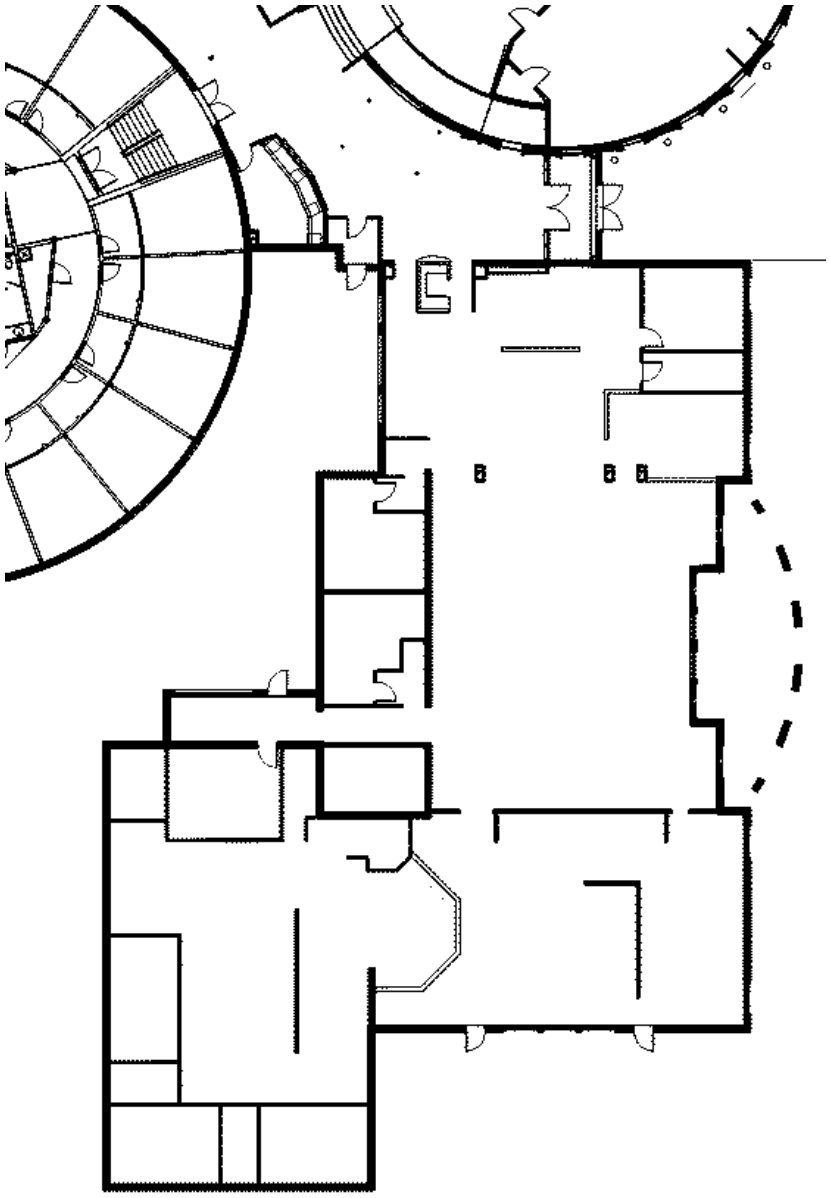
*Shown for context only. Not to scale.

John C. Bishop Dining Hall

Square Footage: 9,588 SF

John C. Bishop Dining Hall is adjacent to Pioneer and Horizon Hall on the Scottsbluff Campus is the main dining hall for students.

1984 - John C. Bishop Hall Addition



Condition:	**EXCELLENT / GOOD**
Actions:	Minor Renovation
Ranking	70-100

Year Original Building was Built: 1984

Major Renovations/Additions

1995 - Renovation to Bishop Room
2008 - Large Remodel and Renovation

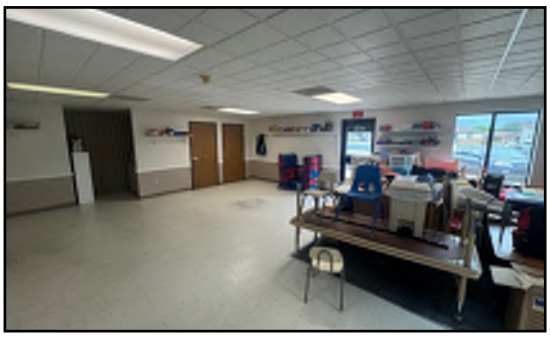
First Floor:

*Shown for context only. Not to scale.

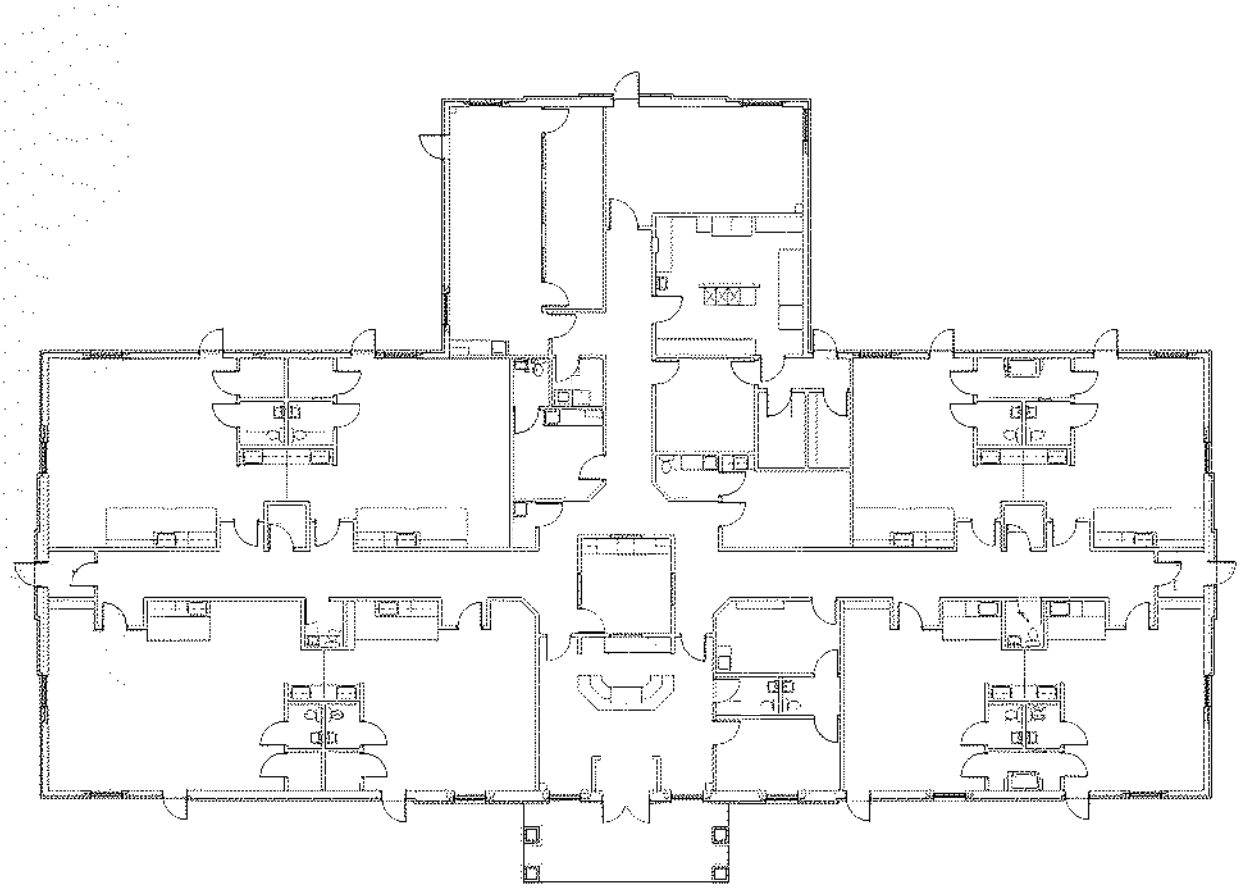
Child Development Center

Year Built: 1992 **Square Footage: 10,086 SF**

The Western Nebraska Child Development Center at the Scottsbluff Campus was built in 1992 and has served the college and the community of Scottsbluff. The CDC is currently leased to and operated by ESU to provide childcare services. CAPWN has a sub-lease with ESU to provide additional services.



Condition:	**GOOD / FAIR**
Actions:	Minor Renovation
Ranking	50-89



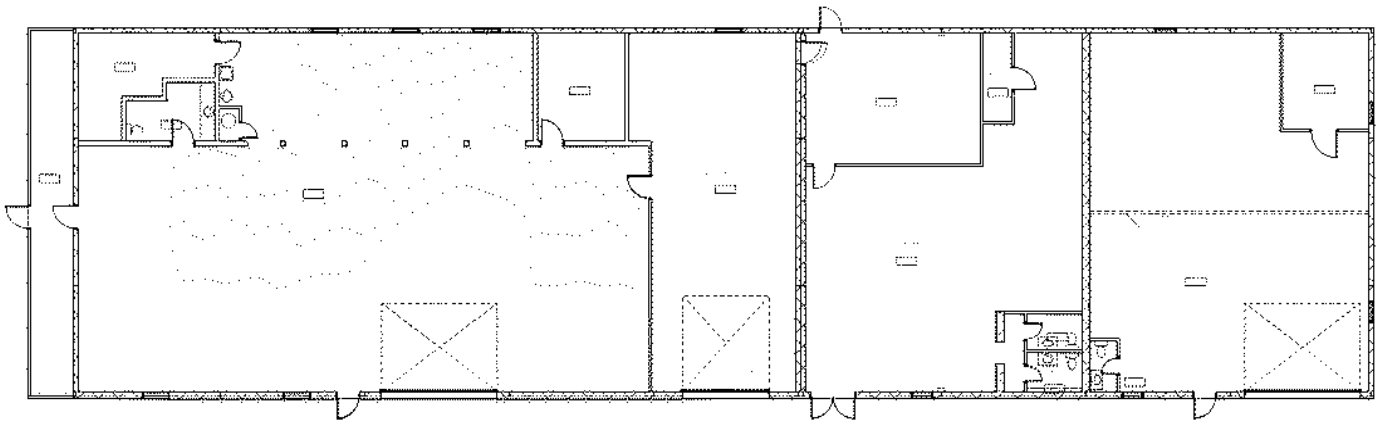
*Shown for context only. Not to scale.

Physical Plant

Year Built: 1972 **Square Footage: 9,378 SF**

The Physical Plant at the Scottsbluff Campus was built in 1972 and is a key space for College maintenance and storage. The college bus barn is also located in this space to house the college charter bus. The Physical Plant Building is located on the North end of campus near the CDL training track.

Condition:	**FAIR**
Actions:	Minor Renovation
Ranking	50-69



*Shown for context only. Not to scale.

b. Alliance

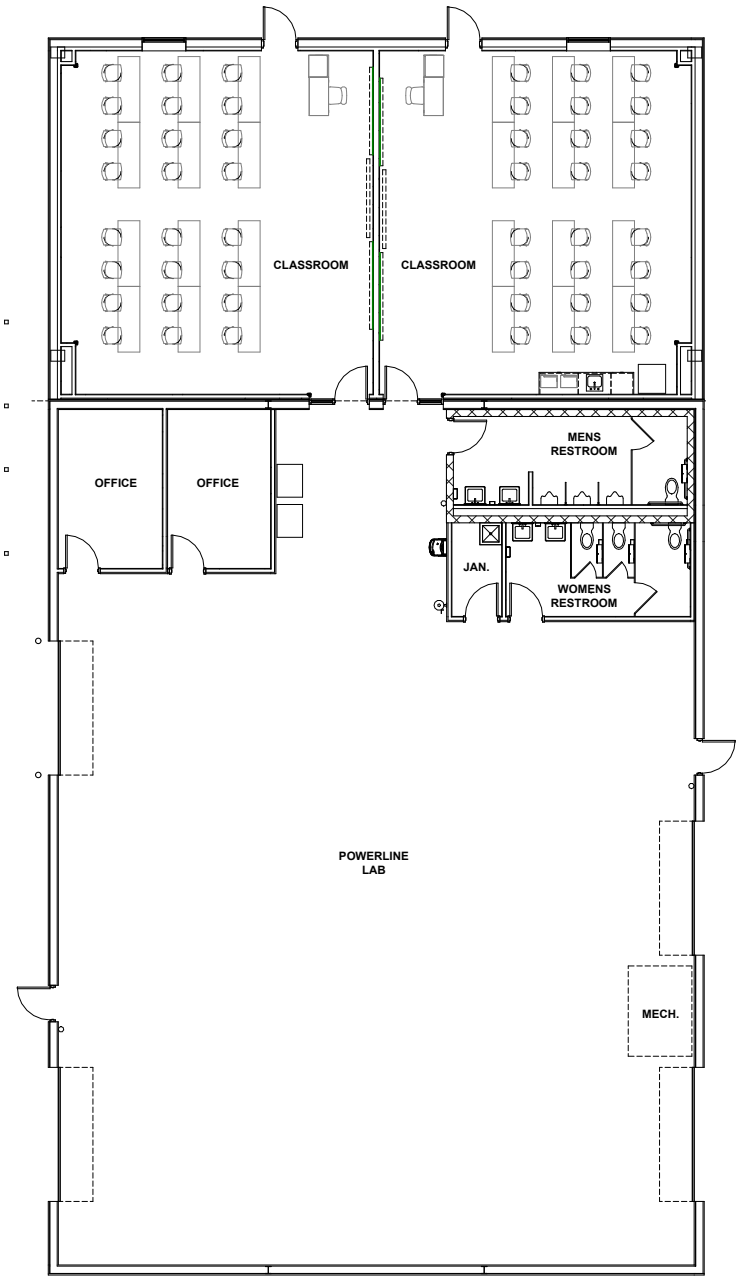
Powerline Building

Square Footage: 4,800 SF **Leased Building/Property**

The Powerline & Construction Maintenance Technology program routinely attracts a large number of students each year. The Powerline Lab and Indoor Training Facility gives students an opportunity to train in the classroom, outdoors, or in the Indoor Training Facility.

WNCC has recently invested in the Powerline Maintenance & Construction program by modernizing classroom spaces and storage. By adding dedicated classrooms to the current building, WNCC has created a proper lecture space while freeing up room in the current lab for indoor vehicle storage.

Condition:	**EXCELLENT / GOOD**
Actions:	Minor Renovation
Ranking	70-100



Year Original Building was Built: 2006

Major Renovations/Additions

2025 - Classrooms Addition & Renovation

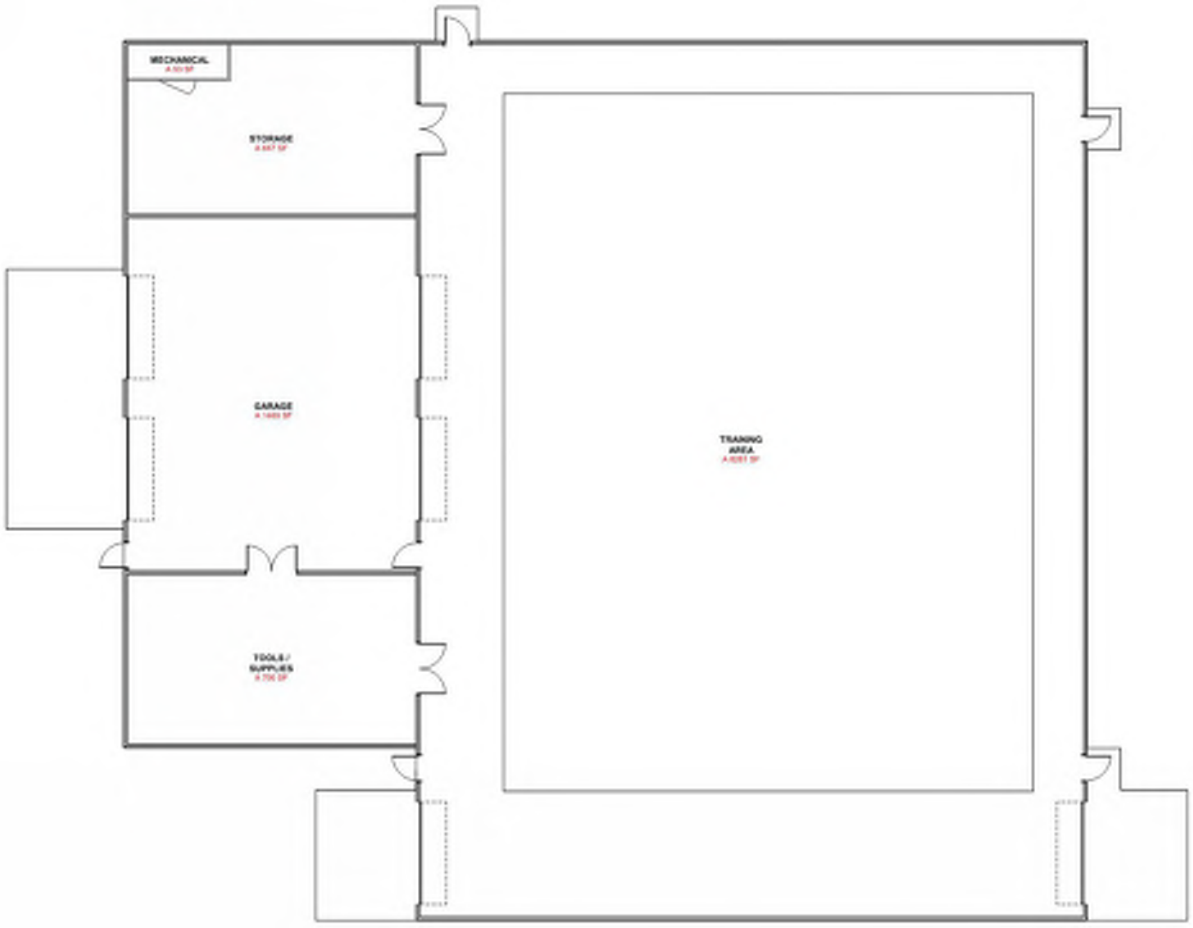
*Shown for context only. Not to scale.

Indoor Training Facility

Year Built: 2018 **Square Footage: 11,340 SF**

The Indoor Training Facility in Alliance offers the opportunity to maximize skills through training indoors or outdoors through any weather event or time of day. Students are able to work on power line equipment and vehicles indoors when needed. The Powerline & Construction Maintenance Technology program property utilizes around five acres of outdoor training space.

Condition:	**EXCELLENT**
Actions:	No Action Required
Ranking	70-100



*Shown for context only. Not to scale.

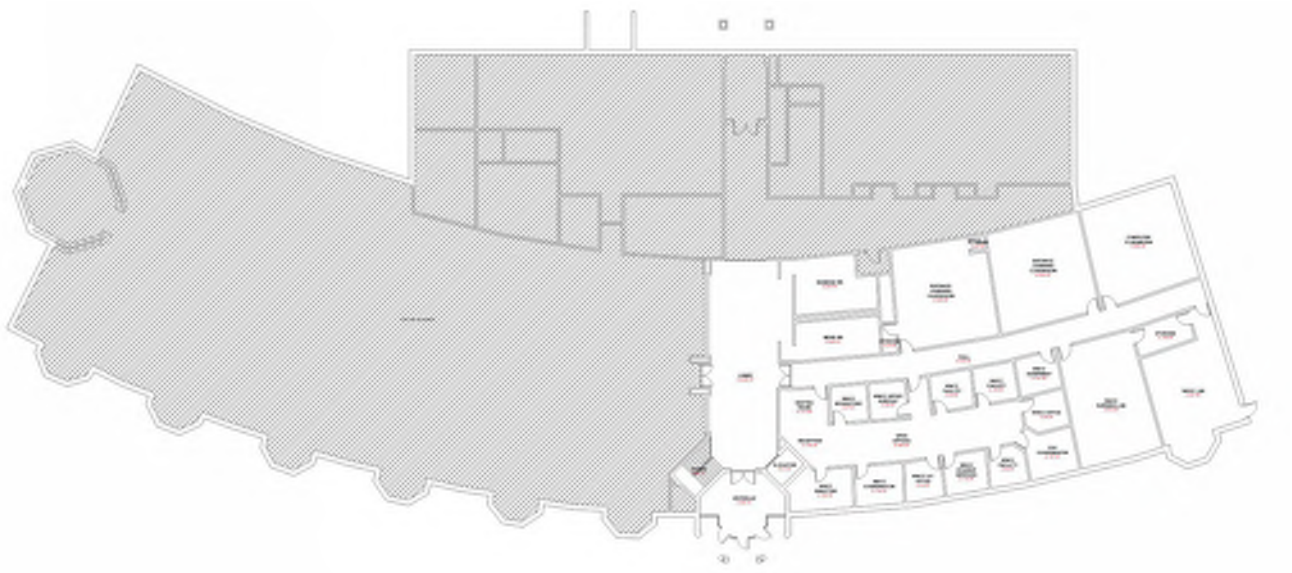
Alliance Education Center

Year Built: 1997 **Square Footage: 17,342 SF** **Leased Building/Property**

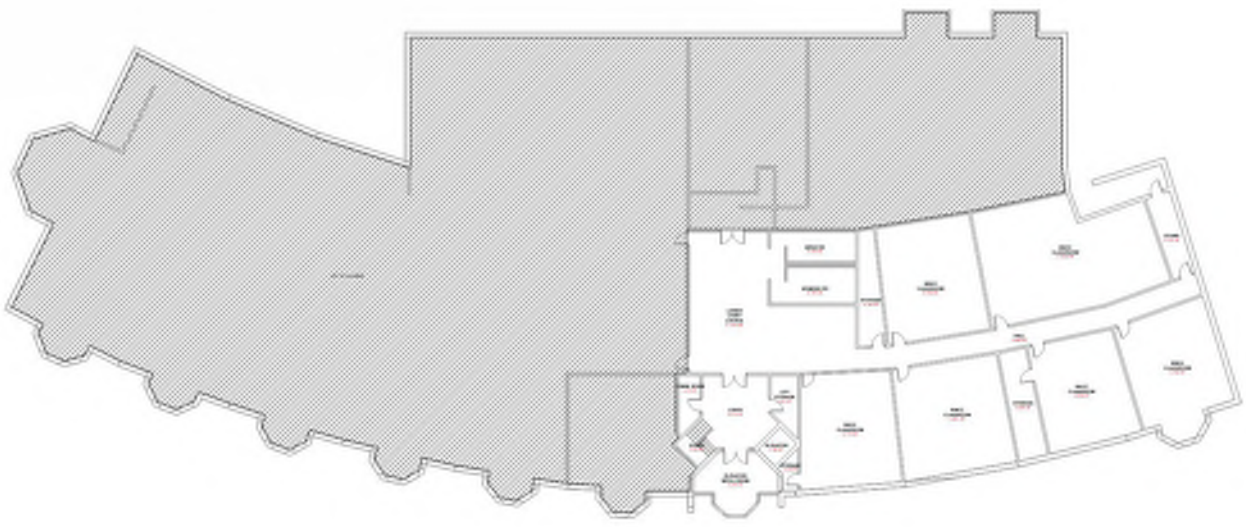
The Alliance Education Center, which is part of the Alliance Public Library, is the main building for WNCC in Alliance. The building has two floors of classrooms, distance learning rooms, administration offices, and study areas.

The Alliance location was initially established as a nursing school in 1957. Though the location was long ago integrated into the Western Nebraska Community College system, nursing remains a popular program in Alliance along with a mix of on-campus and distance learning courses each semester for classes that are being held concurrently in Scottsbluff or Sidney.

Condition:	**GOOD / FAIR**
Actions:	Minor Renovation
Ranking	50-89



First Floor:



Lower Floor:

*Shown for context only. Not to scale.

c. Sidney

Sidney Municipal Airport Aviation Maintenance Building

Square Footage: 19,930 SF **Leased Building/Property**

The Sidney Airport Aviation Maintenance Building is the main space for Aviation education for WNCC. The spaces that WNCC occupies are a large hangar, maintenance bays, classrooms, and offices. This space is rented by WNCC from Airport Authority of the City of Sidney.

The Aviation Maintenance Technician program at WNCC's Sidney location is approved by the Federal Aviation Administration (FAA) and prepares students for entry-level aviation maintenance technician positions. The program consists of three phases: general, airframe maintenance, and power plant phases, for a minimum of 1,900 clock hours.

Condition:	**FAIR**
Actions:	Minor Renovation
Ranking	50-69

Year Original Building was Built: 1971

Major Renovations/Additions

2025 - Engine Run Room

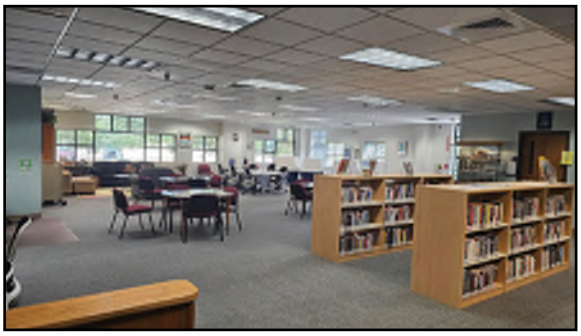
*Shown for context only. Not to scale.

Sidney Education Center

Square Footage: 27,713 SF

The Sidney Education Center serves WNCC as the main building for the Sidney location. The building was built in 1995 and has had small updates and changes since then. The program spaces in the Sidney Education Center include the main administration offices, library, numerous classrooms, conference room, distance learning spaces, student lounge areas, nursing lab and science lab.

Year Original Building was Built: 1995

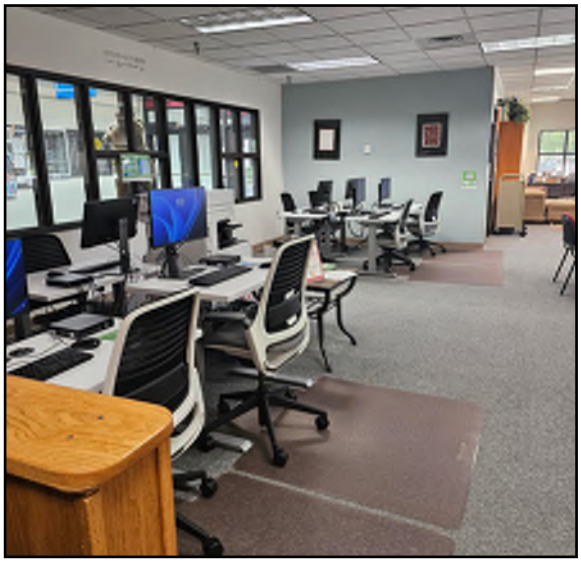


Major Renovations/Additions

2008: HVAC Upgrades
2019: Innovation & Entrepreneurship Center Remodel
2020: ESU Addition
2025: Library Furniture Refresh

Condition:	**GOOD / FAIR**
Actions:	Minor Renovation
Ranking	50-89

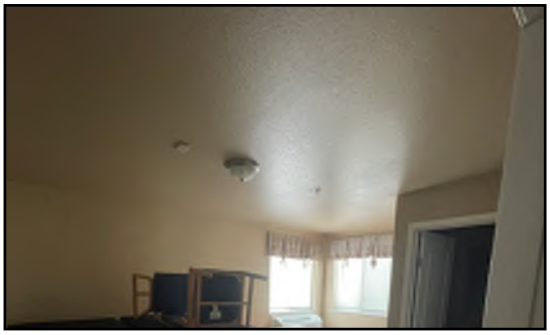
*Shown for context only. Not to scale.



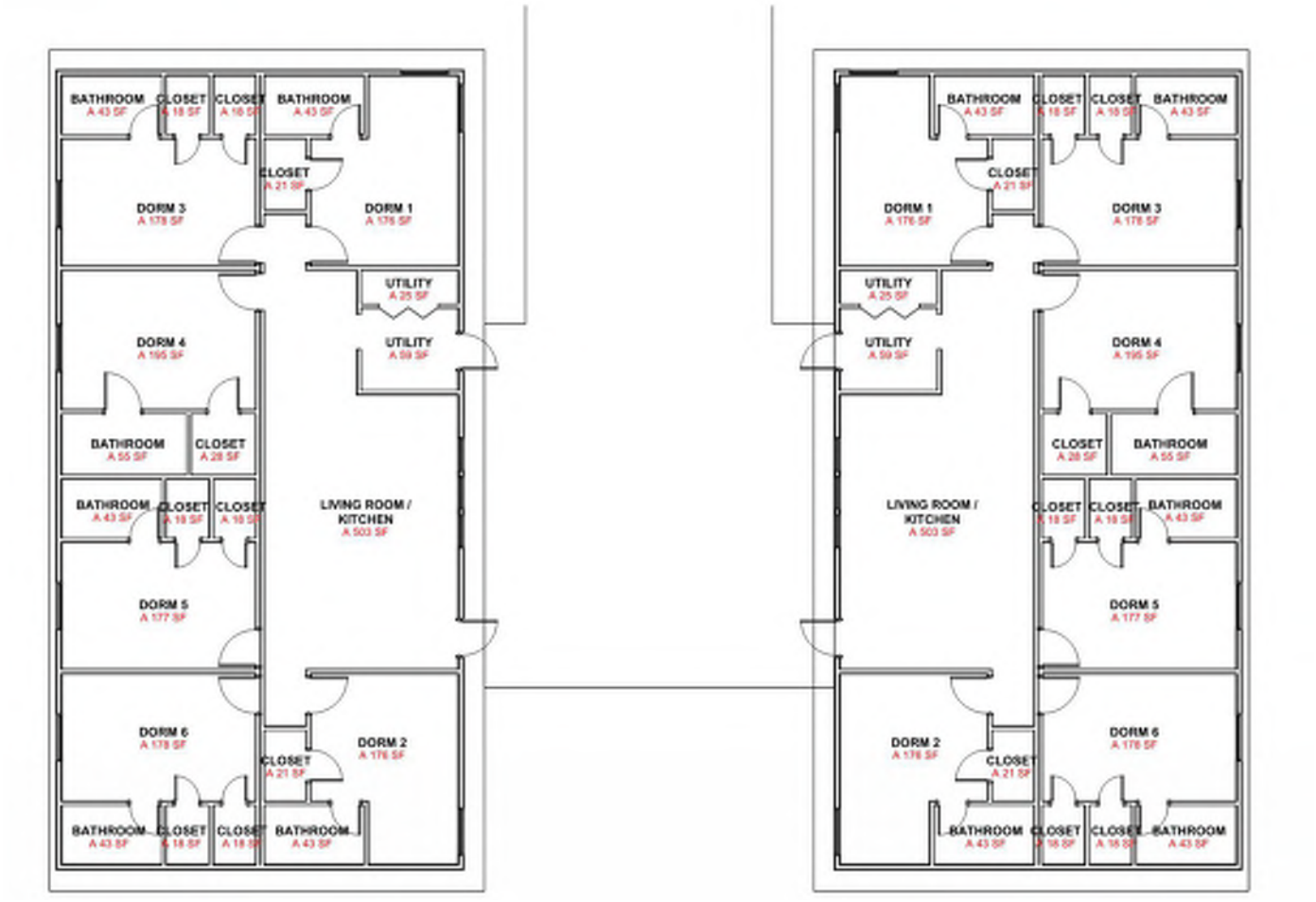
Sidney Student Housing

Year Built: 2014 **Square Footage: 2,357 SF**

The Sidney Student Housing buildings are the main source of housing for the area. Residing next to the Sidney Education Center at the Sidney location, the proximity of the Sidney Student Housing buildings make it easy for students to access the spaces they need to achieve success. The Sidney Student Housing buildings have a central living room and kitchen with double-occupancy rooms with private bathrooms and storage.



Condition:	**FAIR**
Actions:	Minor Renovation
Ranking	70-89



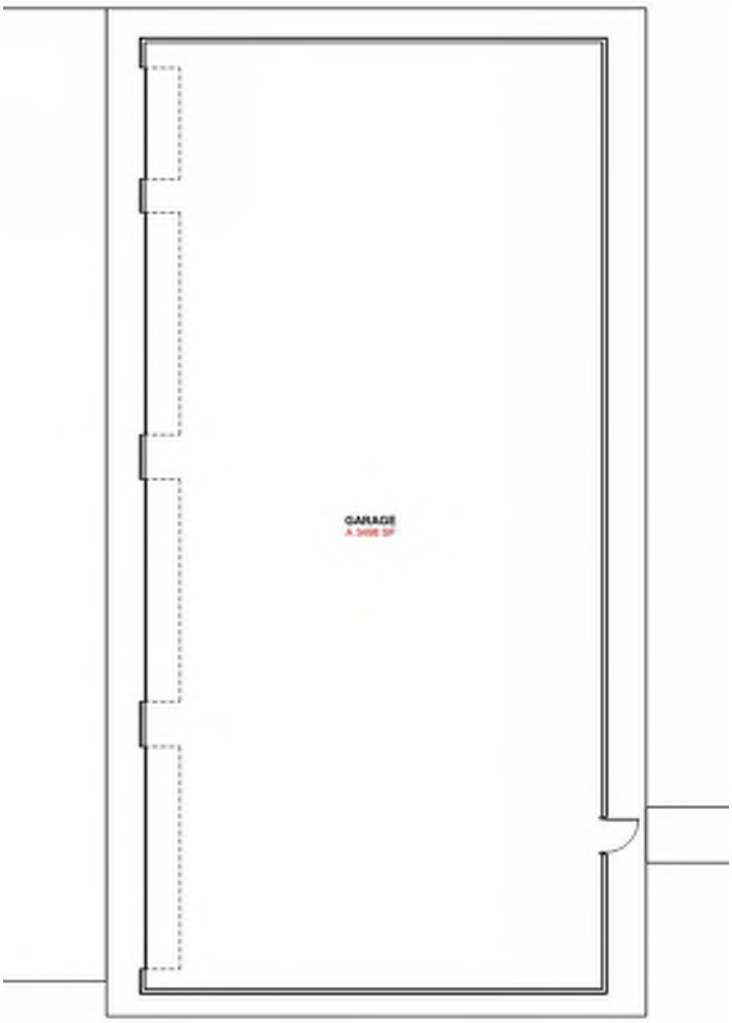
*Shown for context only. Not to scale.

Sidney Storage Garages

Year Built: 1995, 2020 Square Footage: 960 SF and 3,498 SF

The Storage Garages near the Sidney Education Center at the Sidney location is used for facility maintenance and storage for campus-wide needs. Half of the large storage garage on the Sidney location is owned and used by ESU.

Condition:	**EXCELLENT**
Actions:	No Action Required
Ranking	70-100



*Shown for context only. Not to scale.

a. Preferred Master Plan Concepts Overview - Scottsbluff Campus

1

Applied Technology Building
Addition adding Diesel Technology, Construction Trades, and student spaces. Renovation to include modernization of existing welding, automotive, collision repair technology, CDL and common area spaces.

2

Student Recreation Center
Multi-use facility for intramural, recreation, and intercollegiate athletic practice.

3

Physical Plant Addition & Expanded Parking
Additional storage bays and paved parking space for fleet. Relocation of fleet shelter for better fleet storage and security.

4

Bishop Dining Hall
Dining hall updates and outdoor seating.

5

Recreational Fields
For recreation / student use

6

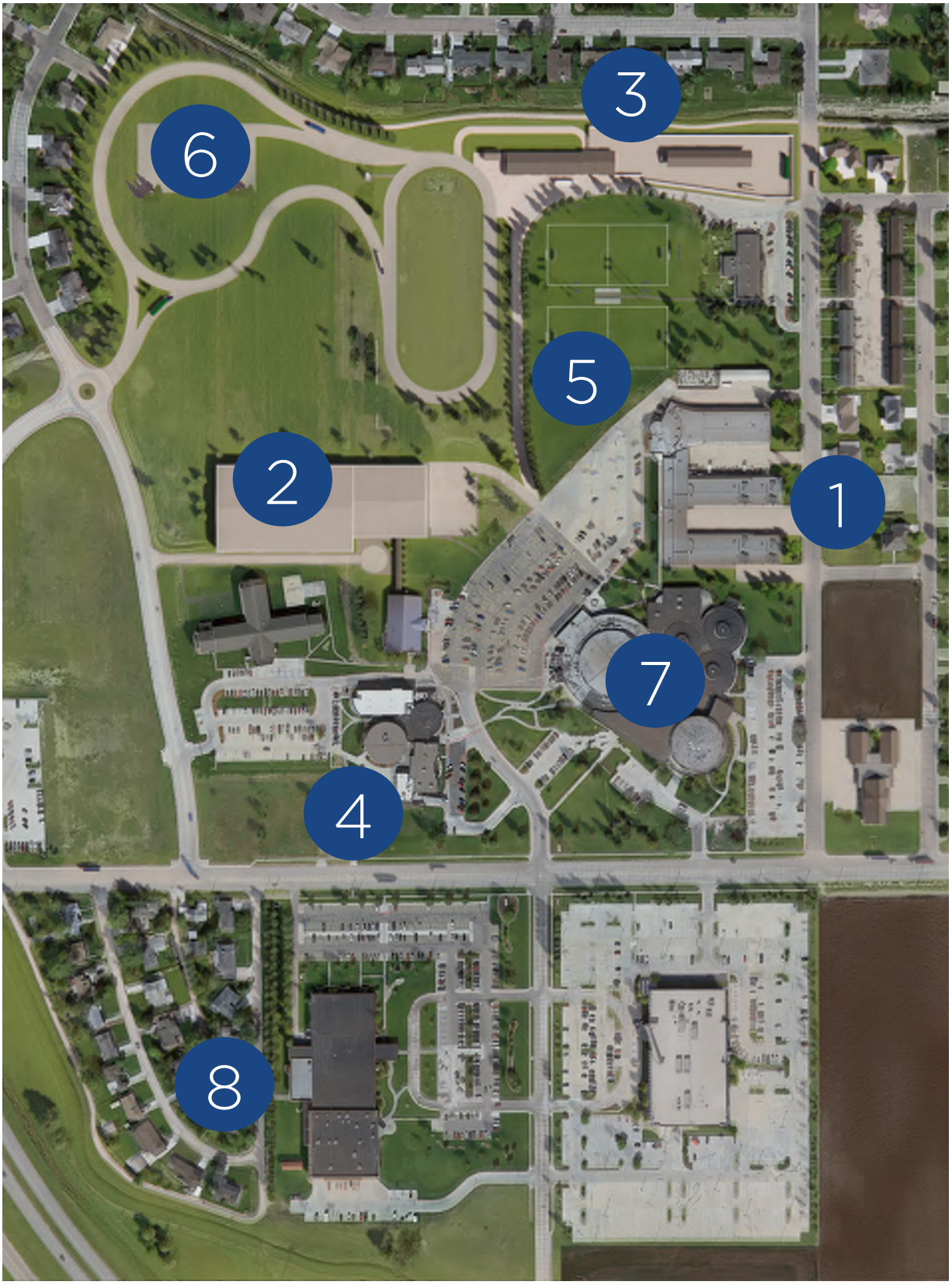
CDL Course & Training Pad
CDL Course “B” addition with Training Area.

7

Main Building
Improved athletic event entrance and hall of fame. Renovation to Cougar Palace and surrounding program spaces.

8

John N. Harms Center
Improvement of spaces still needing renovation.


3
6
5
2
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7
4
8

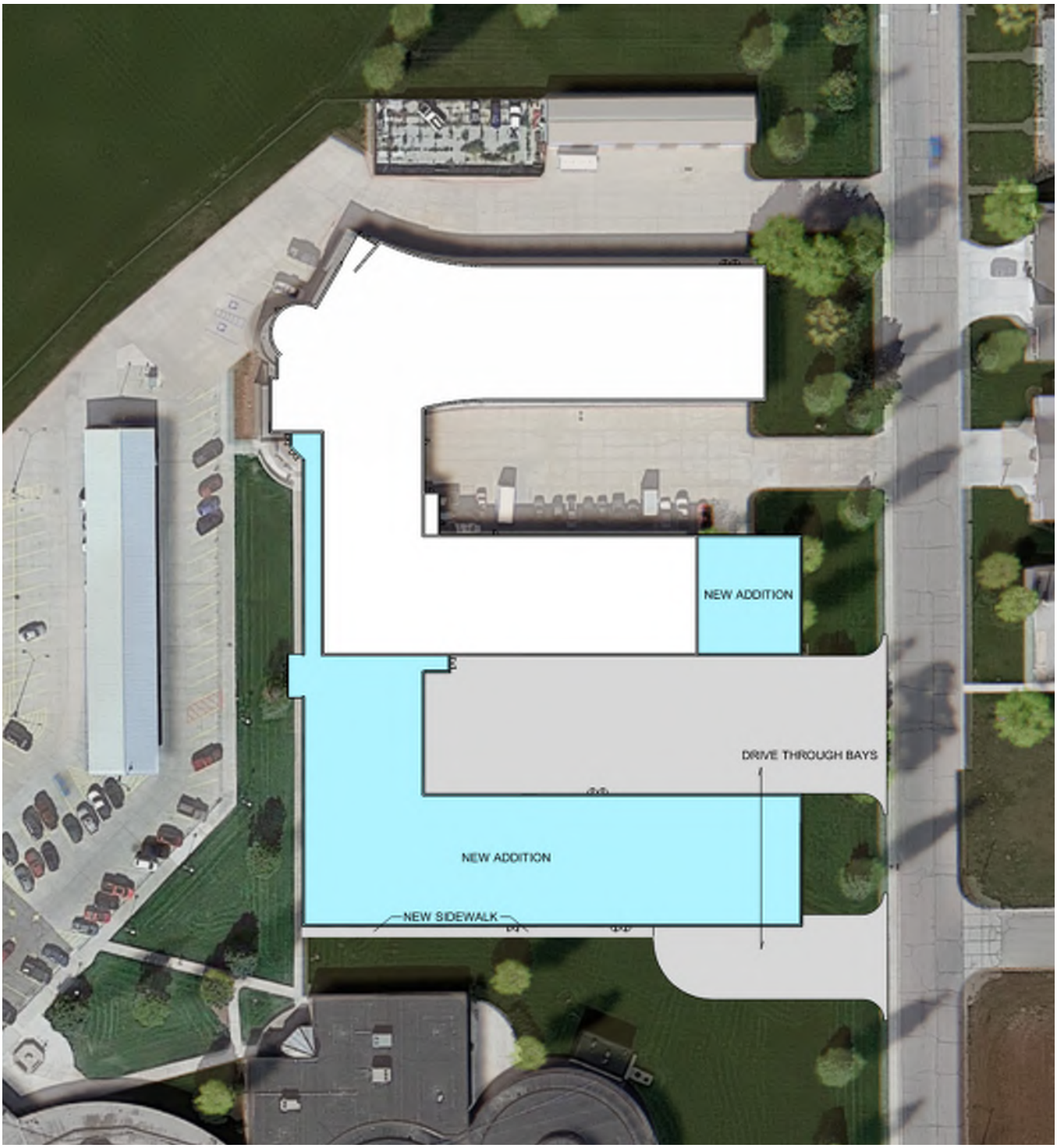
Concept 1: Applied Technology Building Addition

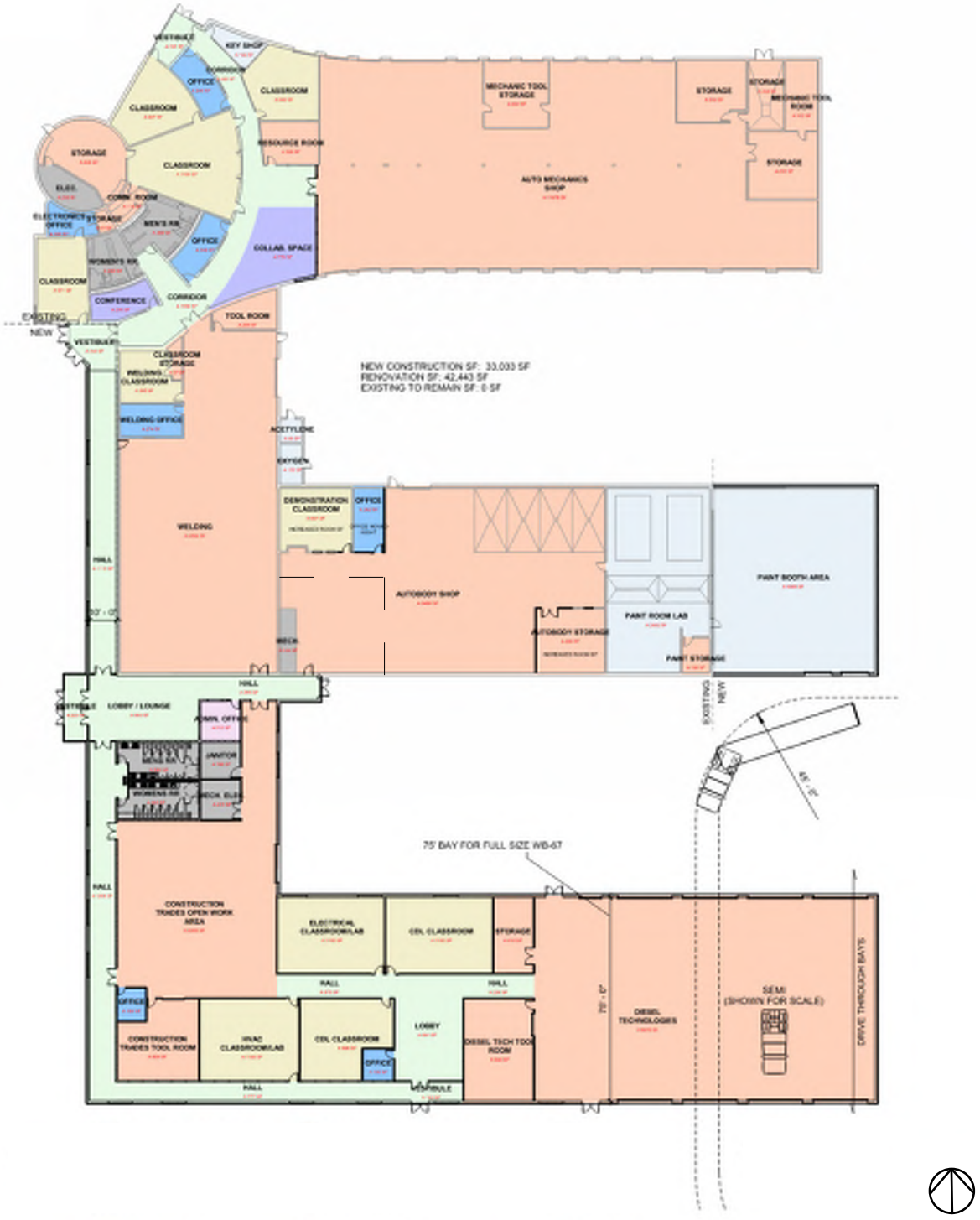
Concept one is the Addition to the Applied Technology Building on the Scottsbluff Campus. The primary added programs are Diesel Technology and Construction Trades.

The Applied Technology Building on the Scottsbluff Campus has an outlined goal of adding a Diesel Technology and Construction Trades program to the college. In order to achieve spacial requirements for these new programs the Applied Technology Building will receive an addition to the South side that will add an entire new wing around 30,500 SF in total adding to the existing building square footage of 40,500 SF and small renovation square footage of 2,200 SF resulting in a total building square footage of +/- 73,200 SF.

Adding additional educational spaces in the Applied Technology Building on the Scottsbluff Campus will not only serve western Nebraska in education and career opportunities, but offer safer and more organized dedicated locations for program space.

Tools rooms, classrooms and open spaces are separated in three distinct building wings. Each program has open spaces to be flexible with their space use and educational demonstrations. Drive through bays being added to the South addition allows for easy traffic flow and exiting.


NEW ADDITION
DRIVE THROUGH BAYS
NEW ADDITION
NEW SIDEWALK


NEW CONSTRUCTION SF: 33,033 SF
RENOVATION SF: 42,443 SF
EXISTING TO REMAIN SF: 0 SF
EXISTING
NEW
75' BAY FOR FULL SIZE WB-67
SEMI
(SHOWN FOR SCALE)
DRIVE THROUGH BAYS

Project Cost Evaluation
Applied Technology Building Addition & Renovation

June 25, 2025

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $27,290,455

	QUANTITY	UNIT	TOTAL
> New Construction (Addition)	33,033 SF	$415.00	$13,708,695
> Renovation	42,443 SF	$320.00	$13,581,760

PROFESSIONAL DESIGN & ENGINEERING SERVICES (7.25% OF CONSTRUCTION COSTS) $1,978,558

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $204,678

FURNITURE, FIXTURES & EQUIPMENT $750,000

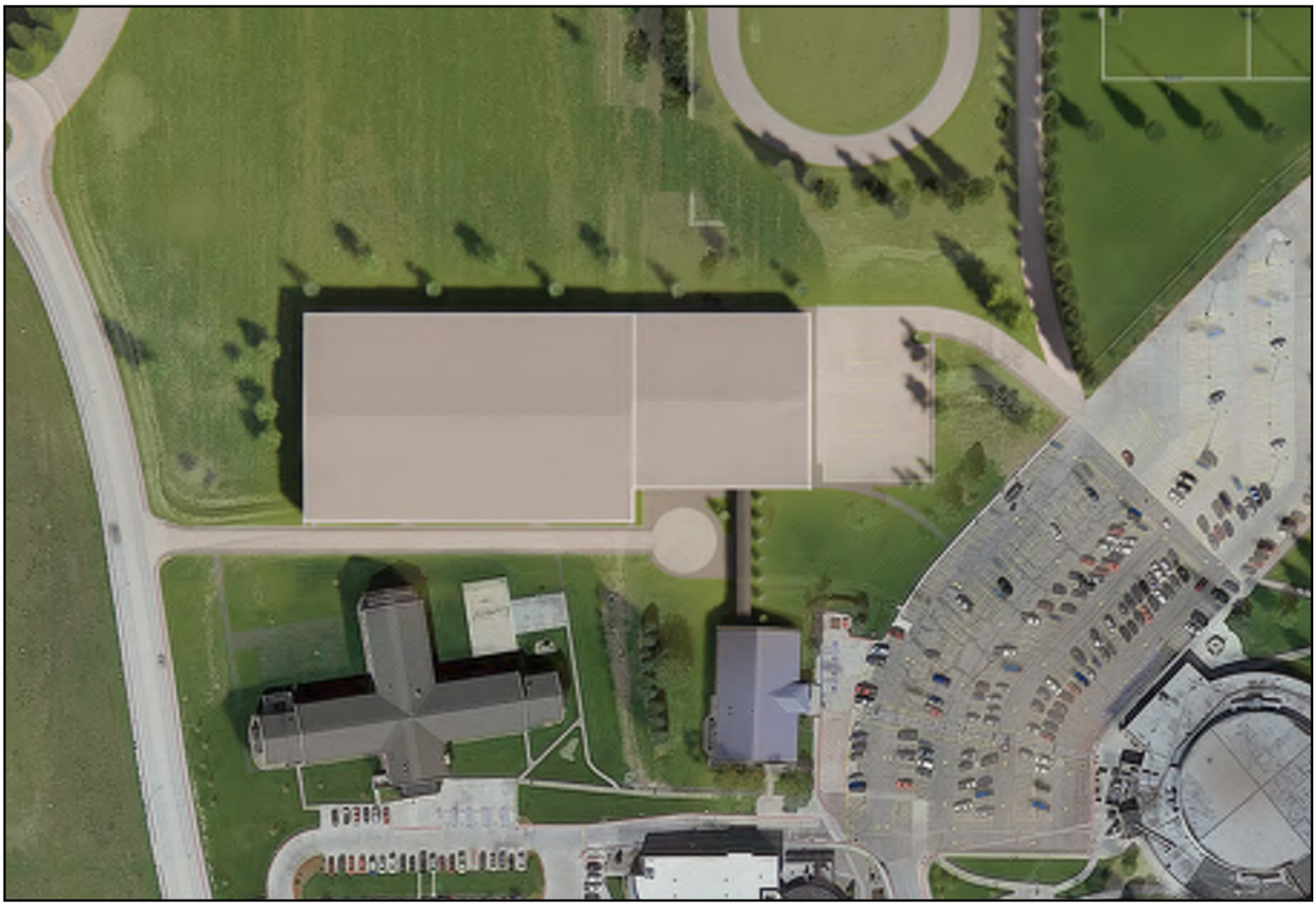
AUDIO/VIDEO EQUIPMENT & INSTALL $100,000

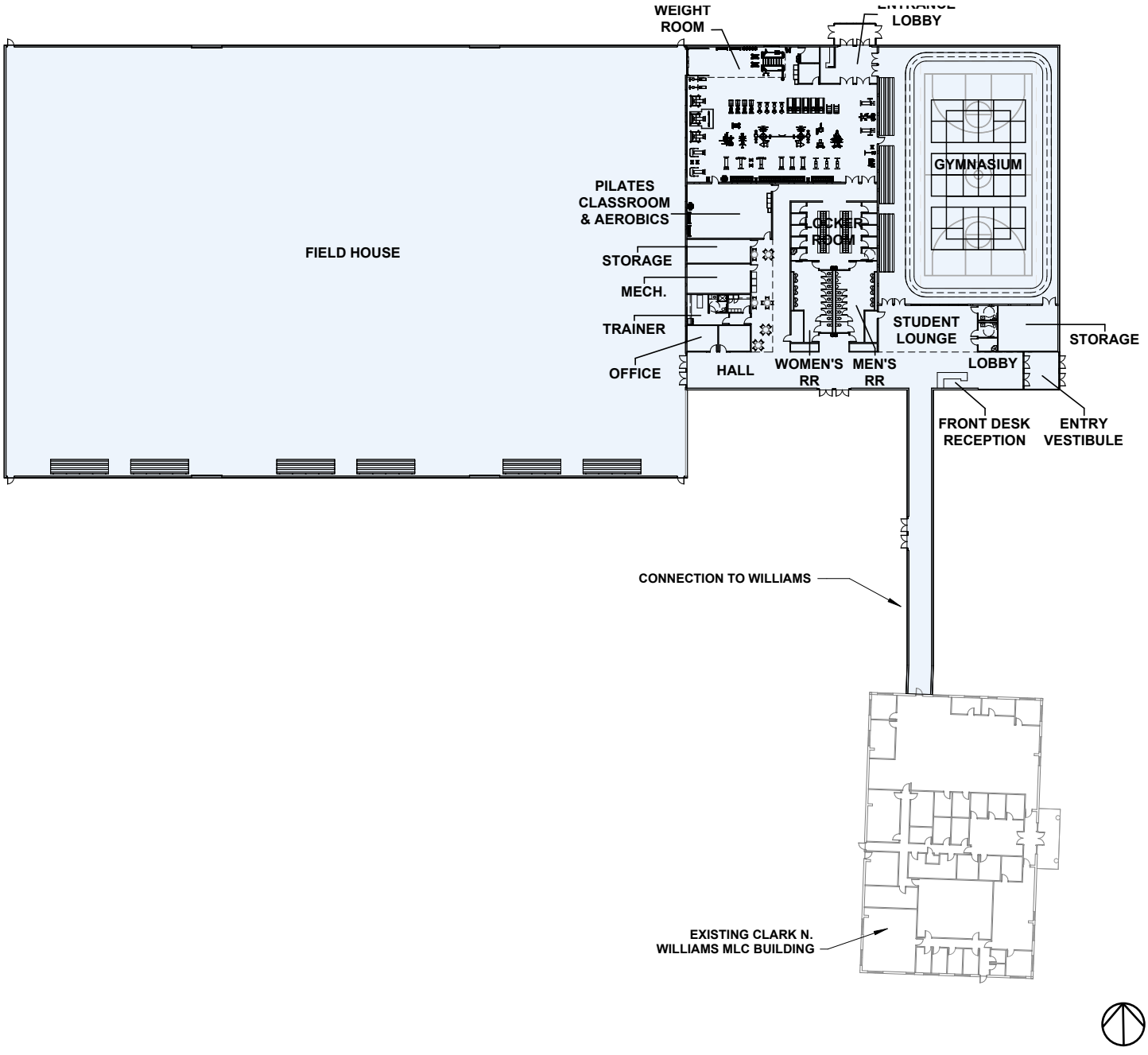
CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $2,729,046

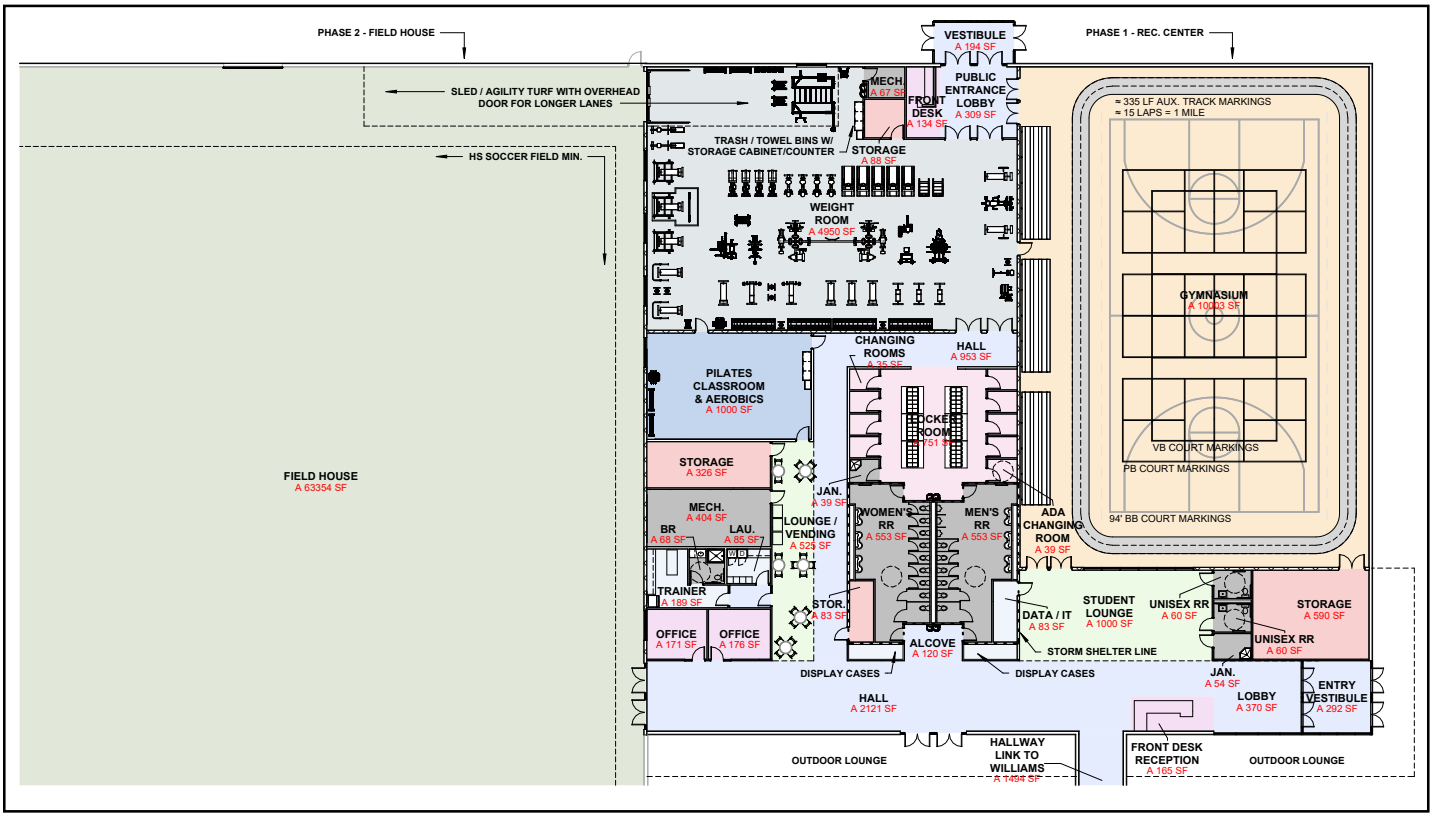
PROJECT TOTAL $33,052,737

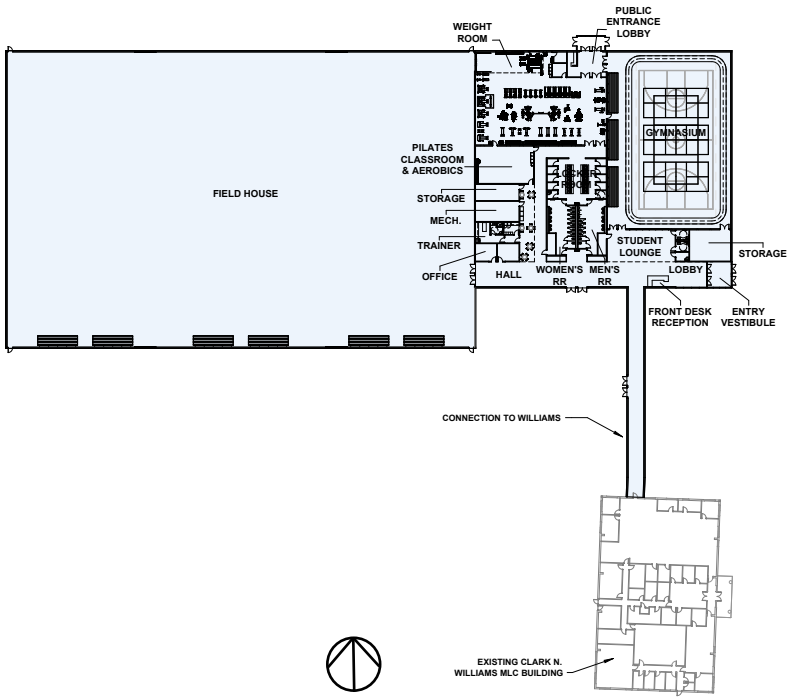
Concept 2: Student Recreation Center

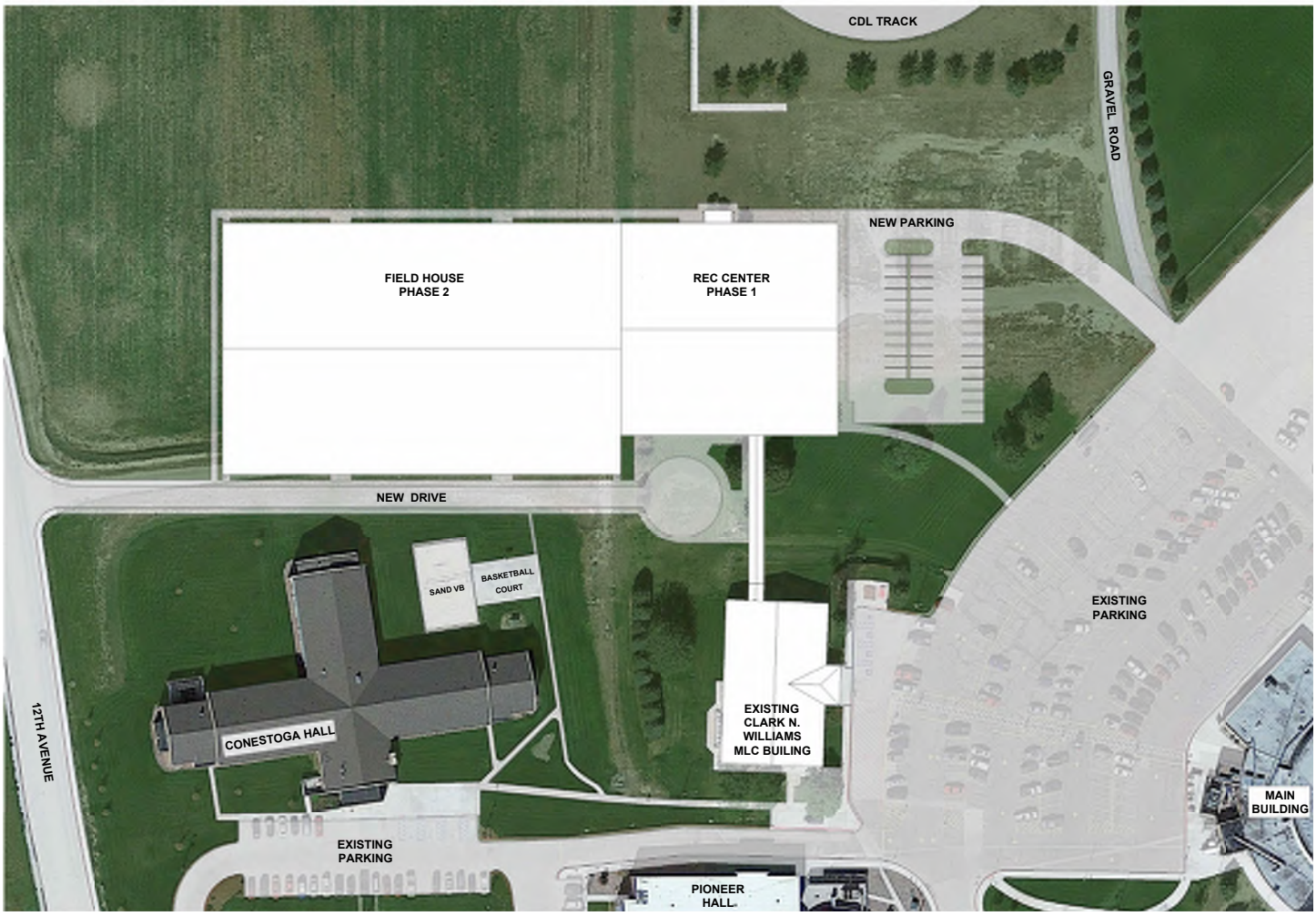
The current athletic and recreational facilities at WNCC have a history of unavailability and conflicts with scheduling due to collegiate, recreational athletics, security (due to proximity and relationship to instructional spaces) and other uses. The college recognizes these longstanding challenges and a potential solution to these challenges is the construction of a new Student Recreation Center with a connection to the Clark N. Williams Multi-Cultural Learning Center. The Student Recreation Center would provide a much need gathering space for all students and give recreational use and intercollegiate athletics separate training areas. Program spaces inside the Student Recreation Center consist of a turf Field House, Gymnasium with walking track, Weight Room, Pilates/Aerobics Classroom, Restrooms, Locker Rooms, Student Lounge Area(s), Training Room, and Administrative Spaces. The total proposed square footage for the Student Recreation Center is 94,270 square feet.




WEIGHT ROOM
LOBBY
GYMNASIUM
PILATES CLASSROOM & AEROBICS
FIELD HOUSE
STORAGE
MECH.
TRAINER
OFFICE
LOCKER ROOM
STUDENT LOUNGE
STORAGE
HALL
WOMEN'S RR
MEN'S RR
LOBBY
FRONT DESK RECEPTION
ENTRY VESTIBULE
CONNECTION TO WILLIAMS
EXISTING CLARK N. WILLIAMS MLC BUILDING


PHASE 2 - FIELD HOUSE
PHASE 1 - REC. CENTER
VESTIBULE
A 194 SF
PUBLIC ENTRANCE LOBBY
A 309 SF
MECH
A 67 SF
FRONT DESK
A 134 SF
SLED / AGILITY TURF WITH OVERHEAD DOOR FOR LONGER LANES
HS SOCCER FIELD MIN.
TRASH / TOWEL BINS W/ STORAGE CABINET/COUNTER
STORAGE
A 88 SF
WEIGHT ROOM
A 4950 SF
= 335 LF AUX. TRACK MARKINGS
= 15 LAPS = 1 MILE
GYMNASIUM
A 10023 SF
CHANGING ROOMS
A 35 SF
HALL
A 953 SF
PILATES CLASSROOM & AEROBICS
A 1000 SF
LOCKER ROOM
A 751 SF
VB COURT MARKINGS
PB COURT MARKINGS
94' BB COURT MARKINGS
FIELD HOUSE
A 63354 SF
STORAGE
A 326 SF
JAN.
A 39 SF
MECH.
A 404 SF
BR
A 68 SF
LAU.
A 85 SF
LOUNGE / VENDING
A 525 SF
WOMEN'S RR
A 553 SF
MEN'S RR
A 553 SF
ADA CHANGING ROOM
A 39 SF
TRAINER
A 189 SF
STOR.
A 83 SF
DATA / IT
A 83 SF
STUDENT LOUNGE
A 1000 SF
UNISEX RR
A 60 SF
STORAGE
A 590 SF
OFFICE
A 171 SF
OFFICE
A 176 SF
ALCOVE
A 120 SF
STORM SHELTER LINE
UNISEX RR
A 60 SF
DISPLAY CASES
DISPLAY CASES
JAN.
A 54 SF
HALL
A 2121 SF
LOBBY
A 370 SF
ENTRY VESTIBULE
A 292 SF
OUTDOOR LOUNGE
HALLWAY LINK TO WILLIAMS
A 1494 SF
FRONT DESK RECEPTION
A 165 SF
OUTDOOR LOUNGE


WEIGHT ROOM
PUBLIC ENTRANCE LOBBY
GYMNASIUM
PILATES CLASSROOM & AEROBICS
FIELD HOUSE
STORAGE
MECH.
TRAINER
OFFICE
HALL
WOMEN'S RR
MEN'S RR
STUDENT LOUNGE
LOBBY
STORAGE
FRONT DESK RECEPTION
ENTRY VESTIBULE
CONNECTION TO WILLIAMS
EXISTING CLARK N. WILLIAMS MLC BUILDING


CDL TRACK
GRAVEL ROAD
NEW PARKING
FIELD HOUSE
PHASE 2
REC CENTER
PHASE 1
NEW DRIVE
SAND VB
BASKETBALL
COURT
CONESTOGA HALL
12TH AVENUE
EXISTING
PARKING
EXISTING
CLARK N.
WILLIAMS
MLC BUILING
EXISTING
PARKING
MAIN
BUILDING
PIONEER
HALL

Project Cost Evaluation

New Student Recreation Center

June 25, 2025

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $47,734,180

	QUANTITY	UNIT	TOTAL
> Phase 1 - New Construction (Recreation Center)	30,003 SF	$445.00	$13,351,335
> Phase 2 - New Construction (Fieldhouse) **(Assumes Ph2 Implemented 10 Yrs after Ph1)**	64,267 SF	$535.00	$34,382,845

PROFESSIONAL DESIGN & ENGINEERING SERVICES (6.25% OF CONSTRUCTION COSTS) $3,460,728

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $358,006

FURNITURE, FIXTURES & EQUIPMENT $300,000

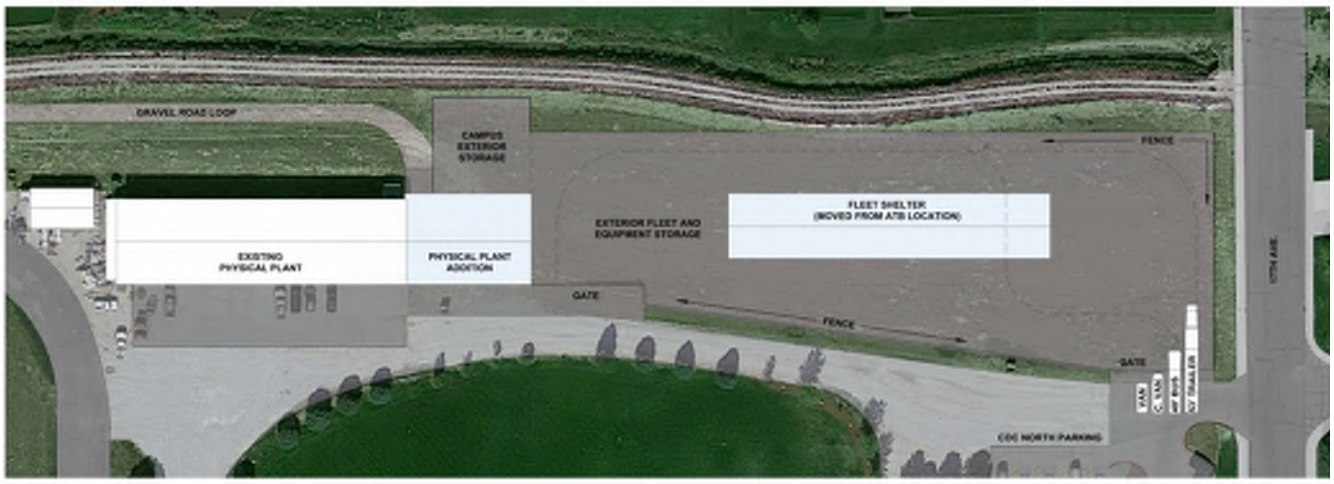
AUDIO/VIDEO EQUIPMENT & INSTALL $200,000

CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $4,773,418

PROJECT TOTAL $56,826,332

Concept 3: Physical Plant Addition & Expanded Parking

The current Physical Plant on the Scottsbluff Campus is used for college maintenance and overall campus storage. WNCC has analyzed space use and needs for the program and college and is looking at a potential addition and renovation. The site around the Physical Plant would be converted into an exterior college fleet and general storage lot.



The current Physical Plant has a lack of storage and space for the programs needs. The building addition to the East would consist of a drive through wash bay / parking garage, and a large college general storage room. WNCC needs a location for organized storage for general campus items.

The renovation square footage for this concept is 1,462 SF and the addition square footage is 4,160 SF

June 25, 2025

Project Cost Evaluation

Physical Plant Building Addition & Renovation + Fleet Storage

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $1,933,250

	QUANTITY	UNIT	TOTAL
> New Construction (Addition)	4,160 SF	$320.00	$1,331,200
> Renovation	1,462 SF	$275.00	$402,050
> Fleet Storage (New Aggregate +Relocate Canopy + Fencing)	1 LS	$200,000.00	$200,000

PROFESSIONAL DESIGN & ENGINEERING SERVICES (9.25% OF CONSTRUCTION COSTS) $178,826

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $14,499

FURNITURE, FIXTURES & EQUIPMENT $100,000

AUDIO/VIDEO EQUIPMENT & INSTALL $0

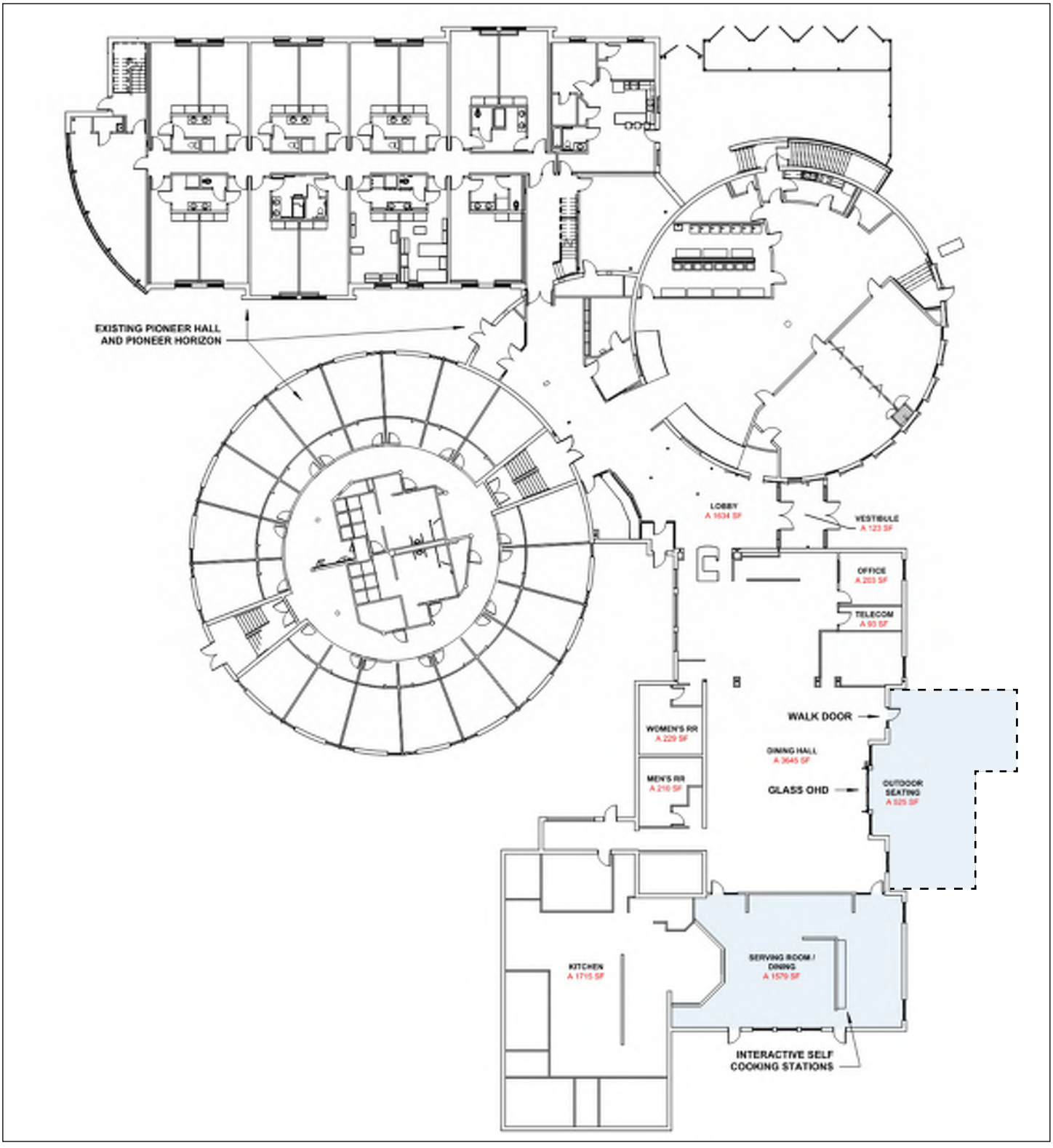
CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $293,325

PROJECT TOTAL $2,419,900

Concept 4: Bishop Dining Hall

The current Bishop Dining Hall and Pioneer Hall has served the Scottsbluff Campus as a home for many students and many more to come. It is located in the center of campus.

Bishop Dining Hall still operates as a full dining service for all students interested in campus dining. In order to continue enhancement of overall student experience, the dining hall needs a small renovation project adding a walk out door and glass sectional door to the East wall. This will allow direct access to the proposed outdoor seating patio shown on page 77. In this concept, the serving room will also benefit from a small renovation, adding interactive self cooking stations.



*Shown for context only. Not to scale.

June 25, 2025

Project Cost Evaluation

Bishop Dining Hall - Partial Remodel & Outdoor Seating

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $910,225

	QUANTITY	UNIT	TOTAL
> Outdoor Seating + Shelter + Colored Concrete	2,214 SF	$215.00	$476,000
> Renovation	1,579 SF	$275.00	$434,225

PROFESSIONAL DESIGN & ENGINEERING SERVICES (9.25% OF CONSTRUCTION COSTS) $50,607

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $4,103

FURNITURE, FIXTURES & EQUIPMENT $100,000

AUDIO/VIDEO EQUIPMENT & INSTALL $0

CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $54,710

PROJECT TOTAL $1,119,645

Concept 5: Recreation Fields

Concept 5 shows recreational fields on the northeastern side of the Scottsbluff campus. The open grass space West of the Child Devlopment Center and North of the Applied Tech. Building could serve as a location for recreational athletics, community, or general student use.

June 25, 2025

Project Cost Evaluation

Recreation Fields

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $547,100

	QUANTITY	UNIT	TOTAL
> Field Improvements	1 LS	$120,000.00	$120,000
> Site Improvements (Lighting/ Sound/Bleachers/ Scoreboards/Fencing	1 LS	$600,000.00	$600,000

*Note: No Restrooms or Locker Rooms Included

PROFESSIONAL DESIGN & ENGINEERING SERVICES (10.25% OF CONSTRUCTION COSTS) $73,800

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $5,400

FURNITURE, FIXTURES & EQUIPMENT $0

AUDIO/VIDEO EQUIPMENT & INSTALL $0

CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $72,000

PROJECT TOTAL $871,200

Concept 6: CDL Course & Training Pad

The current CDL track “A” is too small and only features two U-turn style turns. Operating as its only loop. Track “B” in addition to track “A” will add educational difficulty and a much longer loop to the CDL program. Adding access to the CDL track from 12th Avenue will make entry and exit much easier for larger pieces of equipment. This concept also proposes a large slab for smaller manuevers with a watch tower for visibility of track “A” and “B”. On the West side of the CDL track, a row of large trees will be placed as an acoustical barrier to the neighboring residencial properties.

June 25, 2025

Project Cost Evaluation

CDL Course Improvements

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST $880,000

	QUANTITY	UNIT	TOTAL
> Aggregate Road Course (paving would be additional)	1 LS	$800,000.00	$800,000
> Crows Nest (Observation Deck)	1 LS	$60,000.00	$60,000
> Add Charging Stations	2	$10,000.00	$20,000

*Note: No Built Structures Included besides Crows Nest

PROFESSIONAL DESIGN & ENGINEERING SERVICES (10.25% OF CONSTRUCTION COSTS) $82,000

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $6,000

FURNITURE, FIXTURES & EQUIPMENT $0

AUDIO/VIDEO EQUIPMENT & INSTALL $0

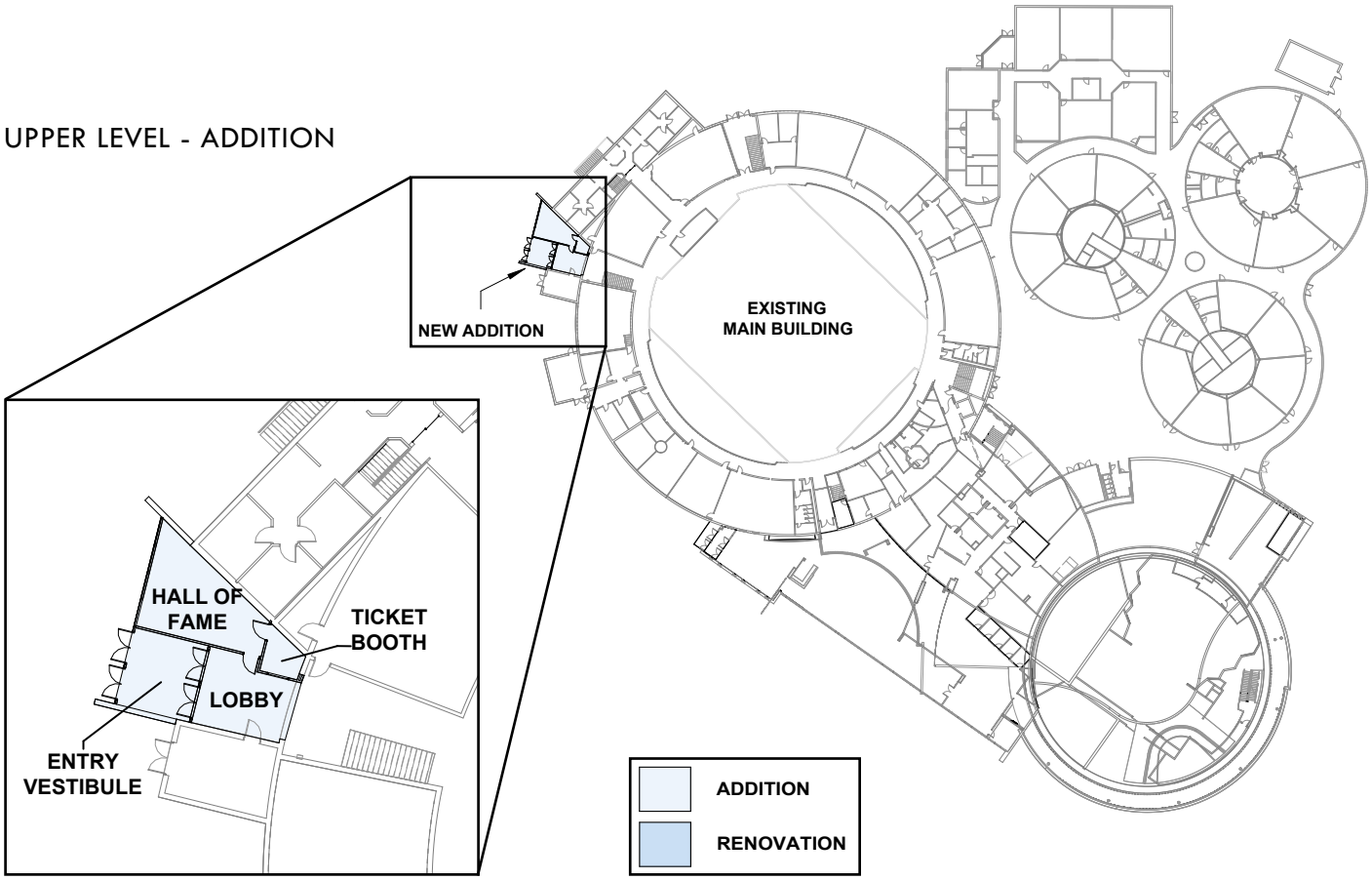
CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $80,000

PROJECT TOTAL $1,048,000

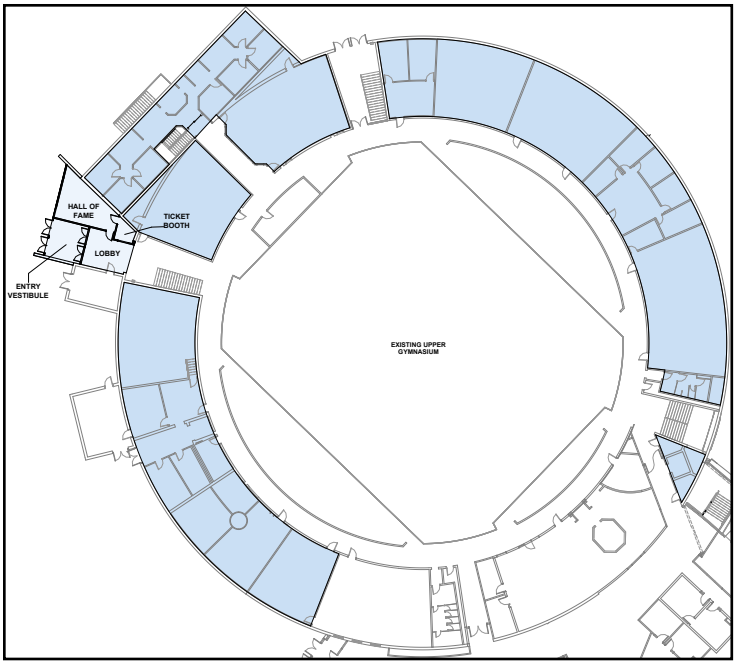
Concept 7: Main Building

Concept 7 is the proposed new entrance to the Main Building on the West side of Cougar Palace. This addition will serve the college in dedicated access for athletic events. The program spaces being added to the building is a secure entry vestibule, an entry lobby with ticket booth, and a hall of fame room. A dedicated entrance to Cougar Palace will seperate athletics from the rest of the Main Building to keep circulation traffic down from the main entrance hub. The Main Building is also needing a potential 2 to 4 pipe conversion mechanical project for building utilities. In addition to the potential future expansion upgrades to the Main Building, a renovation focused on the Cougar Palace locker rooms and D Pod area is needed. Other areas needing a renovation or refresh are the concession stand and dedicated IT spaces.

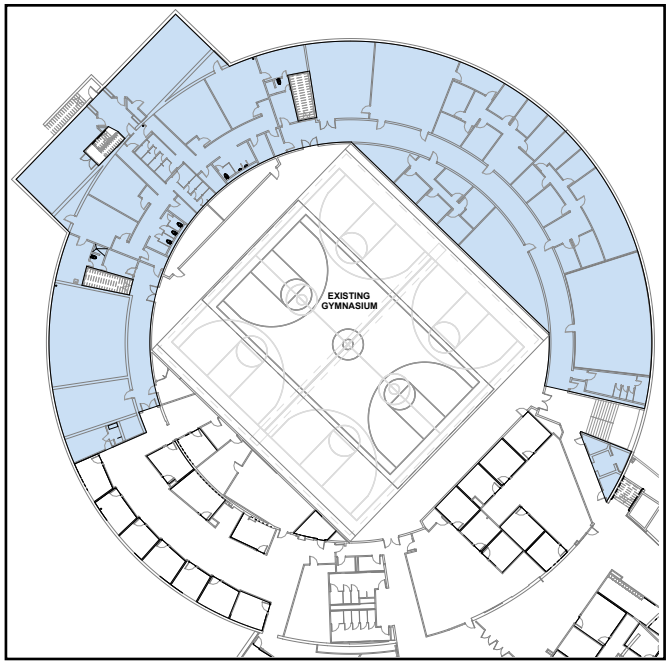
UPPER LEVEL - ADDITION



UPPER LEVEL - ADDITION AND RENOVATION



LOWER LEVEL - RENOVATION



June 25, 2025

Project Cost Evaluation

Main Building Improvements

Assumes 2026 Construction Start - Add 8% to Construction Costs for Each Year Thereafter for Inflation

CONSTRUCTION COST ..... $12,241,750 - $12,741,750

	QUANTITY	UNIT	TOTAL
> Phase 1- New Construction (Addition)	983 SF	$625.00	$614,375
> Phase 2 - Renovation Locker Room + Concessions Stand	541 SF	$425.00	$229,925
> Phase 3 - Lower Ring Renovation	4663 SF	$425.00	$1,981,775
> Phase 4 - Upper Ring Renovation	15,931 SF	$425.00	$6,770,675
> Asbestos Abatement	1 LS	$145,000	$145,000
> 4 Pipe Conversion Project	1 LS	$2,500,000 - 3,000,000	$2,500,000 - 3,000,000

PROFESSIONAL DESIGN & ENGINEERING SERVICES (9.25% OF CONSTRUCTION COSTS) $261,412

REIMBURSABLES (0.75% OF CONSTRUCTION COSTS) $21,196

FURNITURE, FIXTURES & EQUIPMENT $30,000

AUDIO/VIDEO EQUIPMENT & INSTALL $20,000

CONTINGENCY + INFLATION (10% OF CONSTRUCTION COSTS) $282,608

PROJECT TOTAL $12,856,966 - $13,356,966

Concept 8: John N. Harms Center

As previously stated, the Harms Center on WNCC's Scottsbluff Campus has experienced a large scale renovation to the South end of the building. Currently some of the central and northern program spaces are being used by other institutions. While that is observed, the building requires a renovation to keep up with the needs and wants of the college.

b. Additional Conceptual Projects List

Additional Concept: IT Master Plan - Scottsbluff / Alliance / Sidney

Western Nebraska Community College has discussed the potential for an IT overhaul on all three sites, looking at upgrades in technology spanning from phones lines to internet. A review on the facilities data / communication rooms has been assessed and room for growth and management is pending.

Additional Concept: Sidney Municipal Airport Aviation Maintenance Building - Sidney

Western Nebraska Community College has recognized the need for a lighting upgrade throughout the Aviation building. A conversion to LED lighting will assist the college in better learning/working spaces and lower the cost of energy used.

Additional Concept: Alliance Residential Hall - Alliance

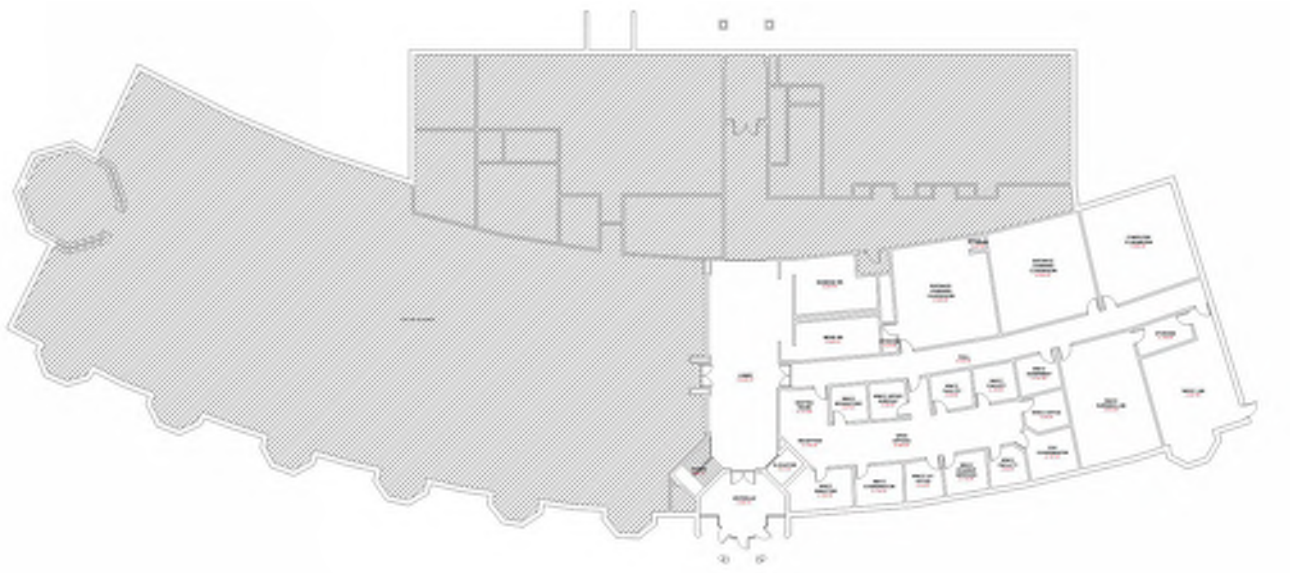
Western Nebraska Community College has discussed the possibility of adding a residence hall to the Alliance Location to offer to all students in the area needing housing. Several students drive long distances to attend class. Housing would enable short travel time and better student experience.

Additional Concept: Sidney Residential Hall - Sidney

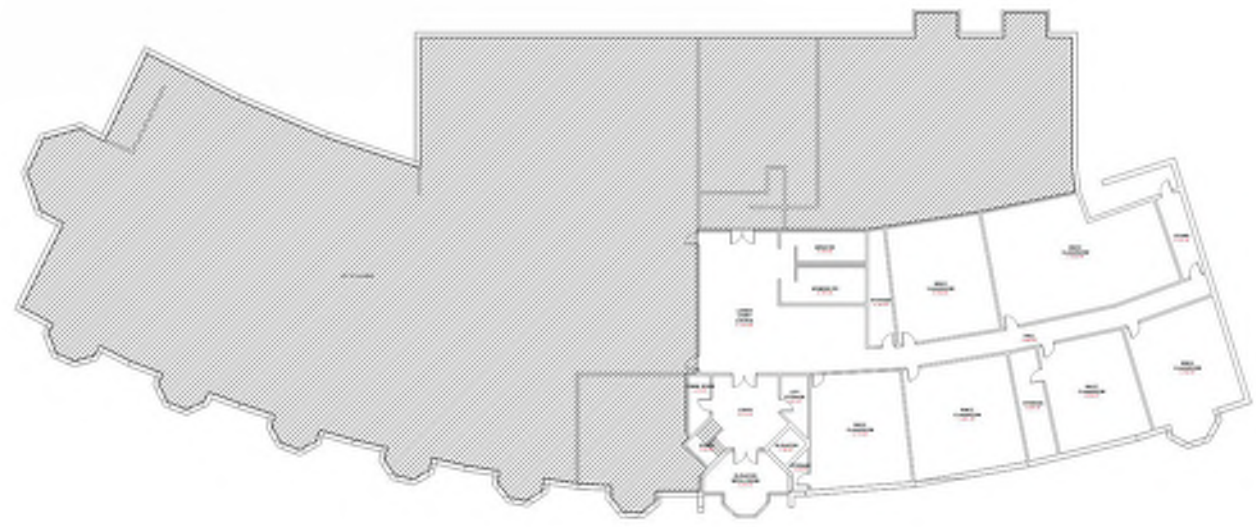
Western Nebraska Community College has discussed the possibility of expanding the residence hall at the Sidney Location to offer to all students in the area needing housing. Several students drive long distances to attend class. Housing would enable short travel time and better student experience.

Additional Concept: Alliance Education Center - Alliance

The current Alliance Education Center has shown great usage and attendance over the recent years. In order to keep up with all educational and other college spaces, the portion of the building that WNCC uses is due for a small renovation. Most of the spaces in the Alliance Education Center are used often and a majority of those program spaces only require a present day update.



First Floor:



Lower Floor:

*Shown for context only. Not to scale.

DESCRIPTION

Central Community College is a multi-campus community college serving a 25-county area in central Nebraska — approximately 14,000 square miles with a population of more than 300,000. CCC offers 37 career and technical education programs with a focus on degree, diploma and certificate programs requiring two years or less to complete. The college also offers an academic transfer program for students who want to complete the first two years of a bachelor's degree before transferring to a four-year college or university. In addition, the college offers classes in communities throughout its 25-county service area, online learning, and training and development for businesses, industries and other organizations. The central administration is located in Grand Island. Three main campuses are located in Columbus, Grand Island and Hastings. Educational centers are located in Holdrege, Kearney, Lexington and Ord.

Central Community College

3134 US-34
Grand Island, NE 68801

Relevant Information:

With the growing competition for skilled workers the apprenticeship "earn while you learn" model provides students with another option to further their education while supporting themselves through employment. In addition to potentially reducing the reliance on student's loans, work-based learning opportunities are a tool for recruitment to High Demand, High Skill or High Wage (H3) careers. Using existing curriculum models and established employer connections, CCC expands work-based learning/ apprenticeships across multiple divisions and disciplines while strengthening support of employer partnerships, scholarships, on-boarding and support services.

6,553

6,553 Total Student Enrollment (2021)

37

Offers 37+ academic programs

3

3 total campuses and 4 centers over 25 Nebraska counties


Diesel
Technology

DESCRIPTION

Mid-Plains Community College (MPCC) is a public, two-year community college serving southwestern and west-central Nebraska. Established in 1973 by the Nebraska Legislature, MPCC was formed through the merger of McCook Junior College, North Platte Junior College, and the Mid-Plains Vocational Technical School. Today, it comprises eight campuses: McCook, McCook East Campus, North Platte North and South, and four community outreach campuses in Broken Bow, Imperial, Ogallala, and Valentine, each offering associate degrees, diplomas, certificates, and transfer programs to four-year institutions. The institution emphasizes small class sizes—boasting an average student-to-faculty ratio of roughly 11:1—and has some of the highest graduation or transfer rates in Nebraska, historically ranking among the top 10 U.S. community colleges in metrics such as graduation rate, transfer rate, and affordability. Economically and culturally, MPCC plays a vital regional role. In the 2020–21 fiscal year, the college generated $52.6 million in income across its 18-county service area and supported 1,157 jobs—about one in every 52 jobs in the region

Mid-Plains Community College

601 W State Farm Rd
North Platte, NE 69101

Relevant Information:

Mid-Plains Community College (MPCC) offers strong hands-on training in Automotive Technology, Auto Body Technology, and Diesel Technology, preparing students for high-demand careers. The Automotive program covers diagnostics, computer systems, and repair, with options for associate degrees and certificates. Auto Body students learn collision repair, painting, and frame straightening using industry tools, while Diesel Tech students train on engines, brakes, hydraulics, and drivetrains for trucks and heavy equipment. All three programs emphasize affordable, real-world education, small class sizes, and strong job placement, making MPCC a solid choice for skilled trades training in Nebraska.

3,010

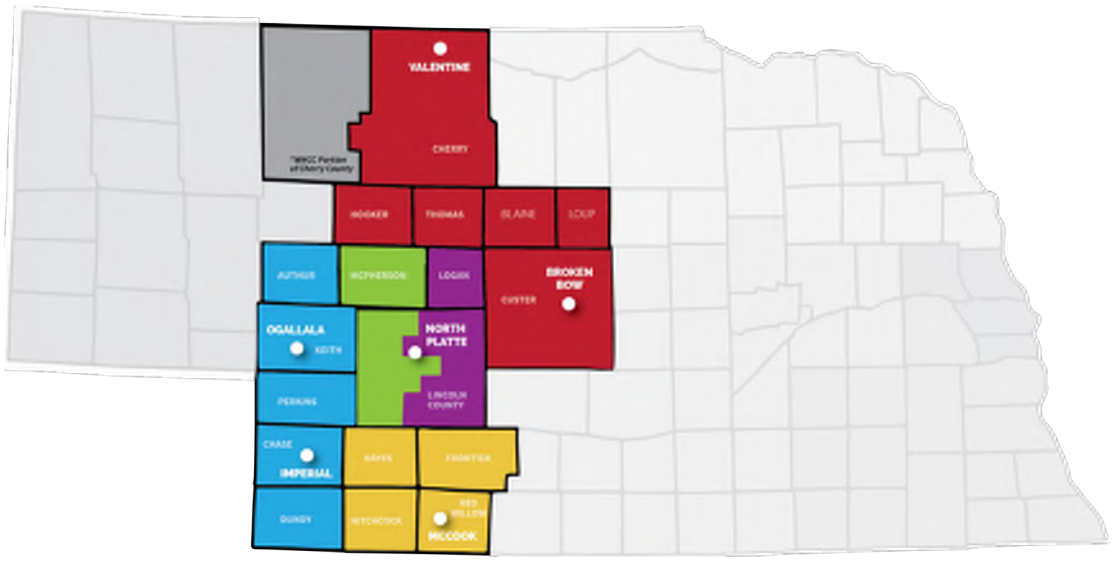
3,010 Total Student Enrollment (2021)

50+

Offers 50+ academic programs

7

7 total campuses over 18 Nebraska counties




MAKER SPAC

DESCRIPTION

Approximately 9,500 students enroll at SCC annually, taking courses at campuses in Beatrice, Lincoln, and Milford. SCC also offers courses in Lincoln at two off-campus sites: the Jack J. Huck Continuing Education Center, and a downtown location known as Education Square. And the College has expanded its availability to all of the 15-county area.

SCC has a stellar reputation for producing skilled workers through its career/technical programs. More than 100 employers from states near and far attend the career fairs each spring on the Milford Campus.

Southeast Community College

8800 O St
Lincoln, NE 68520

Relevant Information:

Has nearly 20 intercollegiate athletic programs that compete at the National Junior College Athletic Association level.

Offers one of the most affordable tuition and fees among all Nebraska colleges.

9,500+

Total Student Enrollment

80+

More Than 80 Programs Offered

$4.7m

$4,700,000 in Scholarship Funding