

FISCAL YEAR 2019
CAPITAL OUTLAY PROJECT REQUEST

Institution **Name:** Montcalm Community College
Project **Title:** Smith Health & Natural Sciences Renovation
Type of **Project:** Renovation
Program Focus of **Occupants:** Academics
Approximate Square Footage: 24,600
Total Estimated Cost: \$3,830,073.00
Estimated Start/Completion Dates: one-year period (Fall to Fall)

Is the Five-Year Plan posted on the institution's public internet site Yes No

Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes No

Is the requested project focused on a single stand-alone facility? Yes No

Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:

Project Overview: Montcalm Community College (MCC) is applying for Capital Outlay funding to renovate and upgrade the Kenneth Smith Instructional Building on the main Sidney campus. The Smith building is a 24,600 square foot instructional facility, built in 1966. It is in need of renovation and requires re-purposing of the space for the Nursing, Natural Science and related Health Careers programs. Over the last several years, MCC has had to cap enrollment in the Nursing program and delay implementation of new health careers programs due to space limitations within our facilities. We are confident that, as a result of this renovation and its associated investments in additional technology, including High Fidelity Simulated manikins and a virtual cadaver software-training program, we will be able to increase student enrollment by 25% in the program and add new programming. Regional demand for well-trained health-care workers is expected to remain strong for the foreseeable future and the College plays a major role in providing those workers to our communities. This renovation will enable the college to better serve the needs of employers in the region, resulting in a robust healthcare delivery system adequately staffed with competent professionals. We do not anticipate any increase in tuition due to this project and expect operating costs would decrease with efficiencies achieved through this renovation. The last planning authorization funding approved from the State of Michigan was in 2008.

Describe the project purpose: The proposed project is to address three main issues.

- 1) Renovate a 51 year old building in order to create a contiguous flow from the existing Stanley Ash Health and Science Building, capture additional structural energy efficiencies, and establish a new, expanded Health and Natural Sciences Center
- 2) Expand the health and science career programs, some of which are at full capacity with at least a six-month waiting list for enrollment. Provide additional laboratory-clinical space in which students can gain hands-on knowledge and skills related to health and science careers in a technologically advanced setting.
- 3) Update and enhance technology-related learning in health and science career programs. This will include, among other things, additional High Fidelity Simulated manikins, established "real world" clinical settings, improved on-campus laboratory-clinical space and a virtual cadaver software-training program.

This renovation will complete the vision of a Health and Natural Sciences Center, first imagined in 2005 with the construction of the Ash building. It will advance the College's existing initiatives focused on improving teaching, learning and, ultimately, student success. It will also provide some relief to a very competitive environment for limited clinical space available at local hospital facilities. The ability of students to complete a larger portion of their clinical experiences in simulation labs will ease this constraint on our enrollment and lessen the burden on students working in clinical settings, which are in some cases, more than an hour away from our campus.

Describe the scope of project:

For a variety of reasons, modernization of this structure is a high priority for the College. The existing space is an unfavorable learning environment due to its age, associated lack of modern collaborative learning spaces and outdated labs and classrooms. The renovation and innovation in space and technology will support classrooms, clinical labs and natural science classrooms.

Specific components include:

- Creation of three (3) clinical simulation labs with a centralized teaching station providing access to the labs
 - This includes hospital beds and additional furnishings and infrastructure to support a hospital setting in each lab. Additionally, specialized diagnostic equipment for "hands-off, but monitored" learning, including audio/video needs for each lab, will be incorporated into the design.
- Renovate 10 classroom to enhance the learning environment and better prepare students for real-world technologies and application of skills.
- Renovate adjoining classroom hallways and incorporate two (2) collaborative student workspaces.

- Remodel two (2) restrooms (they are 50+ years old)
- Remodel a barrier free/ non-gender identifiable restroom
- Install interactive fire alarm system
- Three (3) SIMS units – High Fidelity Simulated manikins
- Virtual cadaver simulation technology
- Installation of new, energy-efficient windows and doors
- Add electronic card access for individual spaces
- Bring building facilities to current ADA standards

1. *How does the project enhance Michigan's job creation, talent enhancement and economic growth initiatives on a local, regional and/or statewide basis?*

The latest data from the Bureau of Labor Statistics project that the growth in health careers is expected to continue until at least 2022. In Montcalm County and the surrounding areas, there continues to be a shortage of health care workers in positions ranging from entry-level patient care through specialized areas of care. Abundant job openings exist, offering attractive career opportunities. The issue our region faces is a projected shortfall of qualified workers for these positions. This project will expand the college's ability to reach more students, serve more of our stakeholders' needs, and provide a larger pool of healthcare professionals for the industry. Since a geographic region is many times judged by its abilities to provide quality healthcare for its citizens, the college plays a major role in both talent and economic development. This project will increase our capacity to respond to these needs.

2. *How does the project enhance the core academic and/or research mission of the institution?*

MCC's mission statement states that the college "is a leader in creating a learning community, contributing to shared economic, cultural, and social prosperity for all our citizens." To reach its full potential in today's world, this "learning community" must possess excellent learning environments, coupled with the best instructional practices and relevant technology to support the learning process. Our mission is reinforced by one of the college's four institutional goals, *Focusing on Student Success*. Numerous student support and achievement initiatives have been implemented, all with the aims of ensuring the MCC student experience is a rich one. These efforts focus on delivering quality instruction in a supportive environment, where students have what they need to reach their potential. This project furthers our plans in this regard and further enhances the college's mission.

3. *How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?*

This project repurposes the Smith building, an existing 51 years-old structure that has a sound foundation but does not have an aesthetically pleasing nor functional flow from the adjoining Ash building. The Smith building is attached to the newer Ash building, which houses additional science

labs and one open nursing lab. The renovation would complete the integration of the two buildings into one for the health and science programs. In reality, students now walk from a building that is less than 10 years old to a building that is 51 years old. The differences are stark; the plan to renovate is economically wise. The basic interior design of the Smith building is adaptable for updating and, with renovation, will provide a drastically improved learning environment for our health and science students.

4. Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please explain.

Yes. The building was built in 1966 and has undergone only slight modifications since its opening. The renovation will allow us to update the building to meet ADA requirements and also to update the fire alarm system to an interactive model. In addition, ensuring secure key access/control is a concern due to the high cost of equipment located in the building and the presence of potentially dangerous chemicals and other materials. Window and door replacements will not only improve efficiency of operations, but also provide enhanced security measures.

5. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks for educational facilities? How does the project help to improve the utilization of existing space and infrastructure, or conversely how does current utilization support the need for additional space and infrastructure?

The college monitors average class size every fall and spring semester and reports the results to the Board of Trustees as one of several key performance indicators. This method is used as an indicator regarding break-even points per class. There is not a comparable benchmark that MCC uses related to other institutions however, there is a generally accepted space planning guideline that suggests community colleges classrooms be used at least 30 hours or more per week on average (18 – 22 hours per week for labs depending on the discipline). In the Smith building, our review of classroom space is at 20.5 hours per week on average. In this case, this represents the availability that we can utilize two adjoining classroom spaces, and turn them into clinical lab space without hindering standard classroom availability and make better use of the space available.

6. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

In 2011, MCC entered into an Energy Services Agreement with Ameresco, Inc. to perform thorough energy audits for both the Sidney and Greenville campuses. As a result of these audits, substantial energy saving measures and improvements have been implemented. Upgrades included lighting (LED), web-based energy management system, mechanical/HVAC replacements, building envelope improvements and employee training on new systems. These efforts have resulted in hundreds of thousands of dollars in energy savings over the past six years. The two newest MCC buildings (the *Braman Center* in Greenville and the *Ash building* in Sidney) are both LEED certified. These actions are just two examples of MCC's commitment to sustainable principles and are in concert with the College's guiding philosophy of "sustainability." All work to be completed for this project will continue the commitment to a sustainable campus and will integrate sustainable design principles wherever possible.

7. Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources?

Yes, the College has the resources necessary for a match. The College will fund its match with a combination of one to three possible avenues:

- Current College plant fund reserves,
- Private contributions
- Debt for any remaining amount needed

In addition, the Montcalm Community College Foundation is one of the larger foundations for community colleges with a balance of \$17+ million. The college benefits from Foundation support in a variety of ways, including construction/renovation initiatives. The Foundation's past experiences with fundraising for construction projects have demonstrated the community support necessary to raise substantial match funds. This is still the case and we are confident that 100% of match requirements will be available prior to the start of any actual construction work.

8. If authorized for construction, the state typically provides a maximum of 75% of the total costs for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?

MCC has not received a State Capital Outlay Grant in 10 years. As is the case for many of our colleagues around the state, we have spent millions of dollars over the past ten years supporting and maintaining our infrastructure (close to one million dollars alone in 2017). It would be difficult for the college to provide more than the 50% match and, if required, would delay additional planned renovations and regularly scheduled necessary maintenance on both campuses.

9. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support the additional cost.

This project will not increase operating costs to any substantial degree. A few additional adjunct faculty members will be needed to meet the demand of enrollment increases, but sufficient full-time faculty and staff are already in place to support the expansion. In fact, there are real possibilities to lower operating costs due to energy-efficiency improvements.

10. What impact, if any, will the project have on the tuition costs?

The project should not have any impact on tuition costs. We do expect limited additional revenue based on increasing student headcount in health care and science programs with very limited additions to operating costs.

11. If this project is not authorized, what are the impacts to the institution and its students?

If this project is not authorized, MCC will continue to find ways to fairly and consistently allow controlled access to our health programs. The College would be foregoing the opportunity to increase enrollments in the Nursing program by 25% and Natural Science programs by 10%. The

expansion of other health-related programs would be delayed. In the end, students are negatively impacted by limited enrollment opportunities in programs leading to careers in high-demand, high-wage areas. The College's ability to provide students with a modernized, collaborative learning environment would be compromised and full implementation of an upgraded complement of learning technology would be delayed.

12. What alternatives to this project were considered? Why is the requested project preferable to those alternatives?

A variety of alternatives for this project has been considered as part of the College's overall facilities strategic plan. This project is one of four involving the relocation of specific academic programs to improved learning spaces on one of our two campuses. A planning team has reviewed several facilities on both campuses with an eye toward improved utilization of the facilities and improved learning environments. This project is the preferred choice for capital outlay funding based on the structurally sound condition of the present building, the adjacency of the Ash and Smith buildings, and the opportunity thereby created for a relatively seamless creation of a health and natural sciences center.