FISCAL YEAR 2019

CAPITAL OUTLAY PROJECT REQUEST

Institution Name:	Montcalm Community College
Project Title:	Smith Health & Science Renovation
Type of Project:	Renovation
Program Focus of Occupants:	Academics
Approximate Square Footage:	24,600
Total Estimated Cost:	$?????????
Estimated Start/Completion Dates:	??????????

Is the Five–Year Plan posted on the institution's public internet site?	***_X_ Yes ___ No***
Is the requested project the top priority in the Five-Year Capital Outlay Plan?	***_X_ Yes ___ No***
Is the requested project focused on a single stand-alone facility?	***_X_ 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 is applying for Capital Outlay funding to renovate and upgrade the Smith Building on the main Sidney campus. The Smith building is 50+ years old, and is 24,600 square feet. It is in need of renovation and reuse of space for the nursing and science programs. Over the last several years, Montcalm CC has had to cap enrollment in that program due to space confinement within our facilities. As a result of renovation, along with the purchase of additional human simulators and a virtual cadaver, we anticipate we would be able to increase student enrollment by 33% in the program. With employment in health care at an all-time high, we can assist on a local and regional level to increase the field with additional competent workers per our Vision, Mission and Value statements. In addition to a complete remodel into laboratory simulation spaces and modernized classrooms, efficiency issues related to exterior brick, windows and doors can be addressed at that time. 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 50+ year building in order to create a contiguous flow from the Ash Health and Science Building and capture additional structural energy efficiencies

2) Expand the health and science career program which is at full capacity with minimally, a one year waiting list for enrollment and provide clinical space in which students can gain knowledge and skills related to health and science careers in a technologically advanced setting.

3) Update technology related learning in health careers and science. This will include additional human simulators, established "real world" clinical settings and a virtual cadaver software program.

This renovation will complete a seamless structure flow from a 2005 $7.5 million addition of the Life Science Training Facility, which will advance Montcalm Community College in its teaching, learning and student success. Regionally we are experiencing a limited amount of clinical space available at local hospital facilities. As a way to relieve that restriction which limits our enrollment, and would also reduce the need to send students to various locations, in some cases more than an hour away from our campus. Per newly established requirements from Health accreditation body (name??), institutions are now allowed to provide up to 50% of clinical time in simulation labs.

Describe the scope of project:

Modernization of this structure 50+ year old structure is imperative, as the space is an unfavorable learning environment simply due to its age and in particular for the health and science industries. The renovation and innovation in space and technology will support classrooms, clinical labs and science (biology related) classrooms.

Specific components include:

- Creation of four (4) clinical simulation labs with a teaching room station centralized to the labs
    - This includes hospital beds and infrastructure to support a hospital setting in each lab and teaching electronic mechanisms for hands off but monitored learning
- Renovate 10 classroom to enhance student learning and success and better prepare students for real-world technologies.
- Renovate adjoining classroom hallways and incorporate two (2) collaborative student workspaces.
- Remodel two (2) restrooms (they are 50+ years old)
- Additional barrier free/ non-gender identifiable restroom
- Install interactive fire alarm system
- Three (3) SIMS
- Virtual cadaver simulation technology
- Windows and doors
- 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?***

   Based on the health care industry employment data from the Bureau of Labor Statistics, it shows a continuous growth trend of 1.5 times the level from 2012 into 2022. Currently in Montcalm County and nearby surrounding counties, there continues to be shortage of health care workers as evidenced by never ending job opportunities in this field. We continue to experience this first hand at Montcalm Community College as our health care programs always fill to capacity with a waiting list for students. We continually analyze new ways to determine the best solution for student entrance due to the issue. The realization of the root cause of the issue is that we need to maximize class size and expand the clinical lab opportunities in order to accommodate additional students into the program. By incorporating full clinical labs for up to 50% of the clinical time required into the program, we will be able to provide the latest technology using simulated humans in a real-world environment. The ability to provide this type of atmosphere with the latest technology and in an expanding and collaborative environment will have a positive affect for students and for the local employers.

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

   Montcalm Community College's vision states "Montcalm Community College is west-central Michigan's preeminent provider of and preferred choice for education, training, and lifelong learning opportunities." In order to continue to be the preeminent and preferred choice for education, we need to ensure that we are updating our facilities, which house our learning environments. Reaching further into one of MCC's strategic goals, we focus on student success. Our initiatives include, deliver quality programming, provide versatile learning spaces to meet the student's needs and ensure the "student experience." This project provides the opportunity to impact student learning and success by creating an environment that allows them to be job ready and employable.

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 50+ year structure that has a sound foundation but does not have an aesthetically nor functional flow from the Ash building. The Smith building is attached to the newer Ash building that 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 50 years old. The basic interior design is adaptable for updating.

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 with only slight modifications since its inception. 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, key access/control will is an issue due to the

high cost equipment located in the building. Window and door replacements will improve efficiency of operations as well as access control.

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 to perform a project consisting of energy conservation services and installations for both the Sidney and Greenville campus'. Upgrades included lighting (LED), energy management system, mechanical/HVAC, exterior improvements and employee training. The newest building on the Greenville campus built in 2012 maintains LEED certification. This action and commitment demonstrates MCC's philosophy to sustainable principles. This project calls for new doors and windows as part of the renovation in order to continue with the commitment to previously stated principle.

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 debt capacity. The College will fund its match with one to three possible avenues:

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

   I addition, The Montcalm Community College Foundation is one of the larger foundations for community colleges with a balance of $17+ million. The Foundation supports the college with scholarships, programs, and construction/renovation initiatives.

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?***

Montcalm Community College has not received a State Capital Outlay Grant in 10 years. In calendar year 2017, we have invested $540,000 in physical infrastructure for repair and improvements related to boiler steam and condensate lines. If the college were required to exceed the 50% match, it would be difficult and would delay additional renovations and regularly scheduled necessary maintenance.

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. In fact, it should increase efficiency in the Smith building and help reduce energy costs.

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 the health care program with very limited 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 have to continue to find ways to fairly and consistently allow limited entrance to our health program. Based on analysis, the College knows we can increase enrollment immediately by 25% in the health program and easily 8 to 10 percent in the science program by providing up-to-date technology and a modernized learning environment.

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

    Initially, we looked at moving the entire Health Care program to a very underutilized building that serves as limited class room and the remainder as cold storage. It would likely be an oversized space for what was needed and would require a complete renovation for mechanical/HVAC redesign, shore up the structural frame to make it weather safe, design not only clinical setting labs, but class rooms as well as instructional offices. Renovating the Smith building seems like a better use of funds as structurally it is in sound condition. As well, we can use the opportunity to remodel a 50+ year old building to create a modern learning atmosphere.