

**FISCAL YEAR 2017
CAPITAL OUTLAY PROJECT REQUEST**

Institution Name: Monroe County Community College

Project Title: Renovation to East and West Technology Buildings

Project Focus: Academic and Administrative/Support

Type of Project: Renovation

Program Focus of Occupants: All Students

Approximate Square Footage: 60,000

Total Estimated Cost: \$7,500,000

Estimated Start/Completion Dates: July 2016 – December 2017

Is the Five-Year Plan posted on the institution's public internet site? Yes

Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes

Is the requested project focused on a single, stand-alone facility? Yes (the buildings are connected by a covered walkway and function interdependently)

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

Describe the project purpose.

With the opening of the Career Technology Center in August 2013, the Applied Science and Engineering Technology Division classrooms and labs were relocated out of the East and West Technology Buildings to the new building. The East and West Technology Buildings need major renovations especially in the lab areas to make it possible to convert these spaces into useable classroom and lab spaces for other programs needing to relocate or expand.

Describe the scope of the project.

This project is a renovation of exterior and interior spaces, including a number of classrooms and labs which are currently off-line due to their previous use as heavy industrial teaching spaces, resulting in combining the twin buildings into one multi-functional facility. As illustrated below, the renovated space will include the following:

- Creation of a *Student Success Center* which includes relocation of the Learning Assistance Lab, Disability Services, Writing Center, Math Den, and tutoring services (currently located in multiple locations)
- Addition of student collaborative work spaces and commons areas
- Renovated classroom and lab space to support expansion of the Viticulture and Enology Program

- Renovation of the Veterans Lounge and Office, six traditional classrooms, two computer labs, and the creation of a lecture hall



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

As the only higher education entity in Monroe County, MCCC plays a key role in the region's economic development. The college remains committed to providing comprehensive educational opportunities, offering transformational learning through educational excellence, and delivering entrepreneurial and responsive leadership to address community needs. Our community's ability to attract new investment and jobs, as well as retain existing employers, is dependent upon developing new pathways to certificate and degree credentials that align with emerging business and industry needs. This renovation project is necessary to deliver the elemental instruction in the classrooms and labs essential to meet this need.

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

The renovation project will perfectly align with the college's mission and is in support of our core values of providing comprehensive education offerings, instructional

excellence, accessibility, valuing human diversity, and accountability to students and stakeholders.

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

The project requested is a renovation of classrooms and laboratories vacated after over 40 years of use as industrial technology instructional facilities as well as renovation of two 1960s vintage buildings. The Capital Outlay Project Request will provide investment in re-purposing these existing facilities into useable classroom and laboratory spaces for high growth, high demand instructional programs and for expansion of critical student support services delivered in an easily accessible location.

The project includes a renovation of interior spaces as well as retrofitting the buildings' mechanical and electrical systems and improving the energy efficiencies of the exterior envelopes with the goal of integrating sustainable design principles and systems throughout the project.

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

At this point, no life/safety issues have been identified relative to this project. The relocation of the Learning Assistance Lab will provide a far more accessible space for students utilizing the College's disability services.

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

Space identified for renovation was made available by the construction of the Career Technology Center and the relocation of the Applied Science and Engineering Technology classrooms and labs. The space is being reallocated based upon the needs identified in the Campus Master Plan (relocation of the Learning Assistance Lab) and as identified by the divisions and departments of the College in keeping with program growth and development.

There is currently 40,506 net assignable square feet (NASF) between the East and West Technology Buildings. Net assignable square feet, in this case, refers to classroom space, halls, restrooms, offices and lounges and does not include mechanical spaces. Of the NASF, approximately 46 percent, or 18,601 square feet, of the space has been assigned a level 4 or 5 due to considerable wear of the interior or it has been used as heavy industrial lab space which is not easily occupied for a different use. An additional 21 percent, or 8,633 square feet, of the

space has been assigned a level 3 indicating that the space is adequate but is due for renovation.

The College evaluates the usability of space and determines the need and timing for renovations for interior spaces by using a 5 point scale, or appearance level assigned as follows:

- 1 – Excellent condition, newly renovated space;
- 2 – Good condition, no renovation necessary;
- 3 – Adequate condition, could be used in current state, finishes are nearing the end of their useful life;
- 4 – Fair condition, interior finishes in need of replacement, should only be used on a case by case basis;
- 5 – Poor condition, spaces must be renovated in order to be occupied by another program.

East and West Technology Buildings Appearance Level Evaluation Results		
Type	Score	Total Percentage
Other <i>(classrooms, offices, lounges)</i>	1	8.17 %
	2	4.68 %
	3	13.15 %
	4	4.13 %
Total Other		30.13 %
Industrial Technology Related Spaces <i>(vacated as result of new building)</i>	1	11.24 %
	2	7.21 %
	3	7.81 %
	4	3.14 %
	5	25.74 %
Total Tech Related Spaces		55.14 %
Halls	4	12.91 %
Restrooms	1	1.46 %
	3	.35 %
Total		100 %

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

The college is committed to incorporating sustainable design features into all of its renovation and new construction projects as was done in the construction of the

Career Technology Center. All designs will include appropriate green options to improve efficiencies.

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?

The College does not have matching funds available for the project. The College will be evaluating multiple options in regard to securing the matching resources including but not limited to private donations, tax payer support (millage campaign), and private/public collaborations.

8. If authorization for construction, the state typically provides a maximum of 75% of the total cost 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?

The College does not intend to add additional funds to reduce the State share. The request is for full funding of 50 percent of the project.

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 addition cost.

There should be no significant impact on operating costs since these facilities are currently in operation. It is quite possible that the overall operating costs will be reduced through sustainability efforts.

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

There should be no impact on student tuition and fees.

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

The majority of these facilities have been taken off-line as they are not useable spaces for instruction. Without renovation, the majority of the spaces will remain off-line and potential program growth could be affected due to infrastructure limitations.

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

There are no practical alternatives for addressing this need. The option chosen is the best alternative to balance investment with efficient utilization of space.