Capital Outlay Project Request

Montcalm Community College – Smith Health & Natural Sciences Renovation

About Montcalm Community College

Montcalm Community College was established in 1965 by an overwhelming majority vote. Since then, more than 150,000 learners have passed through our doors.

We are a rural institution with two campuses - in Sidney and Greenville. Our service area covers a radius of approximately 50 miles from our main campus in Sidney.

Montcalm Community College

Our Sidney campus serves as a hub for science, technology, mathematics, health care, English/communications and other general education coursework. It also features robust recreational opportunities, a venue for arts and cultural offerings and vibrant areas for community use.

Our Greenville campus is located at the center of the Montcalm County's largest population base. It serves as our center for skilled trades and advanced manufacturing including technology labs for advanced manufacturing applications, robotics, and a newly renovated welding lab, as well as general education offerings and attractive meeting space for community use.

MCC boasts average semester enrollments of approximately 1,500 students. Curriculum and equipment enhancements to support programming in industrial technology, industrial automation maintenance, technical drafting and design, computer information systems, physical sciences, life sciences, mathematics, digital arts, nursing and business are just a few examples of how MCC is working to prepare students for careers in high-demand, high-wage fields.

We offer associate degrees, certificates and job training programs in 52 program areas, as well as more than 125 transfer agreements with other colleges and universities, which provide guaranteed, seamless transfer for our students pursuing additional credentials.

We provide courses that meet general education requirements which include STEM courses, specifically science, technology, and mathematics.

Scope of the Project / Purpose Statement

For a variety of reasons, modernization of the 52-year-old Kenneth J. Smith Instructional Building (Smith Building) 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is an unfavorable learning environment due to its age, associated lack of modern collaborative learning spaces and outdated labs and classrooms.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.

The creation of three clinical simulation labs will create a simulated hospital setting for nursing instruction to allow for hands-on monitored learning for nursing students including audio/video needs for each lab.

In addition, the renovation of 10 classrooms will enhance the learning environment and better prepare students for real-world technologies and application of skills.

Other work will focus on creating more collaborative student workspaces, as well as making updates to meet current ADA standards and to address a variety of safety and quality concerns that come with updating a 52-year-old building to bring it up to current standards.

Further, the project will allow us to increase the number of students that can be enrolled in our nursing program by 25 percent, and it will allow us to complete up to 50 percent of clinical instruction in-house. Statewide, clinical sites are oversaturated and there is a shortage of available clinical sites. Therefore, we need to be able to simulate the clinical environment in a classroom setting to ensure our students receive the level of training necessary to enter the nursing profession. Students are also often traveling more than an hour to reach their clinical sites. In a simulated environment, we can also introduce high-risk, low-volume experiences that they may not be exposed to in a traditional hospital clinical setting so the students can increase their safety and competence as professionals entering this high-demand, high-wage career path.

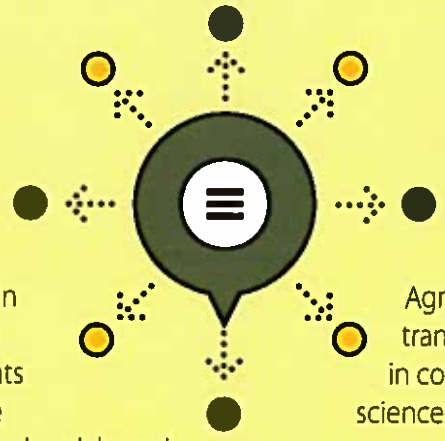
Promoting Innovative Learning

MCC is dedicated to the interdisciplinary, applied approach that drives STEM-based teaching and learning. In addition to traditional classroom delivery, our instructors introduce and focus on real-world applications of course content.

The college places emphasis on providing leading-edge technology and creating situations relevant to the workplace, allowing us to maximize resources while delivering course content to prepare students for jobs in a variety of STEM-related career areas.

In addition, we offer options for online learning to meet the needs of our diverse student population, which ranges in age up to 80+ years old.

Finally, research shows that collaborative student work spaces are especially important as students are preparing to enter a workforce with ever-changing demands, especially in health care, advanced manufacturing and computer information systems, which more and more demand a collaborative approach.



Enrollment and Transfer

Our nursing program continues to remain at capacity with 32 admitted students in a cohort each semester. While enrollments remain at capacity, enrollments could be increased if more space was provided for class, lab, and simulation activities. Renovation of the Smith Building would allow for a 25 percent increase in students in this program area.

Our Associate of Science and Arts degree, which is typically sought for transfer, has increased from 442 students in academic year 2018 to 535 currently in 2020. These students typically take general education courses including science and math. The recently approved MITransfer Pathways in biology, business, criminal justice and psychology support further transfer opportunities for blocks of courses to seamlessly transfer to other institutions, with additional transfer pathways actively being pursued. In addition, the Michigan Transfer Agreement (MTA) allows a seamless transfer of general education requirements in communications, humanities, natural sciences, mathematics and social sciences.

The Nursing Professional Track, one of our programs specific to nursing, provides the foundation for continued study at the bachelor-degree level with select four-year university partners. Enrollment in this program has increased from 22 students in academic year 2018 to 147 students in 2020. With a national recommendation of 80 percent of the nursing workforce be bachelor's prepared by 2025, most of our area employers require their nurses to earn their Bachelor of Science in Nursing (BSN) within three to four years of employment in the acute care (hospital or clinical office) setting, making transferability of utmost importance as health care professionals pursue additional training to meet this requirement.

Economic Impact – High-demand, high-wage jobs

According to the Bureau of Labor Statistics (BLS), the demand for registered nurses is expected to grow 12 percent by 2028, with a current average median pay of $34.48 per hour, or $71,730 annually. In our region, health care institutions report a shortage of qualified applicants for a variety of positions. The issue our region continues to face is a projected shortfall of qualified workers in these positions.

Related to this project, students complete programs that lead directly to the following career options: Registered nurses, medical assistants, certified nursing assistants, medical transcriptionists, medical office administration, phlebotomists and other health career-related fields.

Again, renovation of the Smith Building will expand MCC's ability to reach more students, serve more of our stakeholders' needs, and provide a larger pool of health care professionals to meet industry demands. In addition, this project will increase our capacity to respond to these needs by producing successful students who become citizens of our local area, as well as regionally and statewide.

Traditionally, local health care employers seek our students, and reports indicate that high percentages of MCC alumni comprise their workforces.

Academic Quality

In 2019, MCC was the first community college in Michigan to earn accreditation for its nursing program through the National League of Nursing (NLN). Our medical assistant program is also accredited through the Medical Assisting Education Review Board (MAERB).

Our nursing program consistently meets many quality benchmarks for the National Council Licensure Examination (NCLEX) nursing exam pass rates. Several metrics are available transparently on our college website including nursing program completion rates, employment rates, and NCLEX pass rates.

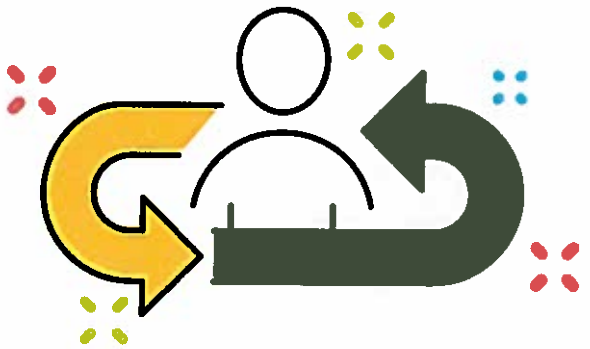
In addition to general transferability of coursework, MCC partners with a variety of institutions to provide guaranteed transfer through articulation agreements, as well as opportunities to earn degrees concurrently at MCC and other institutions.

Project Resources

Our proposal indicated three possible avenues for project funding: current college plant fund reserves, private contributions, and debt for any remaining amount needed.

The Montcalm Community College Foundation (MCCF) was established in 1981 for the purpose of supporting the college. The Foundation has developed a solid asset base of $22 million through its proactive donor and fiscal stewardship practices.

The Foundation's past experiences with fundraising for construction projects have demonstrated the community support necessary to raise substantial match funds through local philanthropic support.



One example is the Creating Futures, Strengthening Partnerships campaign, which concluded in 2014. This campaign met its goal of generating a $2.7 million in match to support the total capital outlay project requirement of $5.4 million for the construction of the Bill Braman Family Center for Education, which doubled the capacity to serve learners on MCC's Greenville campus. In addition, the MCCF was also able to establish and grow an endowed fund for ongoing maintenance of the project.

Summary

- Impacts almost all general education courses.
- Provides the opportunity to increase nursing enrollments by 25 percent.
- Provides 50 percent of clinical instruction in-house through simulation.
- Supports training for high-demand, high-wage jobs.
- Upgrades outdated facilities to meet standards.
- Eliminates potential environmental hazards.
- The MCC Foundation has a proven record of fundraising needed support.
- We have not received state capital outlay funds in nine years.

Contact Information

Stacy Young, Ph.D.
President, Montcalm Community College
Phone: (989) 328-1221
Email: stacy.young@montcalm.edu

Connie Stewart
Vice President for Administrative Services
Phone: (989) 328-1249
Email: connies@montcalm.edu

Montcalm Community College

FISCAL YEAR 2021

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: $3,586,471.00

Estimated Start/Completion Dates: one-year period (Fall to Fall)

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 (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 52-year-old building 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 and assist with space utilization in this building as it currently experiences moderately heavy use. 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. Finally, the renovation would also add new student spaces for collaboration.

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
- Reconfigure and update Biology lab
- Installation of new, energy-efficient windows and doors
- Replace classroom HVAC units and DDC controls
- Add electronic card access for individual spaces
- Bring building facilities to current ADA standards

Program focus of occupants:

The College is recognized regionally for its nursing program, but also for health careers in general. Data research indicates that health careers will continue to grow and as the population ages, more job opportunities will need to be filled. By renovating the Smith building, the number of nursing students will be able to increase at a minimum of 25%. The striking factor related to the nursing students is that they will be able to conduct up to 50% of their clinical time while on campus, further enhancing and honing their skills prior to release to clinical sites, which are overcrowded with students at this time. Ideally, it will offer an up-to-date atmosphere with nursing staff readily available as well as technology to perform check-off tests and other related requirements.

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 well into the future. 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. Currently there are 130 health care job listings in our surrounding area waiting to be filled. These 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 by producing successful students who become citizens of our local area as well as regionally and statewide. The previous year's graduating class demonstrated diverse skills and desires and they shared detailed stories about their intent to continue their path to higher education, local employment within a 25-mile radius, regional employment to larger cities such as Grand Rapids, and two of them accepted positions with the University of Michigan health care operations in Ann Arbor.

Related to this project, student's complete programs that lead directly to the following careers:

Registered Nurse	Nurse Practitioners	Nursing Assistants
Medical Assistants	Medical Transcriptionist	Phlebotomists
Certified Nursing Assistant	Other health care related fields	

The College collaborates with local businesses partners such as Spectrum Health, Mid-Michigan Health and the Sparrow Health System (Carson City, Ionia & Lansing) and uses advisory boards to better understand their needs to provide a well-trained workforce as well as to offer internships. Cherry Health has also partnered with us to provide phlebotomy training to their medical assistants. In addition, Michigan Works! Partners with the College and helps students with appropriate funding and information related to regional career choices.

The College is also actively involved with the Right Place (the State recognized economic development agency for region 4) in Grand Rapids as the VP for Academic Affairs is on the board and is also the President of the Montcalm Economic Alliance.

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 and that progress needs to continue. By updating lab spaces which closely replicate real world work environments we can offer our students the opportunity to be advanced in their field and become engaged and participative employees due to the simulation environment in which they can learn. Practical learning, collaborative teams and new technology are what will prepare students for immediate immersion into their field of expertise. This type of proposed simulation environment proves to have a direct correlation to reduce work errors, increase collaboration with co-workers and increase confidence which leads to increased competency.

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 52 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. Students now walk from a building that is less than 10 years old to a building that is 52 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.

   The renovation of spaces in the Smith building will provide the ability to increase health career students by 25% from the current programming.

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 $20+ 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 11 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 (over one million dollars alone in 2018). 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.