

MILES COMMUNITY COLLEGE

2017-2027 FACILITIES MASTER PLAN

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Executive Summary

Brief introduction to MCC

Miles Community College was founded in 1939. For almost 20 years, the College, known as Custer County Junior College, operated out of a few rooms in the local public high school. In 1957, the College moved into the former Milwaukee Railroad Depot building and in June 1967, the College moved into a new building that was constructed after passage of a bond issued by county voters. On April 4, 1970, voters of the district elected the first independent Board of Trustees for the College. In December 1971, Miles Community College was granted accreditation by the Northwest Commission on Colleges and Universities. The history of Miles Community College is full of many success stories. Most are because the residents of Custer County recognized the benefit of having a community college to serve their educational needs. Success stories are still prevalent today.

Recently, Miles Community College was recognized as one of the top 150 community colleges (Aspen Award) in the nation because of our outstanding commitment to student success. Our students are retaining and graduating at a higher rate than the national average and 98% of our graduates in career and technical fields are finding jobs. This is something we should all be proud of.

Regarding the future, Miles Community College will remain focused on building a community college that cares about students and their success, meets the needs of our county and region, and provides outstanding workforce training and community outreach. Our mission is to remain true to the ideals used to form the junior college in 1939 and provide quality higher education for Custer County and eastern Montana. In order to meet this mission, it will be important that facilities adapt to the ever-changing demands on instruction, community use, and student life.

Mission Statement

Miles Community College prepares students for success and provides opportunities for lifelong learning through quality programs, community outreach, and partnerships.

Core Themes

- 1) Student Success
- 2) Academic Achievement
- 3) Workforce Training and Partnerships
- 4) Community Enrichment and Lifelong Learning

Accreditation

Miles Community College is accredited by the Northwest Commission on Colleges and Universities (NWCCU). As part of MCC's Mission Fulfillment and Sustainability Evaluation in 2016, the NWCCU's evaluation committee recommended:

1. The evaluation committee recommends that the College update long-range plans for facilities, technology and equipment replacement (Standard 2.F.5, 2.G.3, 2.G.4, and 2.G.8).

This NWCCU's recommendation is in accordance with the following four NWCUU standards:

2. 2.F.5 Capital budgets reflect the institution's mission and core theme objectives and relate to its plans for physical facilities and acquisition of equipment. Long-range capital plans support the institution's mission and goals and reflect projections of the total cost of ownership, equipment, furnishing, and operation of new or renovated facilities. Debt for capital outlay purposes is periodically reviewed, carefully controlled, and justified, so as not to create an unreasonable drain on resources available for educational purposes
3. 2.G.3 The institution develops, implements, and reviews regularly a master plan for its physical development that is consistent with its mission, core themes, and long-range educational and financial plans
4. 2.G.4 Equipment is sufficient in quantity and quality and managed appropriately to support institutional functions and fulfillment of the institution's mission, accomplishment of core theme objectives, and achievement of goals or intended outcomes of its programs and services.
5. 2.G.8 The institution develops, implements, and reviews regularly a technology update and replacement plan to ensure its technological infrastructure is adequate to support its operations, programs, and services.

Purpose and Goals of Facilities Master Plan

The 2017 Miles Community College Facilities Master Plan is the fourth facilities master plan in the history of Miles Community College and addresses several important issues that can best be characterized as those facing a stable institution during times of change with community, faculty, and student expectations and demands. This master plan is a roadmap that is representative of current analysis and future thinking. It provides a review of current facilities and deferred maintenance needs for the next 10 years, potential land acquisition, and future goals for major renovations and new construction. All information gathered will adhere to standards at outlined by the Northwest Commission on Colleges and Universities.

Main Recommendations

In order to best address the needs of all facilities, this master plan addresses seven key categories for capital improvement and new construction.

- (1) Education (classrooms, library, academic support, labs, online/ITV)
- (2) Athletic/Recreation (athletic space, recreational/student and community health space)
- (3) Student Support/Auxiliaries (support services, housing, dining, bookstore)
- (4) Administration (offices, meeting rooms, conference rooms)
- (5) Mechanical and Envelope (mechanical systems, deferred maintenance, roofs, windows, doors, sustainable systems, energy efficiencies)
- (6) Campus External (entrance and signage – front door, grounds, traffic flow, parking)
- (7) Campus Safety (campus lockdown, alert systems, doors, locks, access)

The master plan also addresses deferred maintenance, ADA compliance, and minor repairs and renovations for each facility type, which includes all buildings, exterior grounds, and parking lots.

Introduction

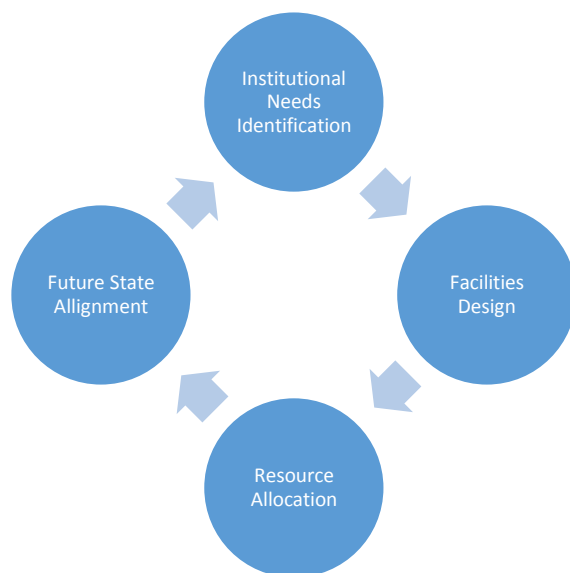
Planning process

The Facilities Master Plan was developed through the efforts of diverse stakeholders including Miles Community College administration, faculty and staff, Stevenson Design (Architects), Con'eer (Engineering) city and county planners, state and county representatives, Miles Community College Board of Trustee members, Miles City business owners and representatives from the Miles Community College Endowment.

The Facilities Master Planning Committee included:

- Aaron Stucker (MCC Director of Housing & Student Life)
- Chase Tait (MCC Men's Head Basketball Coach & Math and P.E. Teacher)
- Jerry Forman (MCC Heavy Equipment Teacher)
- Jessie Dufner (MCC Vice President of Enrollment & Student Success)
- Karla Lund (MCC Nursing Director)
- Lisa Smith (MCC Vice President of Administrative Services)
- Liz Lawrence (MCC Science Teacher)
- Michael Turck (MCC Centra Director)
- Rita Kratky (MCC Vice President of Academic Affairs)
- Ross Lawrence (MCC Facilities Director)
- Stacy Klippenstein (MCC President)
- Vicki Davis (MCC Dining Services Director) and
- Chad Sutter (Stevenson Design, Inc.).

The Facilities Master Planning Committee first met in April of 2016. In this meeting, President Klippenstein discussed the purpose of the Facilities Master Plan and Chad Sutter of Stevenson Design provided an overview of the findings as reports in the February 2016 Master Plan, Preliminary Facilities Report (Con'eer). In addition, committee members broke into three groups—Internal Drivers group, External Drivers group, and Strengths, Weaknesses, Opportunities and Threats (SWOT) group—to begin a current state analysis of MCC facilities. The committee's decision-making process was informed by the following diagram:



This is MCC’s first Facilities Master Plan since 2005. Miles Community College initiated its current master planning effort in 2016.

MCC contracted with Stevenson Design, LLC to conduct a facilities assessment and to guide and assist MCC in developing a comprehensive facilities master plan. After inspecting each building on campus, Stevenson Design provided a written report on February 19, 2016 (Appendix 2). Con’eer Engineering, Inc. has also reviewed the mechanical systems. The Con’eer report is incorporated into the Stevenson Design report in Appendix 2. These reports provide us with a “current status” of our buildings and mechanical structures by identifying issues that need attention and provide the expected remaining life of buildings, roofing, mechanicals, etc. The key finds from these assessments are: (1) MCC’s facilities are generally well-maintained, but there are significant improvements needed to promote (2) accessibility and (3) energy-efficiency.

The current plan is a roadmap to help guide physical improvements to the campus that respond to issues raised by the Mission Fulfillment and Sustainability Evaluation from the Northwest Commission on Colleges and Universities (NWCCU) in 2016. In this report, the NWCCU recommended:

1. The evaluation committee recommends that the College update long-range plans for facilities, technology and equipment replacement (Standard 2.F.5, 2.G.3, 2.G.4, and 2.G.8).

The recommendations in this Plan are in accordance with this recommendation. This plan describes a compelling vision for the next ten years of growth and change on the campus. Recommended improvements are achievable in incremental, realistically fundable steps. Some improvements will take a substantial investment by the City of Miles City and surrounding property owners.

History of MCC facilities

Miles Community College was founded in 1939 as a result of a vote by the Custer County High School District. The College utilized the High School for classroom space and gymnasium space for the athletic department. After being housed at the Custer County High School for over 15 years, the former Milwaukee Railroad Depot Building in Miles City became the second home for Custer County Junior College in 1957. Miles Community College relocated to its current site in 1967 after the completion of a

33,365 sq ft building consisting of classrooms, laboratories, office facilities, counseling center, and other supporting facilities.

In 1972 a 6,944 sq ft student center was built. This building, which is named the Smith Center, houses the food service and bookstore facilities. In 1979 Miles Community College constructed a 17016 sq ft Vocational/Technical building on the southeastern edge of the campus. Students were moved from what is now the Miles City Fire Department. The building contains an auto shop, wood shop, welding area, and two classrooms. In 1980-1982 Miles Community College enjoyed major growth with the addition of two buildings, the library/classroom addition and the recreation center, Centra. The library classroom addition was a 21,488 sq ft addition to the main administration building. It joined the main administration building with the Smith Center. It contains several faculty offices, six classrooms, an auditorium, and a 7,744 sq ft library. In 2003, the library was dedicated and renamed the Judson H. Flower Jr. Library after former college President Judson Flower.

The recreation center Centra was constructed just north of the Smith Center and later connected by what is known as the annex. The Centra is a 27,240 sq ft facility containing four racquetball courts, four locker rooms, free weight area, machine weight area, aerobic room, cardio room, coach's offices, and a NJCAA regulation size gymnasium. It has become the home of the Pioneer and Lady Pioneer basketball teams. It will also be the home of the Lady Pioneer volleyball team beginning in 2005. The CENTRA serves the entire Miles City community and offers memberships to the community to help finance operations.

In 1981 the Big Sky Residence Hall was built south of Dickinson Street. It was a 3,840 sq ft residence hall which contained 32 double occupancy dorm rooms, one resident director studio, and two community showers/restrooms. In 1997 additional student housing was added with the construction of three quad units and a commons unit. The quads are 2,912 sq ft complexes that can house 16 students each. The commons building is 1,760 sq ft and houses a laundry facility, game room, TV room, restroom, and two offices. In 2003 the Big Sky Residence Hall was demolished and a new 26,500 sq ft two-story residence hall was constructed. The new hall has 66 double occupancy rooms with private bathrooms for every two rooms. It has an office, kitchen, two laundry rooms, sitting area, elevator, and a resident director studio apartment.

In 2008, the old, inefficient heating boilers for Lucas Hall and the library were replaced with high-efficiency, condensing boilers. In 2008, in rooms 106, 107 and 108, new wall partitions were added to replace old accordion walls that did a poor job of containing sound. In 2009, in Lucas Hall and the Library, the hallway carpeting was replaced. In 2009, new roofs were installed with added installation over the cafeteria, bookstore, and the annex (the area between the Centra and the cafeteria). In 2010, the bookstore and cafeteria were remodeled for general updates and modernization. In 2010, a new fire alarm system was installed in Lucas Hall, the library and the cafeteria.

With the help of federal government stimulus money from 2010-2011, MCC undertook the following projects. In 2010, all the fan coils and classroom unit ventilators were replaced and updated. In 2010, the air operated heating controls (thermostats) were replaced with modernized electronic controls. In 2010, the Centra received high-efficiency boilers, high-efficiency domestic hot water heaters, new heating controls, and the lighting system was upgraded. In 2011, in Lucas Hall, single-pane aluminum framed windows were replaced with new high-efficiency thermo-pane windows.

In 2013, the Nursing Lab was remodeled and simulated hospital rooms were added. In 2014, within the vo-tech building, a room was constructed to house the heavy equipment simulators and a classroom was built for the heavy equipment program. In addition, air conditioning was added to classrooms in the vo-tech building. In 2014, the auditorium was remodeled to comply with ADA accessibility standards. It now has one level and also has new movable wall partitions. In 2015, the Office for the VP of Academic Affairs was remodeled and enlarged with a conference area. In 2016, new roofs were installed with added installation over the vo-tech building.

In 2016 the National Guard Readiness Center (Armory) adjacent to campus was purchased by Miles Community College for \$650,000 using Montana Community Development Block Grant funds. Economic Development Agency funds were used to renovate the facility in 2016-17. Total renovation funds received was \$739,000. Total square footage of the facility is over 9,000 sq. ft. and includes a large open bay for heavy equipment storage and maintenance, classroom space, office space, new ADA bathrooms, and simulator labs. Renovations included new sewer and water lines, electrical upgrades, asbestos and lead paint abatement, mechanical upgrades, new classroom space and offices, and ADA upgrades.

In 2016, Miles Community College Trustees and Endowment Board approved the construction of the Ag Advancement Center on the west campus. This 36,000 sq. ft. facility has a large arena for equine instruction and rodeo, three classrooms for agriculture instruction and community use, concession area, faculty offices, and one apartment. Total cost for the facility was \$3,200,000 million. MCC has requested the Bureau of Land Management (BLM) to issue an appraisal on the west campus land (11 acres) for potential purchase. Current land use is under a Patent issued by BLM in the early 1990s.

On Sept. 26, 2016, Miles Community College Board of Trustees approved the purchase of two acres adjacent to the east boundary of campus from Landmark Land Company, LLC. Total cost was \$187,500.

On April 3, 2017, MCC celebrated the grand opening of the new Ag Advancement Center on the “west” campus (BLM patented lands). Over 200 people and donors attended this event and the ribbon cutting ceremony included members of the AAC Fundraising Steering Committee and Bill and Jan Champion (Champion Arena). The 36,000 sq. ft. facility is now home for all agriculture and equine sciences courses, faculty offices, and the MCC rodeo team.

The Workforce Readiness Center (former National Guard Readiness Center) renovation was completed by June 30, 2017 and is now home for the Heavy Equipment Operations and CDL training programs. This 9,000 sq. ft. facility was fully purchased and renovated (minus the second floor) using EDA and CDBG funds. The Baldrige Classrooms were named after a generous donor from Kalispell, MT.

Enrollment Analysis and Trends

Enrollment Category/Academic Year	AY 2011-2012	AY 2012-2013	AY 2013-2014	AY 2014-2015	AY 2015-2016	5 year Average
Fall Headcount	491	441	407	415	481	447
Annualized FTE	433	390	356	360	381	384
Total Credit Hour Production	12,991	11,705	10,693	10,787	11,424	11,520
Athletes	92	90	101	98	101	94.5
Dual Enrollment Headcount	64	68	90	122	106	90
18-24 years old FTE	325.6	292.9	270.4	275.2	281.2	252.7
25 + years old FTE	108.6	97.2	86	84.8	99.6	95.2

Enrollment Projections:

Enrollment projections are calculated using a two percent annual increase each academic year (AY) for both FTE (Full Time Equivalent) and Headcount. **Strategic Enrollment Plan (SEP) will be created by end of AY 2017.**

Enrollment and Year	AY 15-16	AY16-17	AY17-18	AY18-19	AY19-20	AY20-21	AY21-22	AY22-23	AY23-24	AY24-25
FTE	381	389	396	404	412	421	429	438	446	455
Headcount	481	491	500	510	521	531	542	553	564	575
Athletes	101	105	119	119	137	137	137	137	137	137

The two percent increase includes addition of two women's sports and predicts a gain of 74 FTE and 94 headcount. Most athletes will live in the residence halls and modest growth will occur in adult learners.

Housing Capacity:

Quads: The Quads are apartment style with two bedrooms, small living area, kitchenette, bathroom, and a storage area.

Quad A has 12 beds

Quad B has 16 beds

Quad C has 16 beds

Pioneer Hall: Pioneer Hall is a four-person suite style residence hall with a private bathroom. Laundry facilities and a kitchen are available. The Commons is a student lounge for students residing on campus.

First Floor has 61 beds

Second Floor has 68 beds

TOTAL BEDS: 173 beds

Housing Occupancy:

Semester/Year	Housing Occupancy	Occupancy Percentage
Fall 2013	151	87%
Spring 2014	129	74.5%
Fall 2014	148	85.5%
Spring 2015	131	75.7%
Fall 2015	131 + 3 CDL short stay	75.7%
Spring 2016	121	70%
Fall 2016	147 + 2 CDL short stay	85%
Projected Fall 2017	167 (Volleyball)	96.5%
Total RAs	8	
Summer Housing 2016	6	
Summer Conference 2016	280 bed nights	

Current State Analysis

Stevenson Design Building Survey: A Current State of MCC Facilities

The summary of the February 19, 2016 Stevenson Design Master Plan, Preliminary Facilities Report is as follows:

For the most part, MCC campus buildings are in good shape and well maintained. Potential capital expenditures beyond normal maintenance that we observed on this first pass:

- Centra (Athletic/Wellness): New handicap accessible public restrooms and general access upgrades, thermal upgrades; replacement of the fire alarm system, and installation of emergency egress lighting.
- Café (Dining): Kitchen remodel and expansion.
- Auditorium & Library: New roof and roof insulation. New windows & Panel 15 replacement. Replacement of the Auditorium Air Conditioning Unit.

- New Connector: Enclosed walkway between Centra & Auditorium; Installation of dedicated HVAC unit for connector, Bookstore and Dining vestibule area. Completion of fire alarm system to space between Dining and Centra.
- Classrooms: Roof coating
- Quads (housing): Shingle roof replacement
- Vo-Tech: New roof, insulation & fascia/soffits (COMPLETE 2016); new windows, ADA bathroom upgrades, new garage doors, wall insulation, possible storage/welding additions, modifications to the ventilation system in the shop and classroom spaces.
- Armory: Handicap accessible toilet remodel, second floor access, windows, wall insulation, new interior finishes, possibly fire sprinklers and other items identified in the Prelim. Architectural Report, M&E upgrades (to be COMPLETED June 2017).
- Site: Lighting and safety improvements, event parking and access.

Current Square Footage:

The Centra - 27,425 sq. ft. total (22,200 down and 5,225 upstairs)

The Nursing areas - Lab-1024 sq. ft.

Simulator rooms - 576 sq. ft.

Nursing Director's office - 448 sq. ft.

Lucas Hall - 33,365 sq. ft.

Café/Bookstore-6,944 sq. ft.

Vo-Tech-17,016 sq. ft.

Library Addition-21,488 sq. ft.

Quads-2,912 sq. ft.

Commons-1,760 sq. ft.

Pioneer Hall-26,500 sq. ft.

Heavy Equipment Operations and CDL Training Center – 9,600 sq. ft.

Agriculture Advancement Center – 36,000 sq. ft.

Total Campus Square Footage – 184,034 sq. ft.

Facilities Master Planning Committee Current State Analysis

Internal Impact—Internal demands that impact facilities:

- (1) There is a need to review how to be use distance education and online platforms to improve educational delivery.
- (2) Our IT infrastructure needs a full analysis and plans to adapt to new demands should be developed.
- (3) There is a need for family housing, temporary student housing, and potential overflow housing.
- (4) Human Resources – MCC must plan to bring on new faculty as current faculty members begin to retire.
- (5) MCC must continue to review Title IX issues after installation of Volleyball in Fall 2017.
- (6) MCC will continue to have an increase in summer course related to nursing program changes and strategic enrollment initiatives. Plans to address subsequent concerns with faculty availability, space, and online platform performance will need to be developed.
- (7) Safety Concerns – MCC will need to review and address active shooter response protocol and infrastructure needs.

External Impact—External demands and issues that impact facilities:

- (1) As local economy begins to slow (for example, Sanjel leaving on 5/1/16) we can expect enrollment to increase, especially among non-traditional students.
- (2) Local road infrastructure changes and impact traffic flow on and off Haynes Avenue.
- (3) Haynes entrance to campus and the Dickinson Street extension will need to be analyzed for traffic flow, safety, and enrollment potential.
- (4) Use of Kailey Gym (Centra) by outside agencies continues to grow. A second gym for MCC would increase revenue. Bringing volleyball and potential soccer adds gym pressure.
- (5) Centra members don't get full access to gym and weight room because of outside event pressure and competition between students and community members for weight room use.
- (6) Lack of storage across campus.
- (7) Higher education changes and mandates, industry partnerships and workforce needs, etc. - something is always going to drive pressure on programs so it's important to remain flexible.
- (8) "Teil" Classrooms – install classroom equipment that is able to shift and repurpose easily and enhance instruction and learning.
- (9) There is a need for generators for the Centra (Red Cross shelter designation) and residence halls.

Strengths, Weaknesses, Opportunities and Threats (SWOT): Facilities

Strengths:

- (1) MCC is a mostly single-story facility, which makes buildings more accessible.
- (2) We have room to expand, as highlight in the Acquisition Zones section of this document.
- (3) We have good community support and awareness of campus.
- (4) We have a great location in Miles City.
- (5) Addition of the new entrance from Haynes Ave. will enhance visibility.
- (6) The buildings are in generally good condition and is well-maintained.

Weaknesses:

- (1) MCC is almost fully supported by local taxes and state allocations
- (2) We have low enrollment and growth projection in eastern Montana is low as compared to other parts of the state.
- (3) We have limited housing types, which impacts student capacity, especially among adult learners.
- (4) We have limited parking for events and for the Centra.

Opportunities:

- (5) Campus expansion: Readiness Center (Armory), land purchase, West Campus facilities (Ag Center).
- (6) Student enrollment growth over the past few years. Strategic Enrollment Plan being developed
- (7) New programs in career and technical, trades, healthcare, business, and agriculture.
- (8) Online education courses can be expanded.
- (9) Distance education courses can be expanded with new technologies.

Threats:

- (10) MCC does not have a campus security office. Rely on MCPD response.
- (11) We have limited funding and could lose more from the upcoming legislative session.
- (12) No access to Montana Long Range Building Plan funds.
- (13) There is a possibility of enrollment decrease.
- (14) Competition from online and other regional institutions pulls students away from MCC.

Current MCC Campuses and Property Properties:





Future State Analysis

The Facilities Master Planning Committee review of the current state analysis and the 2016 Building Survey informed its future state analysis. During one Facilities Master Planning Committee meeting, members were involved in multiple exercises to identify facility needs (renovations, additions, new construction, maintenance, etc.). The following items were identified by multiple members as high priority needs for the campus to review and address over the next 10 years. This list will be presented to the campus community and the community at large with additional information to be added based on feedback.

Facilities Needs – The Next 10 Years:

- (1) New MCC Nursing wing with updated learning labs, simulators, classrooms, and offices.
- (2) Renovation and expansion of the Centra to include ADA and safety upgrades, more usable space for community membership and athletes, and potential of additional auxiliary court.
- (3) Renovation and expansion of the Café (dining and bookstore facility).
- (4) Create new housing options to address families and additional women student-athletes.
- (5) Review renovation of all classroom space, including science lab space.
- (6) Begin to review addition of alternative/renewable energy sources such as solar and wind.
- (7) Student Union Center with ASMCC offices, clubs and organizations, and meeting space.
- (8) Outdoor rental activity center located in or near the Centra.

- (9) External lighting upgrades and new sidewalk and lighting to the new HEO/CDL training center (Armory).
- (10) MCC owned and operated ranch for educational purposes including ag facilities and ag related equipment (Per Board of Trustee Retreat)
- (11) Purchase property as identified in the “accusation” zone (see Master Plan Goal 1).

Master Plan Goals

Summary of goals

There are three goals associated with this master plan. First goal relates to four properties that are considered priorities for acquisition for future growth and expansion. Second goal relates to deferred maintenance, safety and ADA upgrades, and minor renovations for building improvements. An audit of each facility was conducted to establish need and costs. Third goal relates to major renovations and new construction based on future state analysis conducted by the Facilities Long Range Planning Committee.

Goal 1: Acquisition Zones

1. Owner—Landmark Land Company LLC (PURCHASED 2016)
 - a. Potential Use: Housing, Centra Expansion, Dining Expansion, Nursing Facility
2. Owner—Kosty Properties LLC
 - a. Potential Use: Housing, Nursing Facility
3. Owner—VA Hospital (apartments, potential classroom space, auditorium space, and/or office space usage)
 - a. Potential Use: Upgraded Apartments for Family Housing and President’s Home
4. Owner—Bureau of Land Management
 - a. Potential Use: Ag Advancement Center, Ag Related Facilities and Use
 - b. Appraisal to be conducted and submitted to MCC Spring 2017.



Goal 2: Deferred Maintenance and Building Audit Needs Analysis

As state above, the summary of the February 19, 2016 Stevenson Design Master Plan, Preliminary Facilities Report is as follows:

For the most part, MCC campus buildings are in good shape and well maintained. Potential capital expenditures beyond normal maintenance that we observed on this first pass:

- Centra (Athletic/Wellness): New handicap accessible public restrooms and general access upgrades, thermal upgrades; replacement of the fire alarm system, and installation of emergency egress lighting.
- Café (Dining): Kitchen remodel and expansion and possible connection to the bookstore.
- Auditorium & Library: New roof and roof insulation. New windows & Panel 15 replacement. Replacement of the Auditorium Air Conditioning Unit.
- New Connector: Enclosed walkway between Centra & Auditorium; Installation of dedicated HVAC unit for connector, Bookstore and Café (dining) vestibule area. Completion of fire alarm system to space between Dining and Centra.
- Classrooms: Roof coating
- Quads (housing): Shingle roof replacement
- Vo-Tech: New roof, insulation & fascia/soffits (COMPLETE 2016); new windows, ADA bathroom upgrades, new garage doors, wall insulation, possible storage/welding additions, modifications to the ventilation system in the shop and classroom spaces.
- Armory: Handicap accessible toilet remodel, second floor access, windows, wall insulation, new interior finishes, possibly fire sprinklers and other items identified in the Prelim. Architectural Report, M&E upgrades (to be COMPLETED 2016-17).
- Site: Lighting and safety improvements, event parking and access.

After review of the Preliminary Facilities Report (2016), it was determined that a 12-year deferred maintenance plan be developed to address all identified items and calculate annual costs. Total costs for all projects, including contractor fees and inflation, is **\$6,948,072.68**. In Appendix A, it outlines the total cost by three priority areas. Priority One items, determined most critical, were placed in a four-year repair cycle, beginning FY17. Priority Two items were placed in a four-year repair cycle from FY21-FY24. Priority Three items were placed in a four-year repair cycle from FY25-FY28.

Goal 3: New Construction and Renovations

The Long-Range Facilities Planning Committee spent time analyzing space needs in various categories. After identification and vetting of all items, Appendix B was created to indicate selected major renovation and new construction projects to be completed within the next 10 years. The total cost for all projects, which includes all contractor, other fees, and inflationary costs is **\$23,414,822**.

New construction includes:

1. New Nursing Academic and Lab Facility
2. New Science Lab
3. Expansion of the Centra
4. Student Union/Center
5. New Residence Hall

6. New MCC owned and operated ranch for educational purposes (cost of project not yet determined)

Major Renovation/Safety Items Includes:

1. Classroom and Lab Renovations
2. Centra Renovation (ADA, Athletic Space, Wellness Space)
3. Renovated Café (dining) and Kitchen area
4. Remodel Student Services Office area
5. Remodel Business Office area.
6. Repair Dickinson Street and pedestrian safety
7. New entrance signs and lighting
8. Multiple campus safety upgrades including redundant power supply
9. Childcare Services
10. Athletic Complex for Baseball and Soccer

Based on prioritization exercises with the Facilities Master Planning Committee and during the faculty and staff open forum, the following construction and major renovation projects were identified as high priority projects.

1. Centra remodel and expansion
2. Classroom renovations
3. New student union and dining kitchen remodel and expansion
4. New entrance signs to campus
5. New residence hall and family housing (VA or new construction)
6. New sidewalk and lighting to the Workforce Readiness Center
7. Nursing wing and lab space (larger expanded teaching and learning areas)
8. New center entrance and student services remodel/one-stop-shop renovation

The Fine Arts facility was removed from the new construction and major renovation list based on feedback and lack of votes.

Appendices

- a. **Appendix A: Deferred Maintenance 10-Year Mitigation Plan**
- b. **Appendix B : 10 year Renovation and New Construction Plan**
- c. **Appendix C : IT Plan (13 page document)**
- d. **Appendix D: Vehicle, Equipment, Carpet & Paint Schedule**