



Five-Year Capital Outlay Plan

2023 – 2027

Montcalm Community College

October 2021

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I. Mission Statement

OUR MISSION

Transforming lives through quality education.

OUR VISION

Community inspiration. Exceptional education. Personal empowerment.

OUR GOALS & STRATEGIES

1. Increase Enrollment

- a. Develop and execute Strategic Enrollment and Marketing Plan
- b. Increase number of full-time students
- c. Review programs and curriculum
- d. Address student retention
- e. Improve dual enrollment conversion

2. Improve Student Success and Access

- a. Develop “concierge” service for students
- b. Improve diversity, equity, and inclusion through curriculum, HR (training), and community engagement
- c. Adapt to student needs
- d. Build hands on learning components to enhance curriculum
- e. Increase student engagement

3. Enhance Facilities

- a. Renovate Kenneth J. Smith Instructional Building
- b. Explore student housing
- c. Enhance sustainability of college operations

4. Community Engagement

- a. Develop and improve relationships with community
- b. Grow friend raising and fundraising
- c. Locate grant opportunities for college projects
- d. Educate community on the value of the college

OUR VALUES

Student Success

Empowerment

Relationships

Visionary

Inclusion

Community

Excellence

II. Instructional Programming

Montcalm Community College was established on March 2, 1965, by an overwhelmingly favorable vote. The first Board of Trustees also was elected, and a one-mill annual tax levy was established. Since then, the college has grown and expanded to meet the needs of the communities it serves.

MCC offers degrees, certificates and job training programs that will help prepare students for a variety of careers, for transfer to a four-year institution, for advancement in the workforce, or that may be taken just for fun. Excellent academics, dedicated instructors, state-of-the-art technology, and small class sizes combine to give MCC students a high-quality education at an exceptional value. Formats include traditional classroom instruction, online, live-on-line, and hybrid courses. Student Success is the number one priority.

Montcalm Community College offers 21 Associate Degree Programs, two bachelors through Articulation, 18 Certificate Programs and 10 Job Training Programs.

ASSOCIATE DEGREE PROGRAMS

- Accounting
- Agribusiness
- Agricultural Operations
- Associate of Science & Arts
- Business Entrepreneurship
- Business Management
- Business Marketing
- Computer Network Administration
- Cosmetology Management
- Criminal Justice
- Digital Arts
- Early Childhood Education
- Education Support
- Engineering Technology
- Industrial Automation Maintenance
- Medical Office Administration
- MiTransfer: Art
- MiTransfer: Biology
- MiTransfer: Business
- MiTransfer: Communication
- MiTransfer: Criminal Justice
- MiTransfer: Exercise Science
- MiTransfer: Psychology
- Office Administration
- Pre-Animal Health Technology
- Registered Nursing
- Skilled Trades
- Sports Management
- Technical Design in Manufacturing
- Web Developer & Programming
- Welding

BACHELOR'S THROUGH ARTICULATION

Business Administration Professional Track, A.A.S. (Leading to B.S. at Ferris State University)

Nursing Professional Track, A.A.S. (Leading to B.S.N. through articulation to a partnering institution)

CERTIFICATE PROGRAMS IN THE 2021-2022 CATALOG:

Apprenticeship Training	Information Processing Assistant Certificate	Skilled Trades-Maintenance Mechanic Certificate
Business Management Certificate	Liberal Studies Certificate (Michigan Transfer Agreement)	Skilled Trades-Tool & Die Maker/Designer Certificate
Computer Technology Certificate	Medical Assistant Certificate	Web Developer & Programming, Certificate
Criminal Justice/Corrections Certificate	Pre-Animal Health Technology Certificate (Leading to Vet Tech Bachelor's Degree at Michigan State University)	Welding Technology Certificate
Cyber Defense Transfer Program Certificate	Preveterinary Certificate	
Digital Arts Certificate	Skilled Trades-Machinist Certificate	
Early Childhood Development Certificate		
Industrial Automation Maintenance Certificate		

JOB TRAINING PROGRAMS

Business Management	Michigan Corrections Officer	Programming
Child Development Associate	Office Applications	Web Developer
Digital Arts	Pre-Animal Health Technology (Leading to Certificate of Completion in Vet Tech at Michigan State University)	Welding
Long-Term Care Nurse Assistant		

a. Projected programming changes during the next five years.

We are currently in the process of evaluating program options related to construction, HVAC, and electrical programming. A small advisory committee was convened, and the college is analyzing the information to determine the best course of action based on the needs of the local community.

Enrollments continue to increase in the Agricultural Operations AAS and Pre-Animal Health Technology. As this grows over several years, additional structures may be needed to temporarily house livestock and additional classrooms. The greenhouse on the Sidney campus is in use continually between the Agriculture and Science programs.

Programs are evolving as business partners request changes in curriculum related to industrial trades for specific training in robotics and integrated manufacturing. These changes are necessary to meet their demand for specific training and educational needs. Summer 2019, using our own funding, we doubled the size of our welding lab, moved robots to their own classroom space and moved CNC and electronics equipment so that it more closely aligns with the appropriate classroom space. During COVID we were not able to utilize the new space as planned due to social distancing requirements, however, we are up and running with full capacities this school year.

The College was approved in 2019 to participate in an NSF grant program which enhanced robotic and automation curriculum and recruitment. We are in the last year of the grant and are working with Project Vision to obtain another NSF Grant. The results of the initial grant showed a 90% course success rate, 25 degrees in total were awarded and 154 students were involved in the program.

Our local industry leaders approved the Industrial Maintenance AAS program and continue to send additional students for program certification. It is a growing program. We did obtain the H-1B Workforce Grant mentioned last year. We received \$833,030 in funding. We have also received funding from a grant this year, MiLeap, with Michigan Works and includes Muskegon Community College and Grand Rapids Community College.

Curriculum for nursing has been updated based on the new accreditation standards and our achievement of NLN certification. October 2021, we begin actual construction toward the renovation of the Smith building which will enable us to house clinical simulation labs which have the potential to increase onsite clinicals up to 50% of clocked times. Providing modern facilities for students enhances their practical learning environment in which workplace skills are seamlessly transferred for high-demand healthcare fields. The College is also utilizing community advisory boards and partnering with two other community colleges to begin a surgical technician program. Advanced Standing is another program that the College is close to starting. It bridges LPN nurses to RN nurses.

b. Unique Characteristics for Community Colleges – Two-year degree, certified technical training, workforce development, lifelong learning programming, partnerships with intermediate school districts, articulation agreements, etc.

Two-Year degree & technical training

The Arts & Sciences division of Montcalm Community College offers course work in Fine Arts, Language Arts, Mathematics, Science, Social Science, and Basic Academic Skills Development. Degrees in these areas provide citizens of west central Michigan with the academic preparation to excel in bachelors and masters level programs.

The Occupational/Technical Education division provides business and technology training in Accounting, Business Administration, Business Information Systems, Criminal Justice, Early Childhood Development, and Office Information Systems. Our International Business Practice Firm, one of the few in the nation, provides business students with real-life experience in business operations.

The Integrated Manufacturing Technology certificates provide CNC, PLC, FANUC and Kuka robotics training, Tig and food grade welding training, blueprint reading,

measurement training, lean quality management, and several others. Our updated industrial labs and classrooms provide hands on experience for students.

The Health Occupations division, including Nursing, Medical Assistant, Phlebotomy, and other related programs, combine classroom learning with clinical experiences to provide graduates with the skills employers are seeking, which is the hands-on experience. Our ability to partner with businesses such as Cherry Health to train their medical assistants creates valuable relationships between them, the students, and the College.

Workforce development activities

As areas in Michigan have experienced a worker shortage most local employers are investigating ways to retain current employees. In some cases, this requires employees to be trained to increase the skills gap to sustain quality production as well as provide increased wages for the employees. MCC works diligently with the area workforce institutions such as the Right Place, Michigan Works, and local workforce development agencies. We also have a direct connection to the Right Place out of Grand Rapids.

Montcalm Community College provides customized training, on or off-site, for all employers in west central Michigan. We assist employers with identifying training needs and develop programs to meet those needs. In some cases employers are paying for their own training, but in most cases the Michigan New Jobs Training Program assists with costs. The college has worked with over five companies to provide training opportunities and will be signing two more contracts by mid-November.

Lifelong learning

Montcalm Community College's Continuing Education division provides a wide array of (over 100) courses designed to offer area citizens an opportunity to obtain skills and knowledge in a non-traditional format. These courses include, but are not limited to: computer training, art, local history, business skills, yoga and wellness, teacher CEUs, languages, music, and a global awareness series presented by the World Affairs Council of West Michigan. MCC also hosts international trips to the community each year. The trips have been cancelled

since March 2020 due to COVID-19. We are hoping to start those again in 2022-23.

During “normal times” we facilitate a series of educational experiences for Lifelong Learners that focus on senior citizens, providing them with skills and knowledge they need today. It is customary that a retiree from the College acts in a leadership position for that group of citizens. Those have not yet started up again, but there is discussion from the group about needing meeting spaces in the near future.

MCC is the major sponsor for Montcalm County’s Career Showcase. This program brings local K-12 students to area businesses to learn about the jobs that are available and the training that is required. Normally, during the summer months, there are numerous camps aimed at the K-12 population. MCC participates in Discover Manufacturing which is a tour of local companies to learn about jobs in Manufacturing. This also includes Discover Your Tomorrow event which is open to the community and for all ages. The College has a “traveling trailer” that contains electronics, robotics and nursing equipment and schedules visits with K-12’s within and outside of the district and when asked, at miscellaneous functions like safety day at the local sheriff’s department and other outdoor events. In 2019, 800 students have passed through the trailer. Again, this year, we have not been able to provide these opportunities to the community since March 2020 but look forward to it in the future as it is a great way to demonstrate to students the connection between technology and sciences, that what they are learning is relevant to work and advanced careers.

Partnerships and activities

Montcalm Community College has established partnerships with intermediate school districts covering Montcalm, Gratiot, and Isabella counties. In partnership with the Montcalm Area Intermediate School District, MCC offers an Early College program to serve Montcalm and Ionia counties. Students enter the Early College in the 11th grade and can graduate with their High School diploma and Associate Degree in three years. Enrollment decreased this fall as recruiting efforts were not at full capacity due to COVID. To date, 115 Early College graduates have earned an associate degree or a certificate.

MCC provides dual enrollment opportunities to all seven Montcalm County high schools, and three high schools in Ionia County, serving more than 410 students each semester. That is an increase of 21 students over last year. The previous year we experienced a 23% increase.

MCC hired a Career Counselor to work in local middle and high schools to help those students find careers and the training path they require. In addition, MCC offers free Accuplacer testing to local high schools to help determine their college readiness during their high school careers.

MCC is the only entity in Ionia and Montcalm Counties that offers GED testing and collaborates with the Montcalm and Ionia Literacy Councils to help prepare low skilled students for entry into MCC and, ultimately, successful completion of their educational goals. MCC's advisors are skilled at working with the returning adult population.

MCC was able to re-open our collegiate size swimming pool, fitness center, rock climbing wall and gym to the community. Our swimming lesson classes are at full capacity once again. Pickle ball games have become a regular weekly event again. We are hoping for a return of interest in yoga, Centurion fitness" and elementary gymnastics. The main campus has tennis courts, and a disc golf course that are available to the public at no charge, as well as five miles of nature trails on the main campus in Sidney. MCC also holds a yearly 5k run and one mile walk on the nature trails.

MCC offers cultural trips that are open to both students and the public, including annual trips to Chicago and to Stratford, Ontario. MCC hosts study abroad tours that allow MCC students and community members to travel the world. To date, we have not been able to restart these activities. Hopefully soon we will be able to return to them.

MCC is a member of the World Affairs Council of West Michigan to offer international programming to the community. As part of this program, MCC hosts one of the events for all West Michigan. These are now very limited and have become virtual programs, when possible.

MCC promotes musical interests through partnerships with the MCC Philharmonic Orchestra and MCC Alumni & Friends Choir, which are community-based groups.

Both groups have fall and spring concerts for the local community. The organizer is in the process, as this report is written, to determine how to make this years Holiday Season concert work. It will likely require a reduced number of singers and musicians, particularly on the stage at the same time.

MCC operates a campus library that is open to the public and collaborates with all the local district libraries. Art is regularly displayed to the public in the North Building; however, classrooms have taken over the space during renovation of the Smith building. MCC computer labs on the Greenville campus are open to the public. Students from local schools regularly come to MCC's main campus in Sidney to see the Mastodon bones that are on display, and tour Heritage Village to learn about the history of Montcalm County. MCC is home to One Book One County and One Book One College that engages the entire community in reading books and discussing them. We have been able to continue One Book events with masking and social distancing.

"Heritage Village" located on the Sidney campus, offer children an opportunity to attend at least one family activity each year, either a Christmas holiday party or Halloween party. This activity provides families with an opportunity for the college to connect to the community and its younger residents. These events have been on hold since COVID hit in March of 2020.

MCC hosts events such as the monthly legislative luncheons, on a monthly basis.

Articulation agreements

MCC has articulation agreements with the Montcalm Area Career Center, Mount Pleasant Technical Center, Heartlands Institute of Technology (Ionia), and Kent Career Center in Early Education, Welding, Computer Support, Criminal Justice, Agriculture, Health and Engineering. MCC partners with Michigan State University to offer an associate degrees Agricultural Operations, which has articulations back into the career centers.

MCC has over 100 articulation agreements, spanning most area colleges and universities. These agreements include 3+1, 2+2, and transfer guides. MCC has signed reverse articulation agreements with Davenport University, Grand Valley State University, Ferris State University, Central Michigan University, and Western Michigan University. MCC has partnered with MSU to provide three associate

degrees in agriculture on MCC's main campus in Sidney. MCC and MSU jointly employ a recruiter for the Agricultural Operations program who is housed on MCC's campus.

MCC, along with the Michigan Community College Association, and other community colleges and universities, is helping to lead the creation of new state-wide articulation agreements in Biology, Psychology, Criminal Justice, Communication, Social Work, Engineering and Business.

c. Identify other initiatives which may impact facilities usage.

Montcalm Community College has become recognized as a provider of training for business and industry. Campus facilities are in constant demand for employer-sponsored seminars, conferences, meetings, and skills training. This demand used to place increasing pressure on our facilities and hopefully will once again once we are beyond the pandemic. Some groups have reached out to us to host events and as long as we can provide a large enough space, while maintaining adequate social distancing, the facility use is beginning to see an increase in usage. We have, on a small scale, completed renovations to provide improved and productive learning spaces on our Greenville campus. Based on recent data, we doubled the amount of welding stations and re-organized additional lab space to enlarge the class size and improve the flow of students in the Industrial programs.

The College has discussions with area business regarding their need related to training in the HVAC industry as previously discussed. Facility space and location as well as equipment needs are being reviewed.

Health care opportunities are never-ending, and the college looks forward to providing a state-of-the-art renovated space with clinical settings and equipment and software to provide a real-world environment for student success. The Smith renovation is expected to be completed in May 2022.

As Early College population grows, the Morford building that they are housed in for their first year is in serious need of an update to provide collaborative spaces for learning and studying. Additional conversation has prompted the college to look at a possible limited renovation of the Doser building space to house the program. Discussions are ensuing.

Before the pandemic, the MCC Recreation and Fitness Center staff were encouraging our students to participate in optional offerings, personally or as teams by expanding that area. Now that we have returned, the staff are working hard as ever at attempting to get back “to normal.” The community and students have both responded positively. The pool is busy with swimming lessons, water aerobics, and lap swim. The gym is in use at different times of the day and regional club sports such as volleyball coming back to use our facilities.

d. Economic development impact of current/future programs.

Historically, over the last three years, more than 86% of Montcalm Community College graduates are employed within one year of graduation. In addition, hundreds of area citizens acquire and enhance workplace skills each year through our credit, non-credit and customized training programs. The direct and indirect impact of these citizen success stories on the economy of west central Michigan is dramatic.

Workforce training continues to provide employers with the opportunity to sustain their current workforce and upgrade their skills as technology changes.

Early College and Dual Enrollment programs provide high school graduates with an opportunity to earn college credits and/or certifications on a “free” basis.

III. Staffing and Enrollment

a. Enrollment by Program

The following two pages detail full-time and part-time enrollment by program. All programs are accessed by students at the main campus, although portions of each program may be accessed through the satellite campus in Greenville or via the internet.

Enrollment By Program

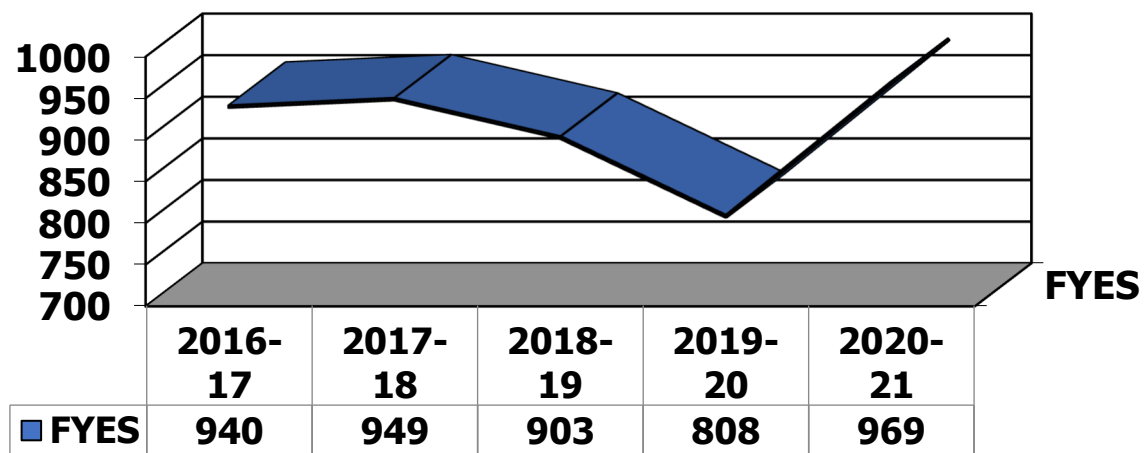
FYE June 30, 2021

Program	Part-Time	Full-Time	Grand Total
1000 Selected Courses	1	28	29
1101 General Studies		1	1
1104 Associate of Liberal Studies		1	1
1105 Liberal Studies Certificate		5	5
1106 Associate of Science & Arts	130	328	458
110N Pre-Nursing		1	1
1110 MITransfer Pathway Psychology Associate of Arts	3	9	12
1115 MITransfer Pathway Biology Associate of Science	1	4	5
1125 MITransfer Pathway Business Associate of Science	1	2	3
1130 MITransfer Pathway Art Associate of Arts		1	1
1150 MITransfer Pathway Exercise Science Assoc of Sci		2	2
1211 Accounting	4	17	21
12121 Business Admin/Entrepreneurship		1	1
12122 Business Admin/Management		2	2
12124 Business Entrepreneurship AAS	1	8	9
12125 Business Management AAS	11	59	70
12126 Business Marketing AAS	3	6	9
12127 Business Management Certificate		5	5
12128 Business Professional Track BS	4	9	13
1227 Office Applications		1	1
1237 Information Processing Assistant Certificate		1	1
1238 Medical Office Administration	3	29	32
1239 Office Administration	3	15	18
1245 Child Development Associate (CDA)		1	1
1247 Criminal Justice/Corrections Certificate		4	4
1248 Criminal Justice/General		2	2
1250 Early Child Education	3	24	27
1251 Early Child Development Certificate		6	6
1252 Education Support A.A.S.	1	5	6
1255 Criminal Justice AAS	3	24	27
1320 Technical Design in Manufacturing AAS		3	3
1322 Technical Drafting & Design		2	2
1323 Engineering Technology	1	12	13

1334 Welding Technology	1	6	7
1336 Welding	5	11	16
1343 Skilled Trades - Machinist Certificate		11	11
1344 Skilled Trades - Maintenance Mechanic Certificate		4	4
1345 Skilled Trades - Tool & Die Maker/Designer Cert		5	5
1352 Electronics Technology AAS		1	1
1357 Computer Support Technology		2	2
1360 Programming		2	2
1361 Computer Information Technology Mgmt Assoc Deg		10	10
1362 Computer Networks & Systems	1	3	4
1363 Computer Technology Certificate		1	1
1364 Computer Network Administration	1	13	14
1369D Pre-Apprentice Maintenance Mechanic Cert.		1	1
1370 Apprenticeship Training		139	139
1372 Skilled Trades		13	13
1373 Industrial Automation Maintenance		10	10
1374 Industrial Automation Maintenance Certificate		10	10
1400 Registered Nursing (ADN)	15	164	179
1414 Medical Assistant-Certificate	2	22	24
1415 Nursing Professional Track	26	140	166
1511 Education Parapro		3	3
1550 Digital Arts AAS	5	18	23
1560 Digital Arts Certificate		4	4
1570 Web Developer & Programming AAS	2	8	10
1615 Pre Animal Health Technology	2	10	12
1616 Pre Animal Health Technology		2	2
1617 Pre Animal Health Technology	1	1	2
1618 Preveterinary		4	4
1620 Agricultural Operations AAS		31	31
1621 Agribusiness AAS		2	2
8000 Dual Enrollment	4	465	469
9000 Selected Courses		1	1
9001 Guest Student		31	31
Grand Total	238	1766	2004

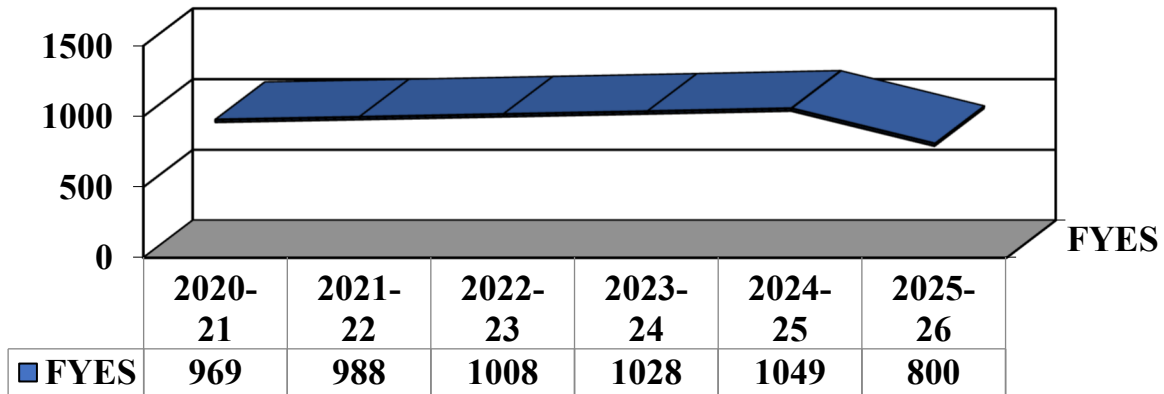
b. Past Five-Year enrollment pattern.

Enrollments have been on the decline for several years. The majority of those declines have been approximately less than 1% and no more than 2% until Summer 2019. Enrollment declined 8.9% overall for the 2019-20 fiscal year. I am glad to report that we experienced an increase in 2020-21 and again with this fall 2021 also showing an increase not included in this chart. We are now back to the 2015-16 enrollment level.



c. Five-Year enrollment projection.

MCC is anticipating that enrollment will continue to increase in small increments, relatively 2% each year over the next three to four years. Once we arrive at 2025, we are all aware of the demographic shift/decline of Michigan high school students. In the meantime, MCC is working with RNL to solidify enrollment strategies. There currently is room for growth locally if we can encourage more of the high school graduates to attend as our data shows only around 50% attend any higher education in our region, so there is market share to be captured. Dual enrollment headcount continues to grow due to better than ever communication outreach and targeted effort with the K-12's and other local potential students. Skilled trades are predicted to hold steady in the region.



The renovation of the Smith Health & Natural Science building will be instrumental in meeting the increased enrollment projections as we add capacity to that academic area. Additional building improvements related to student collaboration areas and updates to the Morford building for Early College will expect to provide a minimal increase in enrollment as well. The addition of a construction trades program will also help to maintain enrollment levels and provide an increase.

d. Instructional staff/student and administrative staff/student ratios.

In Fall of 2021 MCC has 31 Full-time instructors and 76 Part-time instructors teaching credit courses and 31 Administrators.

Faculty staff/student ratio = 1:20

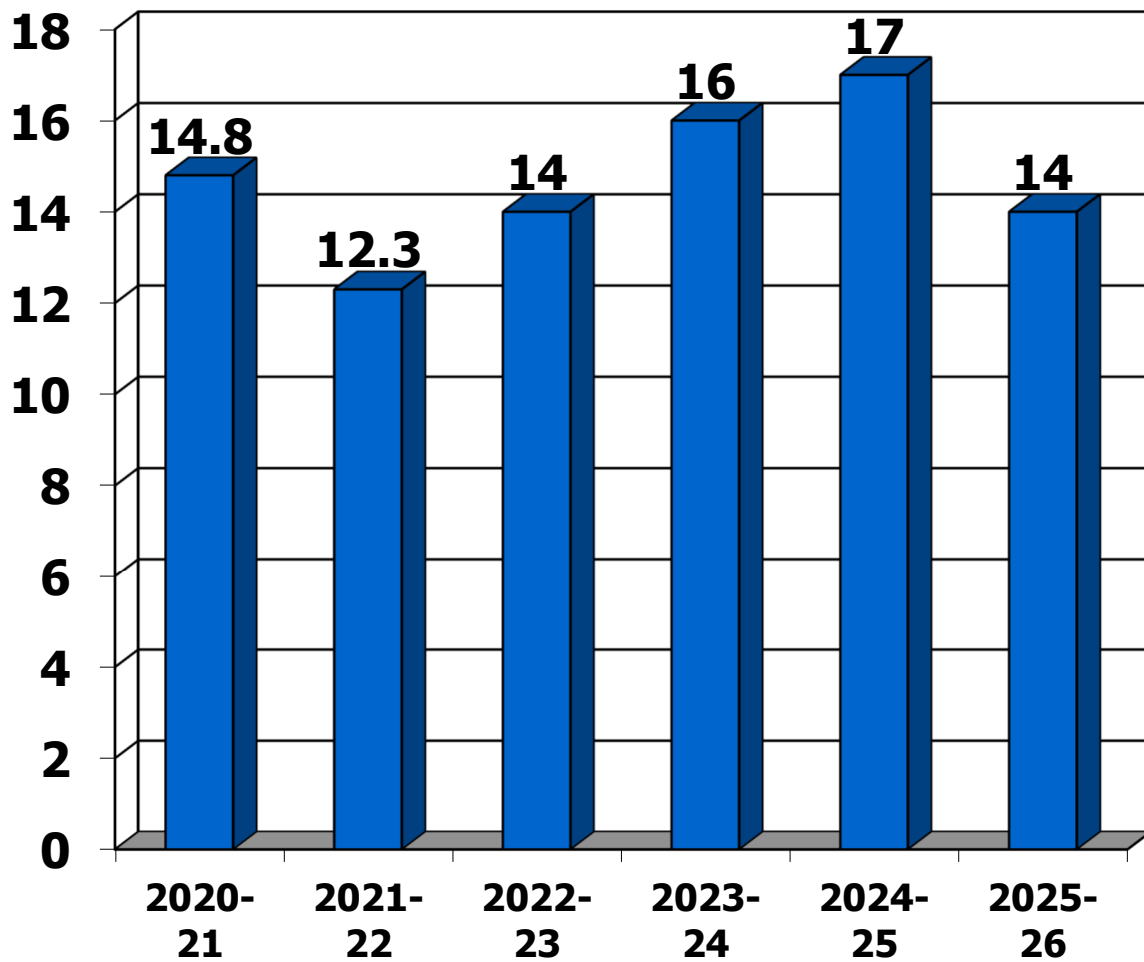
Administrators/student ratio = 1:49

e. Future staffing needs based on five-year enrollment estimates and future programming changes.

Present staffing levels will sustain the current student population. Utilizing continuous quality improvement methodologies, the college anticipates improved efficiencies in processes and technology and scheduling. In addition, attrition is taken into consideration and as vacancies occur, the Executive Team reviews tasks and responsibilities to determine if the need for replacement is necessary.

f. Current and projected average class size based on mission and planned program changes.

MCC's current average class size is 12.3. This is significantly below our ultimate target of 18, however many factors contribute to the average such as, lab and clinical settings which only allow for eight students and in some industrial classes only up to 12 and COVID has destroyed the class size due to social distancing of six-feet between students in classrooms to keep contact tracing to a minimum for students benefit in attending face to face instruction.



IV. Facility Assessment

The College undergoes a facilities assessment every fall. The report is used to determine building conditions and repair estimations for cost and timing purposes as well as budget expectations related to deferred maintenance. The summary comparison report below.

Building/Campus/All Assessed Facilities Comparison Report													
Montcalm Community College													
Facility	Year Built	Building Area (S.F.)	Pct. of Total S.F.	CRV	Percent of Total CRV	Priority Issues Data				0-5 Year Cumulative Data			
						DMB	Total DMB	FCI	Rating	DMB	Total DMB	FCI	Rating
All assessed facilities		254,801		\$71,573,040		\$970,884		1.48%	GOOD	\$3,593,585		5.02%	FAIR
Greenville		40,980	16.1%	\$11,553,570	16.1%	\$78,937	0.0%	0.0%	GOOD	\$323,539	9.0%	2.80%	GOOD
Ash Technology and Learning Center	2001	19,495	7.7%	\$6,088,295	8.5%	\$0	0.0%	0.0%	GOOD	\$165,864	4.6%	2.73%	GOOD
Braman Center	2012	16,585	6.5%	\$5,282,495	7.4%	\$78,937	8.1%	1.5%	GOOD	\$157,875	4.4%	3.00%	GOOD
Greenville Pole Barn	1970	4,900	1.9%	\$222,810	0.3%	\$0	0.0%	0.0%	GOOD	\$0	0.0%	0.00%	GOOD
Main		213,821	83.9%	\$60,019,470	83.9%	\$891,927	100.0%	0.5%	GOOD	\$3,270,046	91.0%	5.45%	FAIR
Activities	1975	36,190	14.2%	\$10,974,810	15.3%	\$301,807	31.1%	2.75%	GOOD	\$521,303	14.5%	4.75%	GOOD
Barn Theater	1917	3,932	1.5%	\$953,295	1.3%	\$63,394	6.5%	6.65%	FAIR	\$123,928	3.4%	13.00%	POOR
Cold Storage	1987	3,880	1.5%	\$171,360	0.2%	\$0	0.0%	0.00%	GOOD	\$5,141	0.1%	3.00%	GOOD
Doser Building	1999	38,013	14.9%	\$11,451,300	16.0%	\$34,354	3.5%	0.30%	GOOD	\$480,955	13.4%	4.20%	GOOD
Farmhouse	1916	2,550	1.0%	\$515,235	0.7%	\$5,925	0.6%	1.15%	GOOD	\$33,233	0.9%	6.45%	FAIR
Kenneth J. Smith Instructional Buidin	1996	25,132	9.9%	\$7,889,465	10.7%	\$115,342	11.9%	1.50%	GOOD	\$480,592	13.4%	6.25%	FAIR
Instruction North	1998	21,780	8.5%	\$4,355,610	6.1%	\$167,691	17.3%	3.85%	GOOD	\$429,028	11.9%	9.85%	FAIR
Les Morford Instructional Building	1999	11,184	4.4%	\$3,382,785	4.7%	\$93,027	9.6%	2.75%	GOOD	\$228,338	6.4%	6.75%	FAIR
Donald C. Burns Library and Admin.	1996	28,720	11.3%	\$8,682,660	12.1%	\$104,192	10.7%	1.20%	GOOD	\$547,008	15.2%	6.30%	FAIR
Pole Barn	1998	1,800	0.7%	\$171,360	0.2%	\$0	0.0%	0.00%	GOOD	\$12,852	0.4%	7.50%	FAIR
Power Plant	1986	3,840	1.5%	\$2,477,895	3.5%	\$6,195	0.6%	0.25%	GOOD	\$187,258	4.7%	6.75%	FAIR
Ash Building	2007	28,800	11.3%	\$8,742,195	12.2%	\$0	0.0%	0.00%	GOOD	\$240,410	6.7%	2.75%	GOOD
Maintenance Building	2007	8,000	3.1%	\$451,500	0.6%	\$0	0.0%	0.00%	GOOD	\$0	0.0%	0.00%	GOOD

a. Summary description

The links below are to MCC's 2021 Facilities Assessment and DMB Executive Summary.

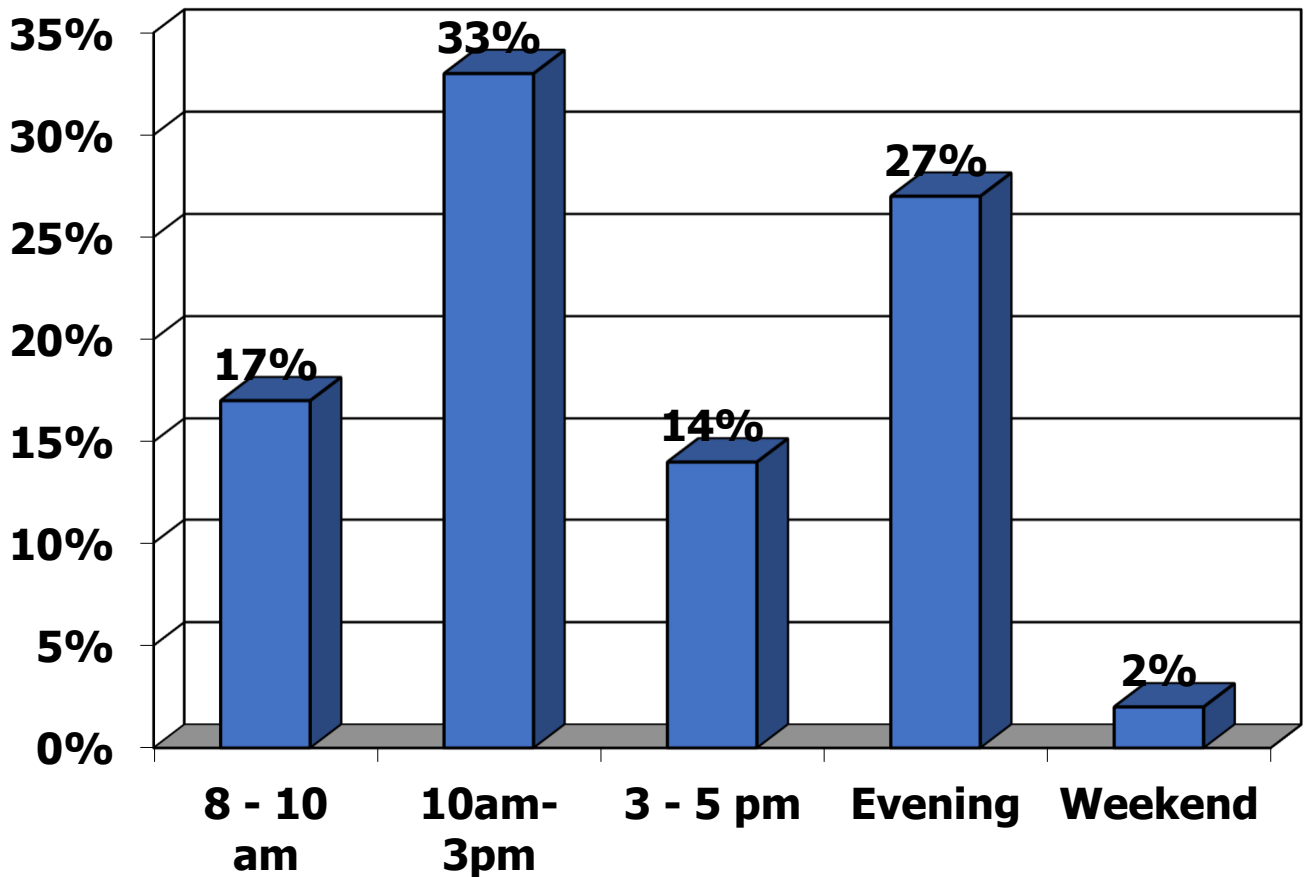
[Deferred Maintenance Report \(montcalm.edu\)](https://montcalm.edu/Deferred-Maintenance-Report)

[2021-10-07-mcc-facility-condition-report-section-2.pdf \(montcalm.edu\)](https://montcalm.edu/2021-10-07-mcc-facility-condition-report-section-2.pdf)

b. Classroom Utilization Rates

Below are average classroom utilization rates based on Monday through Friday and then by the time of day. The average does include health care labs, industrial labs and computer labs. Health care labs are scheduled at appropriate times for interaction between students and faculty/coordinators while industrial and computer labs are open continuously during the buildings operating hours. There is a definite decline in utilization rates compared to pre-covid time frames

and because of that additional research shows that we have 20 dual enrolled offsite courses taking place. Another change in course delivery is online courses. Currently we have 67 courses that are completely online and do not require classroom space. Comparatively, that is an 85% increase in online course delivery. In addition, Saturday courses are almost non-existent due to student/company feedback as the majority of Saturday courses were Industrial courses.



c. Mandated facility standards

All programs and departments comply with all applicable laws and standards such as OSHA and MIOSHA. Facilities are reviewed on a regular schedule to ensure compliance. Industrial programs as well as chemistry labs, serve as main areas of concern due to probability of an incident.

d. Functionality of existing structures and space allocation

Generally, classrooms in the newer buildings are adequate (Doser, Ash, Braman, Ash-Greenville) however, classrooms in older buildings (Morford, Smith) are outdated and need improvement. Within the Five-Year Master Plan, all buildings are planned for renovation, but Smith is the top priority and actual demolition/construction begins the week of October 11, 2021. Within the Smith building, health care clinicals and biology labs, science and math classrooms will be the focus with a complete upgrade to the HVAC system and overall updated fixtures, walls, windows, restrooms and to add collaborative student spaces which are non-existent today. Beyond that, we will begin a deep analysis of the existing Master plan over the next six to nine months to determine what revisions we may want or need to make that plan moving forward.

e. Replacement value (insured value)

R.A. SCHETTLER, INC
SUMMATION
OF

Asset Acct: MONTCALM COMMUNITY COLLEGE As of 11/01/20
REAL ESTATE - BUILDING

Summary by:	Replacement Value New	Sound or Depr. Value
ACTIVITIES BUILDING	10,452,200.00	6,480,400.00
KENNETH J. SMITH BLDG.	7,323,300.00	4,540,400.00
LES MORFORD BLDG.	3,221,700.00	1,997,500.00
L.R.C./ADMINISTRATION	8,269,200.00	5,126,900.00
INSTRUCTION NORTH	4,148,200.00	2,364,500.00
POWER PLANT	2,359,900.00	1,109,200.00
FARM HOUSE	490,700.00	206,100.00
BARN THEATER	907,900.00	335,900.00
METAL STORAGE BUILDING	163,200.00	76,700.00
NEW STORAGE BUILDING	92,000.00	76,800.00
ELEVATED WATER TANK	775,000.00	558,000.00
BEATRICE E. DOSER BUILDING	10,906,000.00	8,397,600.00
ASH TLC BUILDING	5,779,300.00	4,739,000.00
STANLEY P. ASH BUILDING	8,325,900.00	6,827,200.00
MAINTENANCE BUILDING	430,000.00	352,600.00
BRAMAN CENTER	5,011,900.00	4,560,800.00
GREENVILLE STORAGE BUILDING	212,200.00	99,700.00
GREENHOUSE	70,300.00	64,700.00
ROBERT MARSTON PAVILLION	11,000.00	10,700.00
ASSET ACCOUNT GRAND TOTAL	68,949,900.00	47,918,700.00

f. Utility system condition (i.e. HVAC, water, sewer, electrical)

The current boiler system is adequate and well maintained. Most all steam and condensate lines were replaced in fall 2017 and therefore, we have gained efficiencies with that system. Chillers are adequate as well, except for the Smith building which needs to be renovated due to natural aging. Water systems are adequate and inspected at appropriate intervals as we have our own water tower. The sewer system is more than adequate and is currently maintained by a local sewer authority in combination with the county.

g. Facility infrastructure condition

All main parking lots were seal coated during the summer of 2018 except for the North building parking lot. It needs complete replacement due to age and the construction related to the steam pipe replacement project. The main road for the Sidney campus, College Drive, was resurfaced during the summer, 2021 and the cost was split between the college and the township. Sidewalks on both campuses are in good condition. Small sidewalk repair took place in 2019 and new steps were added at the Sidney campus. Storm drains were cleaned out in 2018. Drainage ditches will be addressed by the county in the coming year. They were scheduled for summer of 2020, but that did not happen.

h. Adequacy of existing utilities and infrastructure system to current and 5-year projected programming needs

Existing utilities and infrastructure systems are adequate to support any future programming needs within the next five to ten years.

i. Enterprise-wide energy plan and what are the goals. Have energy audits been completed on all facilities and, if not, what is the plan/timetable for completing such audits.

Ameresco partnered with the college and made energy efficiency improvements, including HVAC controls, LED lighting, and replacement of some windows. In addition, we have partnered with Consumers Energy to perform annual steam trap and boiler tune-up assessments as well as electrical energy usage audits.

The goals of these projects were to decrease financial burden and increase environmental sustainability. We have continued to meet with Ameresco to further enhance these practices and discuss future improvements.

Currently Ash and Braman buildings are LEED certified.

j. Land owned by the institution and determined if whether capacity exists for future development, future demands etc.

MCC's primary campus is located on 220 acres in Sidney, Michigan which is in west central Michigan. This site is adequate for any possible campus expansions anticipated over the next five to ten years.

The Greenville campus is located on 19 acres in Greenville, Michigan and the site is adequate as well for all campus expansions anticipated in the next five to ten years.

k. Buildings Bonded and any timelines for expiration

The Montcalm CC Life Science project (known as the Ash building) was completed in 2007 on the main Sidney campus. It added 28,800 additional square feet to health and science programming. Total construction costs were \$7,500,000 and the SBA construction costs were \$2,999,800. The lease SBA expiration is set for 2047.

The Montcalm CC MTEC expansion which was the erection of the Braman building on the Greenville campus and was completed in 2013. Total construction costs were \$5,433,400 and the SBA construction costs were \$2,716,500. The lease SBA expiration is set for 2052.

V. Implementation Plan

The College is using the most current Master Plan created in Fall 2018 and approved by the Board in Spring 2019 as a guiding tool to address facility enhancements and scheduled maintenance. The creation of the plan included input from staff, students, local business advisory members, community at large and local K-12's and ISD representatives. In a general sense, the campus facilities are well maintained but some structures are out-of-date and in serious need of student space allocation revisions, and healthcare and biology labs updates.

In the summer of 2019, the College renovated the Braman building to enlarge (double) the welding lab, provided robotics with its own room for instructing as well as lab space and made needed space adjustments in the automation lab and machine shop lab. The writing center located in the library also was renovated to provide privacy, HVAC modifications and a defined specific space with modern appeal. Past data indicates that students use has increased in the writing center each year since its inception four years ago.

The Master Plan overall, touches every building on both campuses to provide better use of spaces, create student spaces, up-to date technology and lab settings for healthcare and sciences, improves way finding and creates a one-stop-shop for students. As previously mentioned MCC will be revisiting the Master Plan to determine what changes may need to be made to it moving forward based on recent small improvements. The college has also undertaken on its own, the renovation of the Smith building in absence of any capital outlay from the State. The college simply could not wait any longer. Funding for the Smith project will be institution based along with donor contributions. Our existing foundation funds are very strong, \$25+ million however, most of these funds are endowed and/or restricted for other things than building renovations. Should the State of Michigan find itself in a position to revisit capital outlay funding for projects that are underway as an exception, the college would be willing to enter into discussions regarding the Smith project, which was listed as the #2 project on the rating scale. Any consideration in this endeavor would be welcomed.

a. Major capital projects requested from the state

Montcalm Community College reiterates that they could not wait for the state to determine when they might release capital outlay funding. Updates regarding outlay indicated that it should not be expected in the near future. As such, the College moved ahead in the last year with the Smith building renovation. In addition, the campus has been able to undertake small improvements using general fund dollars. Due to those changes, the master plan will undergo revisions in the coming months and at that time the college will determine what the new priority regarding campus improvements will be. Montcalm Community College does not have a “new” project to submit this year.