

FISCAL YEAR 2021 CAPITAL OUTLAY PROJECT REQUEST

Institution Name: **Bay de Noc Community College (Bay College)**

Project Title: **Catherine Bonifas Renovation: Escanaba Campus**

Project Focus: Academic Research Administrative/Support

Type of Project: Renovation Addition New Construction

Program Focus of Occupants: **Classrooms, Labs, offices, and facilities for General Education, Criminal Justice, Early Childhood Education, Arts, Communication, English, First Year Experience, Human Services, History, Languages, Political Science, Social & Behavioral Sciences, and Transitional Studies.**

Approximate Square Footage: **28,428 sq ft**

Total Estimated Cost: **\$2,448,503.00**

Estimated Duration of Project: **The design work would begin immediately after notification of award with an estimated completion date of August 2021.**

Is the Five-Year Plan posted on the institution's public internet site? Yes No

Is the requested project the top priority in the Five-Year Capital Outlay Plan? Yes No

Project Purpose:

Bay de Noc Community College seeks funding through the capital outlay process to renovate and extend the useful life of one of its existing buildings on the Escanaba Campus. The proposed renovations in the Catherine Bonifas building will correct life/safety deficiencies, provide ADA compliant access, increase energy efficiencies, and promote greater occupancy through architectural improvements.

The Catherine Bonifas building was originally constructed in 1970. The building is primarily concrete block and brick with original windows, doors, lighting and plumbing fixtures. The purpose of this project is to provide a complete renovation of the interior including all new windows, mechanical, electrical, plumbing, life-safety systems, architectural elements, and classroom upgrades. Renovation of the building will allow for space where students and employees can gather, study together, and collaborate, increasing occupancy and building utilization. Energy efficiencies will provide fiscal savings through reduced utility costs.

Score of the Project:

The proposed project includes renovations throughout the building.

- Architectural improvements include replacement of carpeting and VCT tiles, replacement of acoustic ceiling tiles, refinishing terrazzo tile flooring, replacement of all windows, removal of interior walls, widening of passageways, renovation of restrooms, new paint and cove base. Budget estimate \$982,000.
- Mechanical and plumbing include installation of new air handler units, replacement of inefficient boiler systems (currently 75% efficient), addition of digital controls and smart

software, installation of 35 variable air volume boxes for more efficient temperature control, reconfiguration of restroom plumbing and installation of low flush toilets and low flow faucets, and installation of additional ventilation and air filtration in ceramics lab. Budget estimate \$780,000.

- Electrical upgrades include replacement of all existing light fixtures with high efficiency LEDs and provide improved user control and switching throughout the building. Installation of an individual utility meter will allow for energy optimization and swift identification of any equipment issues. Budget estimate \$190,000.
- Installation of an automated sprinkler system for fire suppression. Budget estimate \$145,000.
- Installation of safety & security systems and mechanical systems automation. Budget estimate \$351,503.

Conversion of an old movie theater into a student and faculty collaboration space will provide desired space where students and faculty can come together for tutoring opportunities or students can rest and study. Installation of small niches in the main corridors will provide quiet contemplative space that students seek in other buildings across campus. Expansion of classrooms will allow instructors to more freely move within the space and engage students in more interactive learning. A small patio area outside of the Arts classroom will provide the space needed for students to draw and paint the natural surroundings.

To reduce air infiltration and lower utility costs all exterior entrances will be outfitted with vestibules.

Program Focus of Occupants:

Additional Information:

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

By 2025, 6 in 10 jobs will require an education beyond high school. This means Bay College needs to educate more students than ever before. Several programs reside in this building with job creation and talent enhancement opportunities such as Human Services, Criminal Justice, Early Childhood Education, Art & design, and Education and Liberal Arts. The following tables shows job growth in Bay’s regional sector (central Upper Peninsula and northern Wisconsin), taken from a recent Program Demand Gap Analysis report that highlight these program areas.

Title	2015 Jobs	2025 Jobs	Job Change	Median Hourly Wage
Sales Managers	855	956	101	\$46.38
Social and Community Service managers	716	782	66	\$28.30

Title	2015 Jobs	2025 Jobs	Job Change	Median Hourly Wage
Managers, General	2,192	2,418	226	\$26.15
Computer Occupations (including Graphic Design and Gaming)	406	462	57	\$26.88
Child, Family, and School Social Workers	744	807	63	\$20.87
Probation Officers	347	355	8	\$23.82
First-Line Supervisors of Correctional Officers	284	292	8	\$28.69
First-Line Supervisors of Police and Detectives	305	312	8	\$33.88
Correctional Officers and Jailers	1,826	1,888	63	\$22.91
Detectives and Criminal Investigators	183	192	9	\$31.73
Police and Sheriff's Patrol Officers	1,890	1,938	48	\$25.93
Private Investigators	60	65	5	\$19.49
Substance Abuse and Behavioral Disorder Counselors	744	807	63	\$20.87
Mental Health and Substance Abuse Social Workers	384	462	78	\$18.58
Social and Human Services Assistants	1,902	2,122	221	\$12.03

Furthermore, with only 21% of Michigan's high school graduates being college ready an emphasis on transitional courses is a priority. Giving these students a sense of place in this building where transitional faculty reside will further lead to their success.

A number of students attend Bay College with the intention of transferring to a four-year college or university to receive a bachelor's degree. Though these students study any number of topics, a large number of them receive Associate of Arts degrees in general studies. Over the past four years, an average of 57 students have completed a liberal arts or general studies degree at the associate degree level, which composes 12% of the college's annual production of certificates and degrees. Once these students leave Bay College, their educational and career track is difficult to predict. They could attend a four-year college in the region or outside the region, and they could study any number of different programs that will ultimately determine their future career. What can be shown is that over the next 10 years, jobs that require a bachelor's degree are projected to be in high demand. In any given year between 2016 and 2026, 14,834 jobs will require a bachelor's degree and 43,341 will require a bachelor's degree or less, availing these students of 83% of all regional job openings. Bay College recognizes the value of general studies and identifies with business leaders who desire employees with soft skills such as interpersonal communication, writing, organizational, and leadership skills. The Catherine Bonifas building houses the delivery of these courses.

How does the project enhance the core academic, development of critical skill degrees, and/or research mission of the institution?

The mission of Bay College:

Student Success. Community Success. Culture of Success.

This project adds value to the college mission by focusing on improvements that will enhance our student's experience both in and out of the classroom, increase employee satisfaction, and encourage community use of the facility.

The renovations in this project will provide students with a place to study, meet in groups, and meet with advisors and will result in students staying in the building longer and feeling more connected to their academic programs. Creating these spaces in other buildings has helped to increase persistence from fall to fall by 4%. Currently, students have to go to an adjacent building in order to work in a group or to find quiet study space. Furthermore, providing a more modern feel through lighting, flooring, and architectural features, as well as improving air quality will increase usage to the space. In addition, students with disabilities must use restrooms in adjacent buildings because current restrooms were not designed well and have challenging entry points that are difficult to navigate when using a mobile assist chair. The renovations include 4 single use restrooms that will provide unencumbered access as well as unisex facilities.

The college's Early Childhood Education program was accredited in March 2019 through the NAEYC. Accreditation of the program requires dedicated lab space for observation and practice of early childhood settings. Program improvements will be made through this renovation project. Existing classrooms will be modified to allow for monitored early childhood learning environments. The space will consist of two rooms adjacent to one another with monitoring and recording equipment in the early childhood setting room and evaluators in the opposite room watching in real-time. Students will have

the ability to review recordings and self-critique. Instructors will use this new technology and instruction methodology in their student learning outcomes.

Improving heating and cooling in offices, replacement of windows, and updated carpet and paint will increase employee satisfaction. Creating gathering spaces outside of faculty offices has been requested for years and this project would answer that need, resulting in faculty spending more time with students in a comfortable and productive setting. In addition, reducing management of the buildings systems by introducing automation and smart controls will improve the maintenance personnel's experience, all leading to an improved Culture of Success.

Removing physical barriers imposed by placement of roof drains in the original design will open up corridors and provide visually pleasing passageways in and around the building's art gallery. In addition, softening of a T-shaped intersection will provide soft seating opportunities for community members when they attend gallery shows and student events. It is anticipated that these improvements will expand cultural events that take place in this building, leading to improved Community Success.

Is the requested project focused on a single, stand-alone facility? If no, please explain.

Yes, the project is focused on the Catherine Bonifas building. Originally constructed in 1970. The building is stand-alone with a connecting corridor to an adjacent building.

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

Although the Catherine Bonifas building has been well-maintained since it was constructed in 1970 and a small portion of the building was renovated in 1999, the majority of its infrastructure is out of date and systems are inefficient. In addition, the original interior treatments are severely out dated and lack a modern higher education atmosphere with no common spaces available. The exterior of the building is brick and is in good condition and the roof was recently replaced. The proposed renovations will assist the college in:

- Repurposing under-utilized space to create common areas for students to collaborate, study, and meet with faculty
- Improve academic programs
- Improving pedestrian flow throughout the building by removing barriers created in the original design
- Repurposing an office suite to increase the size of an adjacent smaller classroom
- Repurposing an adjacent classroom into a larger Arts classroom and hands-on art studio
- Redesigning restroom facilities to meet the needs of students with disabilities

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

Yes, this project mitigates life/safety deficiencies. The Catherine Bonifas building is not outfitted with a fire suppression system. Included in the budget for this project is the installation of a fire suppression

system throughout the building. In addition, the Ceramics classroom and lab facilities will be outfitted with improved air circulation, air quality sensors, and an air filtration system; improving air quality for students and employees in a program that generates substantial small particle dust. The project will also repurpose a non-ADA compliant classroom that had been converted from a 1970's style movie theater. Furthermore, restrooms in the building which are difficult to navigate for students with disabilities will become barrier free. Lastly, all exterior entries will be automated ADA compliant doors and approaches.

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

Bay College uses EMS software to track its course schedules and classroom utilization. College personnel from Facilities and the Registrar analyze utilization data annually and work together to make efficient changes to future schedules. As an example, the West Campus adjusted classroom assignments in conjunction with changes in a chemistry lab to reduce energy consumption, resulting in a 19% decrease in electrical utility costs for the academic year. In addition, the college invested in technology that allows for integration of updated HVAC systems into the college's scheduling software. This improvement provides more accurate control of heating and cooling based on actual usage of rooms. As HVAC and lighting systems are upgraded they are automatically integrated into this system.

In addition, the college participates in routine energy audits supported by the Department of Energy and the Michigan Agency for Energy. Energy audits were conducted in 2001, 2012, 2013, and 2016. These energy audits compare the *energy cost intensity* (ECI) of college buildings to similar types of buildings in the state of Michigan based on the EPA Energy Star Portfolio Manager benchmarking program. Based on the median ECI's of comparable buildings Bay College does well, exceeding performance in all but the YMCA and student apartment buildings. However, buildings with manual controls and antiquated systems do not perform at the highest level and without improved infrastructure, buildings such as the Catherine Bonifas will continue to drop in energy cost intensity. A previous renovation project reduced energy use in the renovated building by 49%.

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

Bay College is a signatory of the Climate Commitment Agreement and as such has committed to becoming climate neutral. Integrating sustainability into all aspects of its business practices is paramount to achieving this goal. Renovations and new construction will comply with the U.S. Green Building Council's LEED Silver standard or equivalent and all appliances will be Energy Star certified. The Board of Trustees policy 1036 *Energy Policy* defines all new construction or renovations will pursue energy conservation measures and implement energy conserving systems and utilities.

Are match resources currently available for the project? If yes, what is the source of the match resources? If no, identify the intended source and the estimated timeline for securing said resources?

The college match resources will be drawn from millage funds specifically allocated to renovations and/or new construction.

If authorized for construction, the state typically provides a maximum of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?

No, the college does not intend on reducing the state share from the amounts indicated.

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 the institution. In fact, the college expects this project to result in cost savings due to energy efficiencies and will create long-term utility cost savings. In addition to fiscal savings the college anticipates greater satisfaction of facility use by students, employees, and community members.

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

This project will have no impact on tuition costs.

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

If this project is not authorized, the college will continue to offer academic courses and labs in the Catherine Bonifas building utilizing the current facilities. However, renovations outlined in this proposal will not be done and the benefits of this project will not be realized. With that said, the college will do what it can within operational budgets to make some of the energy efficiency enhancements, as there are energy savings to be gained, and those cost savings could fund some of the life-safety deficiencies.

What alternatives to this project were considered? Why is the project preferable to those alternatives?

Small capital projects have been considered in an effort to upgrade heating and cooling systems, in addition to minor changes to the restroom facilities to provide some relief for disabled students. The college would allocate staff resources to do some of the energy efficiency improvements, such as sealing of any wall penetrations and replacing door seals. Although these are viable alternatives to a small part of the project scope, they will take resources from other areas of the college, both fiscal and human.

The college seeks funding to renovate an existing building to gain efficiencies and increase occupancy. This project will provide long-term energy savings, create much needed collaborative and study space for students, enhance academic programming in several key areas, and improve employee satisfaction with and community usage of the building.

