



May 2019

# **2019 Facilities Masterplan Montcalm Community College**

Sidney, Michigan

# **MMA**

MATHISON | MATHISON ARCHITECTS



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## 1. Introduction

In May, 2018 Montcalm Community College commissioned Mathison | Mathison Architects to create a Facilities Master Plan. This plan is intended to guide the physical development of the College in ways that reflect the specific goals of the College, optimize existing assets, and reflect its mission and vision for the future. It further reflects established priorities at MCC as it strives toward excellence in educational opportunity and community connection for all.

We appreciate and acknowledge the assistance of MCC Administration for their contributions to this update, including their time, interest, advice and constructive thoughts. In particular, the guidance and organization of President Dr. Robert Ferrentino, Vice President of Administration Connie Stewart, and Director of Facilities Taylor Male were most appreciated during the entire process.

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## 2. Summary

The Summary for this Facilities Master Plan Update report includes the following:

- A. Background / Purpose of Master Plan Update
- B. Planning Goals
- C. Planning Guidelines
- D. Planning Process
- E. Recommendations



## 2. Summary



### A. Background / Purpose of Master Plan

In May 2018, Montcalm Community College commissioned a Facilities Master Plan to guide the future physical development of the College in ways that reflect its mission and vision for the future. Specific recommendations were developed with corresponding budgets to guide financial planning to achieve the recommended facility improvements, responding to five specific goals:

1. Study space allocation and recommend a space utilization plan
2. Analyze, develop, and recommend signage layout plan for campus including building signage and wayfinding.
3. Analyze physical plant longevity and deferred maintenance environment; recommend changes and prioritization of deferred maintenance projects.
4. Develop capital improvement plan for the next 5 years.
  - Include plan to adapt to continuing academic changes.
  - Identify areas of needed modernization as it related to student engagement and learning.
5. Evaluate MCC's community engagement through physical plant and recommended areas of improvement.

Montcalm Community College operates four locations, including two primary campus locations included in this Master Plan.

The Sidney campus is located at 2800 College Drive in Sidney, Michigan, which includes eight major buildings, as well as smaller support facilities (Greenhouse, Marston Pavilion, Maintenance Building, Powerhouse and Storage). The campus occupies a 220-acre site that also includes the historic Barn Theater, Foundation House, Montcalm Heritage Village, the Kenneth J. Lehman Nature Trails, and open recreation facilities for a variety of outdoor sports and activities.

The Greenville Campus is located at 1325 Yellow Jacket Drive in Greenville, Michigan and occupies a 20-acre site. It includes the Stanley & Blanche Ash Technology and Learning Center, as well as the Bill Braman Family Center for Education, and a storage building.



## 2. Summary



The Ionia Center is located at 250 E. Tuttle Road in Ionia, Michigan and is within the Ionia High School. It includes Offices, a Conference Space and Classroom. The Panhandle Area Center is located at 1401 S. Ensley Street in Howard City, Michigan and it includes Classrooms, Computer Labs, and Offices.

The ten major buildings and six minor buildings on the Sidney and Greenville campuses exceed 247,000 SF, with an estimated replacement value over \$64.2 million.



## 2. Summary

The Deferred Maintenance Report, updated in 2016, describes the current general condition of the major facilities at MCC as “well-maintained”, with buildings ranging in age from 6 to 50 years:

“Though the life expectancy of some building materials and systems has been reached, solid construction and good and consistent maintenance funding and practices have helped to keep those materials (i.e., original windows, doors and HVAC systems) in as good condition as can be expected. Several original systems including roof, windows, siding, septic, stone landscape and HVAC systems components are beginning to reach time for replacement and are being addressed by the College in a timely manner.”

A goal of this masterplan is to provide Montcalm Community College with a comprehensive roadmap for meeting facilities and deferred maintenance issues over the next 5 years. It should be stated that the recommendations documented in this section (Section 2) are presented without prioritization for each building / facility at MCC. Selected prioritized projects and accompanying costs are presented in Sections 6 and 7 of this Plan.

Just as change has created the need for this facilities master plan, future changes will continue to make the planning process dynamic. While this master plan report makes recommendations to retain an attractive, serviceable physical environment that is responsive to the changing needs of MCC, it is not rigid or static. To be an effective consensus-building and decision-making tool, this facilities master plan should be seen as a flexible document, able to be periodically evaluated and revised as new ideas emerge.



## 2. Summary

### B. Planning Goals

This Facilities Master Plan includes the following specific goals:

1. Study space allocation and recommend a space utilization plan.
2. Analyze, develop, and recommend signage layout plan for campus including building signage and wayfinding.
3. Analyze physical plant longevity and deferred maintenance environment; recommend changes and prioritization of deferred maintenance projects.
4. Develop capital improvement plan for the next 5 years.
  - Include plan to adapt to continuing academic changes.
  - Identify areas of needed modernization as it related to student engagement and learning.
5. Evaluate MCC's community engagement through physical plant and recommended areas of improvement.





## 2. Summary

### C. Planning Guidelines

This Plan observes MCC guidelines for shaping future facilities and environments:

- MCC facilities, programs and services must support the need of students and all stakeholders, with the goal of successful outcomes for all.
- MCC is committed to making its facilities and educational services available to all, utilizing emerging technologies and partnerships whenever and wherever possible.
- Accessibility and dignity must be considered for all MCC facilities.
- MCC is committed to excellent stewardship of its natural environment and all facilities.
- Facilities must be flexible and adaptable to the changing needs to students and programs.
- MCC is committed to being responsive to the changing needs of the communities it serves.



## 2. Summary

### D. Planning Process

Following input over several months from faculty, staff, administration, business leaders, K-12 leaders, and members of the MCC Board of Trustees and MCC Foundation Board, this document was created to be submitted to the MCC Board of Trustees for their consideration and approval, with the intent that it will become the College Facilities Master Plan.

Input included data gathered from a separate Space Needs Assessment Report, completed in 2018, previous facilities assessments from 2011 and 2016, as well as a review of class schedules and space utilization over the past two years.

In addition to meetings, the planning effort also included a review of the 2017 Community Survey and the 2018 “Facilities Inventory, Assessment and Deferred Maintenance Capital Planning Report”. The purpose of the facilities study was to:

- Provide an inventory of the College’s facilities
- Determine the general condition of the buildings and grounds
- Determine a Facilities Condition Index (FCI) for each building and the College as a whole.



## 2. Summary

### E. Recommendations

Based upon observations of site and building features, as well as an analysis of gathered information, recommendations are presented in the following categories:

1. Site Recommendations - Greenville Campus
2. Stanley & Blanche Ash Technology & Learning Center Recommendations
3. Bill Braman Family Center for Education Recommendations
4. Site Recommendations - Sidney Campus
5. Activities Building Recommendations
6. Beatrice E. Doser Building Recommendations
7. Donald C. Burns Administration / Library Building Recommendations
8. Les Morford Instructional Building Recommendations
9. Kenneth J. Smith Instructional Building Recommendations
10. Stanley P. Ash Building Recommendations
11. Instructional North Building Recommendations
12. Barn Theater Recommendations

**Renovation of Stanley P. Ash Building and Kenneth J. Smith Building for increased Nursing Program capacity, building system improvements, and the creation of Student Spaces, is the top priority project.**



## 2. Summary - Recommendations



### 1. Site Recommendations - Greenville Campus

#### A. Preserve existing site plan design by adding thoughtful additions

The existing site occupies approximately 20 acres adjacent to Greenville High School and near downtown Greenville at 1325 Yellow Jacket Drive. The site includes a portion of the former fairgrounds property. The existing site includes three buildings, drives, parking, and sites for future buildings and development of the Greenville Campus of MCC.

The site is in excellent condition and maintained well.



## 2. Summary - Recommendations



### 2. Stanley & Blanche Ash Technology & Learning Center

The Stanley & Blanche Ash Technology & Learning Center is approximately 19,495 SF, consists of one level and contains a large Conference Room with supporting kitchen and storage rooms, Classrooms, Computer Room, Testing Center, as well as supporting Faculty Offices, Study Rooms and Storage. Located on the Greenville Campus, the building was built in 2001 and updated in 2012-2013.

#### Recommendations:

##### Phase 1:

A. Add approximately 4,500 SF to the northeast corner of the building to create a space for large gatherings. Together with the renovation of existing office and study / testing space, the new area would serve as a major gathering place for MCC and others. The large space would be subdivided by operable partitions and contain storage space for coats and tables. The corridor outside this new addition would also be extended, serving as pre-function space for the new large gathering space.

B. Relocate the office and study / testing function to the center of the building.

C. Reconfigure the existing Community Room to serve as multiple classrooms.

##### Phase 2:

A. As demand requires, add two new classrooms at the southwest corner of the building.





## 2. Summary - Recommendations



### 3. Bill Braman Family Center for Education

The Bill Braman Family Center for Education is approximately 17,100 SF, consists of one level, and primarily contains Laboratory Classroom Spaces along with supporting spaces such as maintenance, office and standard Classrooms. Located on the Greenville Campus, the building was built in 2012 and updated in 2015-2016.

#### Recommendations:

##### Phase 1:

- A. Separate the south wing of the building from the north from an architectural and systems perspective to contain and improve operation and environmental quality of lab spaces.
- B. Reconfigure and renovate spaces within south wing to become all lab spaces to accommodate expanding lab programs. Existing classroom to become flexible lab space.
- C. Convert three of the four existing standard classroom spaces at the north wing to laboratory spaces, while retaining one classroom space. Reconfigure and renovate these spaces with architectural and system upgrades to accommodate lab programs.

##### Phase 2:

- A. New addition to south end of the building to add lab spaces for expanding programs.
- B. New addition to west end of the building to allow for additional classroom and lab spaces. Existing maintenance space to be shifted and reconfigured to support the new space allocation.





## 2. Summary - Recommendations



### 4. Site Recommendations - Sidney Campus

#### A. Stewardship of MCC's natural environment.

The 220-acre Sidney Campus of MCC includes natural ecosystems and trails that are community assets for their beauty, environmental benefits and recreation opportunities for the region. These assets should continue to be managed for their sustained health and for the benefit of MCC courses, community programming, and partnerships with local organizations and individuals.

Specifically, the maintenance and enhancement of Campus nature trails and access to the Lena Meijer Heartland Trail provide opportunities for expanded education and recreation.

The Sidney Campus is also home to the Heritage Village, a collection of historic buildings and artifacts in a village setting on property maintained by MCC and serviced by MCC parking areas. This asset provides unique experiential education opportunities to the greater Montcalm community.

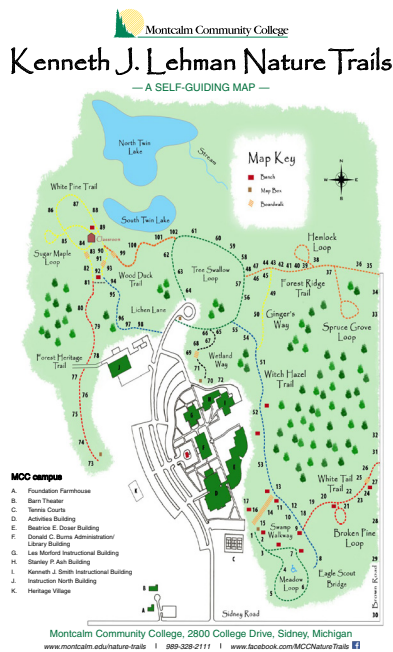
Nearby is the Marston Pavilion, located at the Lena Meijer Heartland Trail. This integration of MCC's site and facilities as it meets a well-known and well-travelled State asset is also a unique benefit to the College and all MCC stakeholders.

#### B. Relocated campus road and parking circulation.

The existing campus entry drive bifurcates parking areas and results in vehicle / pedestrian conflict at key locations. Relocation of the main drive to the edge of parking will allow for safer pedestrian traffic and a new circular drive at the Activities Building, which can provide traffic flow for guests and visitors that is easily visible, easier to access, and protected from weather.



## 2. Summary - Recommendations



### C. Campus Wayfinding

Continued improvements should be made to clearly identify parking areas from driving lanes and walking paths. Supplemental wayfinding should be added to clarify directions for drivers to reach the Activities Building and Doser Building, as well as other key buildings. Consideration should be given to the designation of parking areas for staff and faculty. Additional wayfinding and marketing opportunities exist in utilizing the existing trails to place updated interactive signage to inform visitors and educate the community about MCC events and opportunities.

New building additions on campus will signify enhanced entrances and assist with overall wayfinding throughout campus. The recommended new glazed entry corridor and gallery addition to the Activities Building aims to become a visual front door to the campus, providing open public space during and outside of operational hours. The new additions are to be comprised of glazing to allow for increased visual connection, student engagement, views to and from campus, while improving and updating existing building presence. With recommended increased security as MCC expands and grows, the new additions will allow for increase eyes to provide a balance between student safety and comfort, and student engagement and activity.

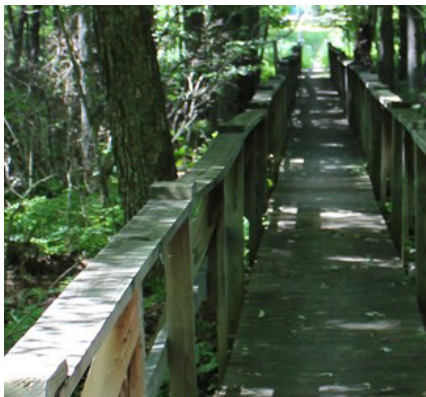
### D. Future Agricultural Sciences Area

Agricultural programming continues to expand at Montcalm Community College in relationship with Michigan State University. With this expansion and growth, additional space may be required for agricultural science including specialized classroom space and outdoor space(s) for hands-on learning. Currently, the Greenhouse and the Robert E. Marston Pavilion have been constructed near the Instructional North Building. The natural open landscape directly adjacent to these structures provides opportunities for community gardening, as well as agricultural practice and display, to supplement and support MCC's outdoor learning opportunities and can activate the landscape assets on Campus.





## 2. Summary - Recommendations



### E. Development of Recreational Athletic Fields and associated landscape improvements at entrance of the Sidney Campus.

To develop greater coordination of athletic and recreational programming, and to enhance the connection between the College and community, the College should further expand and develop open fields near the Activities Building and existing Tennis Courts for soccer, softball, basketball, disc golf and other general recreation and organized sports. All outdoor recreational additions should be considered, particularly in the context of potential future on-campus student housing, as well as a Performing Arts Center, with Recreational Program space opportunities.

The existing nature trails should be maintained and enhanced with fitness stations, compatible recreation functions, possible social and digital interactive components suitable for use by students and the community. A public nature center space component should be considered as an addition integral to the Activities Building or future building additions to offer a space for the community members to occupy at off hours in tandem with the outdoor assets that the campus offers. Parking capacity should be provided to accommodate more intense use of the new field areas and should be planned with future building development in mind at the south end of Campus.

### F. Future Performing Arts Center

Due to student, faculty, and community interest and changing demographic factors the College is considering a potential future Performing Arts Center addition to the campus. As MCC currently does not have any major performance venues on campus, a new Performance center could support MCC's cultural, learning and entertainment value to the Campus and MCC's community. The facility could also contain community event and conference spaces, and have the potential to host future commencement ceremonies. Consideration should be made to the location directly adjacent to the Barn Theater on W. Sidney Road as a good location for future development.



## 2. Summary - Recommendations



### G. Future Student Housing

Student housing has been discussed to attract new students and to provide affordable housing options in the community. The type and location of the housing, however, can vary widely as exhibited in other community colleges in Michigan. Apartment-style housing can allow students to live at campus with close access to academic and recreational resources, without a commitment by the College to provide food service, etc. Dormitory-type housing usually requires food-service and a higher level of student activity options to be successful.

A feasibility study will be required to assess the market for housing, including student demographics and housing demand, as well as recommendations for unit features and common amenities. Public transportation can allow future student residents ease and access to both MCC campuses. Potential partnerships with the community and county can allow MCC to incorporate bus stops, bus loops, and shuttles, all of which should be considered when studying potential future student housing.

This Plan identifies a location on W. Sidney Road for apartment-style housing and associated parking. This location provides direct access to recreation fields and academic buildings, as well as access to future public transportation options on W. Sidney Road or at the Campus.



## 2. Summary - Recommendations



### 5. Activities Building

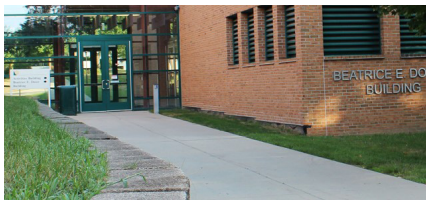
The Activities Building was built in 1975. The building exists on one level (except for a partial mezzanine level above the gym), is approximately 36,194 SF and contains a Gymnasium, Fitness Center, Pool, Bookstore, Cafeteria and Woodside Cafe, Offices and other various supporting spaces. The Activities Building was updated in 1999 and 2018.

#### Recommendations

- A. Provide a new entry addition to include glazing, entry corridor, and exterior drive-through entry canopy. This addition will improve the existing facade, will clearly identify the primary entrance, and become a “visual front door” to the campus. The addition would contain a gallery, a nature education component, as well as an open public space for visitors and community members to connect, engage, and become informed about events and offerings at MCC.
- B. Improve the exterior area to the north of the new main entrance by adding a separate drive and gate to screen back-of-house functions (deliveries, trash, etc.)
- C. Provide a new circular pull-through drive to diverge from main campus drive at Activities Building entrance. This drive includes a new entrance canopy to offer weather protection for visitors.
- D. Relocate the existing central office area in order to create a more open entrance to the Woodside Cafe from the main corridor for increased student and guest engagement and activity.
- E. Relocate MCC Bookstore to be located directly on the main corridor. Renovate the existing space to add glazing at corridor to create a stronger visual connection and increased merchandising opportunities. Book storage will remain at center of the wing with Student Space located adjacent to the Woodside Cafe and exterior patio.
- F. Add comfortable seating, and electronic charging stations at the Woodside Cafe and surrounding area.



## 2. Summary - Recommendations



### 6. Beatrice E. Doser Building

The Beatrice E. Doser Building was built in 1999. The Building is 38,013 SF on one level and contains Meeting Spaces, Classrooms, Faculty Offices, Developmental Skills Spaces, Testing Center, Computer Lab and Repair Room, as well as a supporting catering kitchen.

#### Recommendations:

A. Relocate Administration Offices from Burns Administration Building to the current Developmental Skills Space. Renovate and reallocate a portion of the current Computer Lab to become part of new Administration Office Space. Administration Offices will incorporate a new room for digital interface between Sidney and Greenville Campus for administration, counseling, tutoring, and teaching. Potential excavation adjacent to the new administration area will allow the facade to be reconfigured with added glazing to maximize daylight and views.

B. Reconfigure an existing Classroom to become a dedicated Conference Room for the Administration Offices.

C. Reconfigure an existing Classroom to become an Adjunct Faculty Workspace and Offices.

D. Reconfigure (4) adjacent Classrooms with flexible walls at southeast end of building to create one large Meeting Room / Community Event Space when needed. Retain the flexibility to segment the large meeting room into classrooms or smaller meeting rooms, when needed.

E. Retain remaining Classroom spaces as Flexible Classrooms.

F. Reconfigure and renovate existing niches along the corridor to become active Student Spaces, with updated furniture, multi-media capabilities, electronic charging stations, and collaboration opportunities.



## 2. Summary - Recommendations



### 7. Donald C. Burns Administration/Library Building

The existing Donald C. Burns Administration / Library Building is approximately 28,720 SF, built in 1966 and it contains two levels, including a variety of Offices, Conference Rooms, Group Study Rooms as well as the Library and Writing Center. It was updated in 1999.

#### Recommendations:

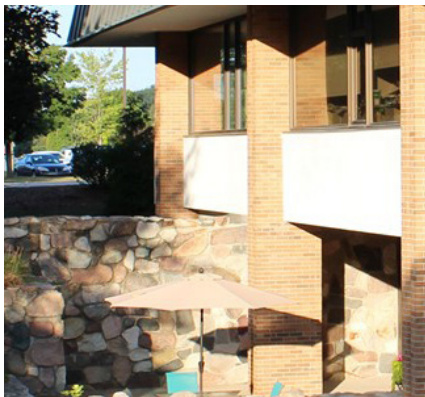
Convert the building to become the Student Success Center & Learning Commons

#### Lower Level:

- A. Renovate north end of building for an enclosed, expanded Writing Center and separate Math Center.
- B. Convert several existing rooms to Student Study Spaces, with multi-media and digital capabilities.
- C. Create built-in interior upgrades to house Cafe components as well as a copy center and student support equipment.
- D. Upgrade interior finishes and furniture to create open Student Lounge space to activate Lower Level Library area.
- E. Provide new furnishings and upgraded finishes to create collaborative work areas and casual study space. Create a new opening between floors with a communicating stair for more direct connections between building levels and services.
- F. Condense and reconfigure the library stacks at a central location.
- G. Add an enclosed corridor to physically link the Activities Building to the Donald C. Burns Administration / Library Building.



## 2. Summary - Recommendations



### 7. Donald C. Burns Administration/Library Building *(continued)*

#### Recommendations:

H. Expand and enhance both main entrances to the building for more convenient circulation within the building and between buildings.

#### Upper Level:

I. Reconfigure upper level to add Student Success Center functions, and to enhance student services in a new one-stop-shop concept. The upper level should include open and private study / collaboration spaces, as well as seating for visitors and guests accompanying students.

Previous Administration Offices will be relocated to existing space on the Sidney campus to hold temporary offices, the location of which is to be determined.



## 2. Summary - Recommendations



### 8. Les Morford Instructional Building

The Les Morford Instructional Building consists of one main level, is approximately 11,184 SF, and contains two large tiered Auditoriums, Classrooms and Offices. The building was originally built in 1969 and was updated in 1999 and 2007.

#### Recommendations:

- A. New additions at the end of existing corridors to create Student Study Spaces. Glazed additions to provide views to and from Campus, and improve and increase student engagement and activity.
- B. Renovate and reconfigure existing underutilized Auditorium spaces to become large, open, flat floor Flexible Classroom Spaces to accommodate future programs including: Robotics, Training, Workshops and Offices.
- C. Renovate interior core of building to create new student gathering spaces including lounge furniture, tackboards, monitors, digital and multi-media capabilities for collaborative learning.



## 2. Summary - Recommendations



### 9. Kenneth J. Smith Instructional Building

The Kenneth J. Smith Instructional Building consists of two levels, is approximately 24,752 SF, and contains primarily Classrooms and Offices. The building was originally built in 1966 and updated in 1999.

#### Recommendations:

- A. New additions at the end of existing corridors to create Student Study Spaces. Glazed additions to provide views to and from Campus, and improve and increase student engagement and activity.
- B. Renovate and reconfigure existing underutilized Classroom at Lower Level to become new 5-6 bed Simulation Laboratory for expanding Nursing Program.
- C. Renovate interior core of building to create new student gathering spaces including lounge furniture, tackboards, monitors, digital and multi-media capabilities for collaborative learning spaces.
- D. Renovate existing underutilized Classrooms at Upper Level to become new Flexible Classrooms.
- E. Reconfigure existing Bio-Lab Space to accommodate the growing Agri-Cultural and Plant Method Laboratories.
- F. Remove the existing Greenhouse and provide new facade for the exterior treatment of the building.





## 2. Summary - Recommendations



### 10. Stanley P. Ash Building

The Stanley P. Ash Building was built in 2007. The building consists of two levels, is approximately 21,900 SF, and contains Classrooms and Laboratories, as well as Offices.

#### Recommendations:

- A. Renovate and reconfigure existing Nursing Lab at the Lower Level of the building to accommodate additional instructional beds.
- B. Expand the faculty meeting workspace.



## 2. Summary - Recommendations



### 11. Instructional North Building

The Instructional North Building consists of one main level, is approximately 21,780 SF and contains Art Spaces, Training Spaces and primarily Storage spaces. The building was originally built in 1968 and was updated in 1969 and 2007.

#### Recommendations:

- A. Renovate and reconfigure the majority of building to become large open flexible space for potential future programs including: Art Programs, Construction Trade Programs, Black Box Performances and Community Events.
- B. Retain existing EMT Lab as Flexible Classroom Space.
- C. Retain existing Classrooms at the southeast end of the building for the Digital Arts Program.
- D. Renovate and reconfigure northeast area of building to become Flexible Student Space and exhibit space.



## 2. Summary - Recommendations



### 12. Barn Theater

The Barn Theater was built in 1916. The building is on two levels, is approximately 3,932 SF and contains a main Theater and Stage Auditorium area with a Dressing Room, Control Room, Offices and Storage. This building was updated in 1970 and was included in the 2006-2007 renovation/expansion project.

#### Recommendations:

There are no recommendations for this building as part of this Master Plan.



### 3. History, Mission & Goals

It is important to recognize the heritage and history of Montcalm Community College as it looks to the future. Stated below are statements from the MCC Board of Trustees Statements of Vision, Customer Orientation Philosophy, Mission, and Core Values for the College which was adopted by the Board of Trustees in May 2002. The College adopted a new Strategic Plan for 2017-2020: Executive Summary of Goals and Strategies.

#### History of the College

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.

The main Sidney campus lies on 220 acres at the intersection of College Drive and West Sidney Road, and the Greenville Campus is situated along Yellow Jacket Drive at South Hillcrest Street on 20 acres. The primary buildings that comprise the core of the College today are:

- Site
- Stanley & Blanche Ash Technology & Learning Center
- Bill Braman Family Center for Education
- Activities Building
- Beatrice E. Doser Building
- Donald C. Burns Administration / Library Building
- Les Morford Instructional Building
- Kenneth J. Smith Instructional Building
- Stanley P. Ash Building
- Instructional North Building
- Barn Theater



### 3. History, Mission & Goals

#### Vision Statement of the College

“Montcalm Community College is west-central Michigan’s preeminent provider of and preferred choice for education, training and life-long learning opportunities.”

#### Mission Statement of the College

“Montcalm Community College is a leader in creating a learning community, contributing to shared economic, cultural and social prosperity for all our citizens.”

#### Core Values

“Montcalm Community College subscribes to the following institutional values:

- We provide a caring environment for our students, staff, and community.
- We expect competence and the pursuit of excellence from our students and staff.
- We work in concert with our stakeholder communities to advance the philosophy of lifelong learning.
- We are committed to providing open access and fostering success for all of our learners.

#### Four Strategic Directions

- Focusing on Student Success
- Strengthening our Future/Capacity Building
- Developing, Expanding, and Strengthening our Community Collaborations
- Advancing the Culture of Institutional Quality



## 4. Space Utilization Analysis

### 1. Space Utilization Analysis

The space utilization analysis is based upon statistical data documents provided by Montcalm Community College. Room and space utilization was analyzed in each building on both the Greenville and Sidney campuses using the data provided. Two differing data documents were provided by the College and were used to complete the analysis as describe below.

A. Room Use Statistics based on Courses Scheduled per semester. The four semesters used are indicated below:

- FALL 2016
- SPRING 2017
- FALL 2017
- SPRING 2018

The semester statistics were used to analyze space use in existing rooms that were regularly scheduled for enrolled courses. The information provided by the College includes room name/number, room capacity, type of course with number of students enrolled, as well as beginning and end times, date and day.

B. Room Use Statistics based on event bookings and miscellaneous, non course scheduled uses, per year. The two school years used are indicated below:

- FALL 2016 - SPRING 2017
- FALL 2017 - SPRING 2018

These statistics over the whole year were used to analyze space use in existing rooms that were not regularly scheduled or shown on the course enrollment schedule statistics. The information provided by the College includes room name/number, number of bookings, reserved hours and estimated attendance. The statistics provided for these overall year durations were used as an additional layer to the information discovered using the course schedule statistics, and to fill in gaps where possible to further understand the utilization of existing spaces.

The following floor plan diagrams graphically represent the data provided from the various statistical documents in both of the A & B categories described above to highlight a gradient of existing room use by color.

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## 4. Space Utilization Analysis

### 1. Space Utilization Analysis (*continued*)

The space utilization analysis based upon statistical data documents provided by Montcalm Community College was analyzed further by looking at the data associated with Classroom use by day and hour during the Spring 2018 semester. The following charts graphically represent the scheduled classrooms that were in use per day. Each hour provides a room use percentage across the day from 7:00am to 10:00pm, Monday through Saturday.

The data reviewed and analyzed regarding space utilization of existing rooms at Montcalm Community College has allowed for the basis understanding of the way each room is being used through the lens of scheduling and booking. In addition, there exist many uses of MCC buildings and rooms that are not always captured through scheduled use, including meetings, open lab and work sessions, events and more. Thus, the additional layer of information gathered from the various input meetings with faculty, staff, administration, business leaders, and members of the MCC Board of Trustees and MCC Foundation Board, is proven useful in bridging the gap between the scheduling and booking data to fully understand the way each building and room is currently being used.

The space utilization data acquired and analyzed has informed the recommendations presented within this plan. All recommendations have taken into account the underutilized spaces shown throughout the space utilization data and the addition, renovation and reconfiguration recommendations aim to thoughtfully gain and maximize program space within the existing buildings present on campus.

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**



**FALL 2017 - SPRING 2018**

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



**SPRING 2017 SEMESTER**



**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Stanley & Blanche Ash  
Technology & Learning Center**  
Greenville  
NTS

2001, 2012-13  
19,495 SF

LEGEND	
[Dark Red]	1501+ 40+ Hrs/Wk
[Red]	1101-1500 30-39 Hrs/Wk
[Orange]	751-1100 20-29 Hrs/Wk
[Light Green]	351-750 10-19 Hrs/Wk
[Light Blue]	0-350 0-9 Hrs/Wk
[White]	0 ( * = NOT SCHEDULED)
[White]	0 NOT LISTED

**Room Utilization Analysis**

BASE DATA PROVIDED BY MCC



**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**



**FALL 2017 - SPRING 2018**

Program Spaces listed on Semester Utilization Statistics, though not shown on plans: (MCC to verify location of each)

- Credit Class
- Interview
- Meetina
- Non-Credit Class
- Student Event
- (None)
- G207

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



**FALL 2017 SEMESTER**



**SPRING 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Bill Braman Family  
Center for Education**

Greenville  
NTS  
2013, 2015-16  
17,100 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 - SPRING 2017**



**FALL 2016 SEMESTER**



**SPRING 2017 SEMESTER**



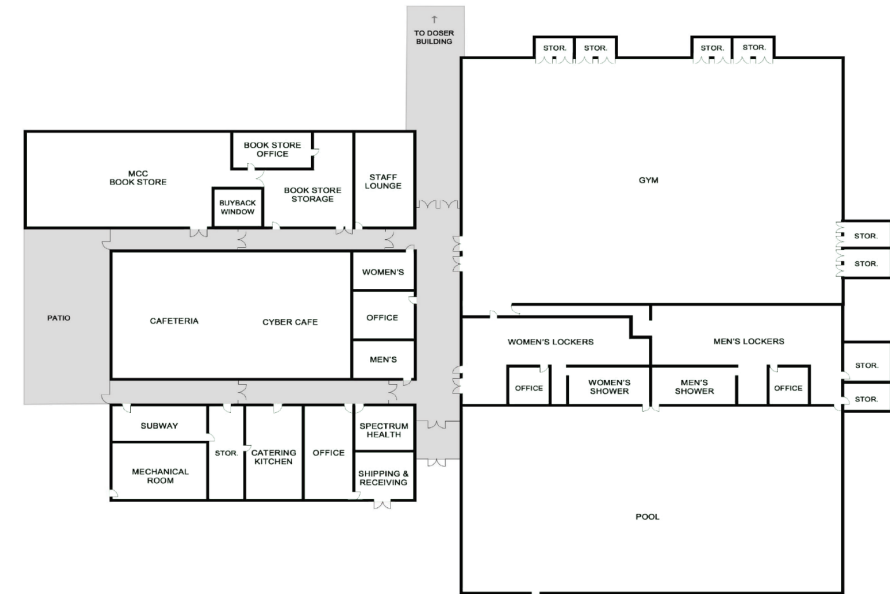
**FALL 2017 - SPRING 2018**



**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Activities Building**  
Main Level  
NTS

1976, 1999, 2018  
36,194 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

Program Spaces listed on Semester Utilization Statistics, though not shown on plans:

Rock Climbing Wall  
Tennis Courts

Program Spaces listed below were no - low use by MCC Faculty:

Rock Climbing Wall \* Staff Lounge

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**



**FALL 2017 - SPRING 2018**

Program Spaces listed on Semester Utilization Statistics, though not shown on plans: (MCC to verify location of each)

D316 Program Spaces listed below were noted as no - low use by MCC Faculty:

- \* D307
- \* D314

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



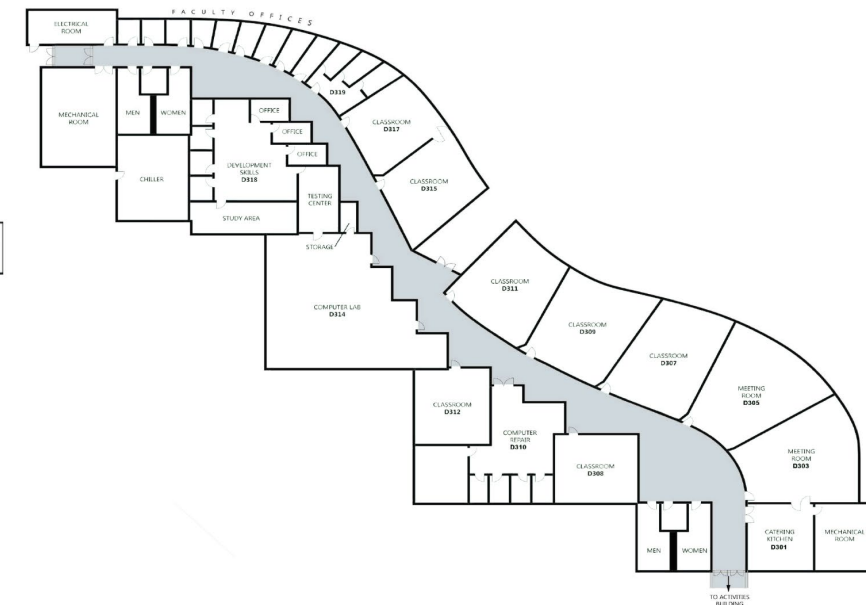
**FALL 2017 SEMESTER**



**SPRING 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Beatrice E. Doser Building**  
Main Level  
NTS

1999  
38,013 SF

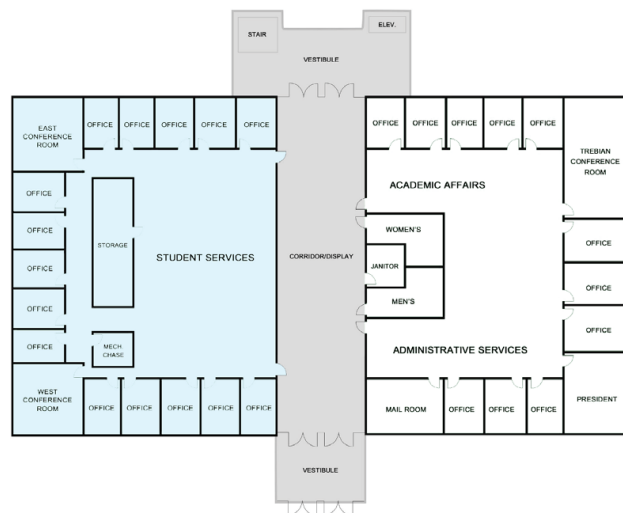
**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

## Room Utilization Analysis



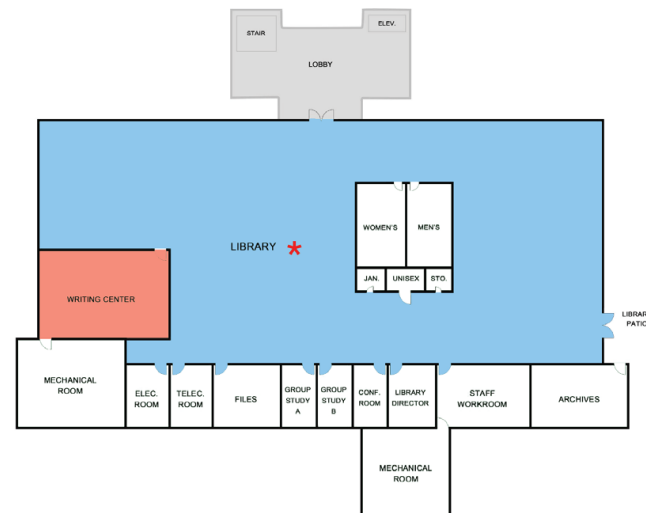
**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



Program Spaces listed on Semester Utilization Statistics, though not shown on plans: (MCC to verify location of each)

- Courtyard
- Mastodon Bones
- Library (Listed an additional 4 times)
- Courtyard

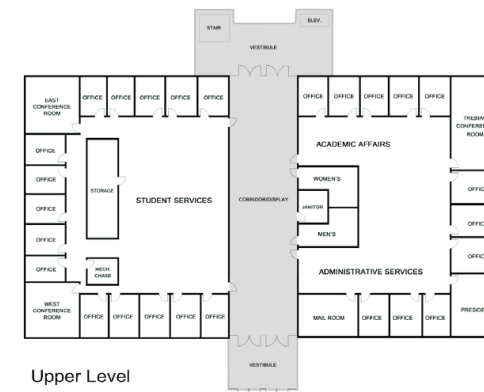
**FALL 2016 - SPRING 2017**



Program Spaces listed below were noted as no - low use by MCC Faculty:

- \* Library (Overall)

**FALL 2016 - SPRING 2017**



Upper Level



**Donald C. Burns Administration/Library Building**  
Lower Level  
NTS

1966, 1999  
28,720 SF

LEGEND	
	1501+ 40+ Hrs/Wk
	1101-1500 30-39 Hrs/Wk
	751-1100 20-29 Hrs/Wk
	351-750 10-19 Hrs/Wk
	0-350 0-9 Hrs/Wk
	0 (* = NOT SCHEDULED)
	0 NOT LISTED

## Room Utilization Analysis



**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**



**FALL 2017 - SPRING 2018**

Program Spaces listed on Semester Utilization Statistics, though not shown on plans: (MCC to verify location of each)

- M213-WS1
  - M213-WS2
  - M213-WS3
  - ★ M210
  - ★ M211
- Program Spaces listed below were noted as no - low use by MCC Faculty:

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



**FALL 2017 SEMESTER**



**SPRING 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Les Morford Instructional Building**

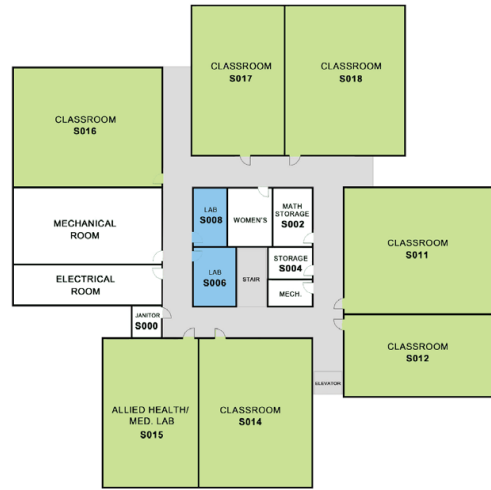
Main Level  
NTS  
1969, 1999, 2007  
11,184 SF

**LEGEND**

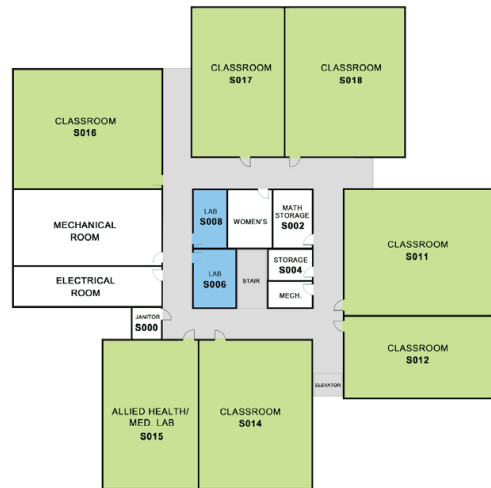
	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



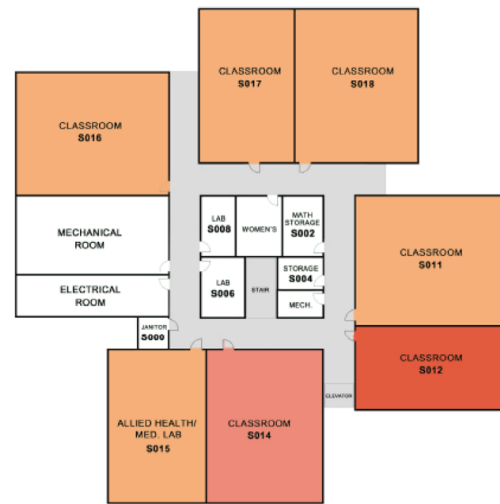
**FALL 2016 - SPRING 2017**



**FALL 2017 - SPRING 2018**

S100 (Not Listed, but shown on plans)  
S109 (Not Listed, but shown on plans)

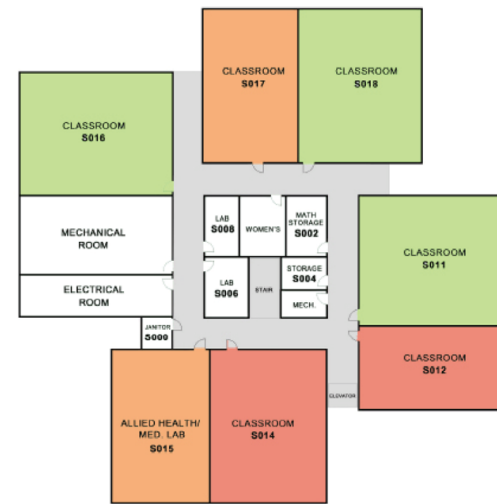
**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



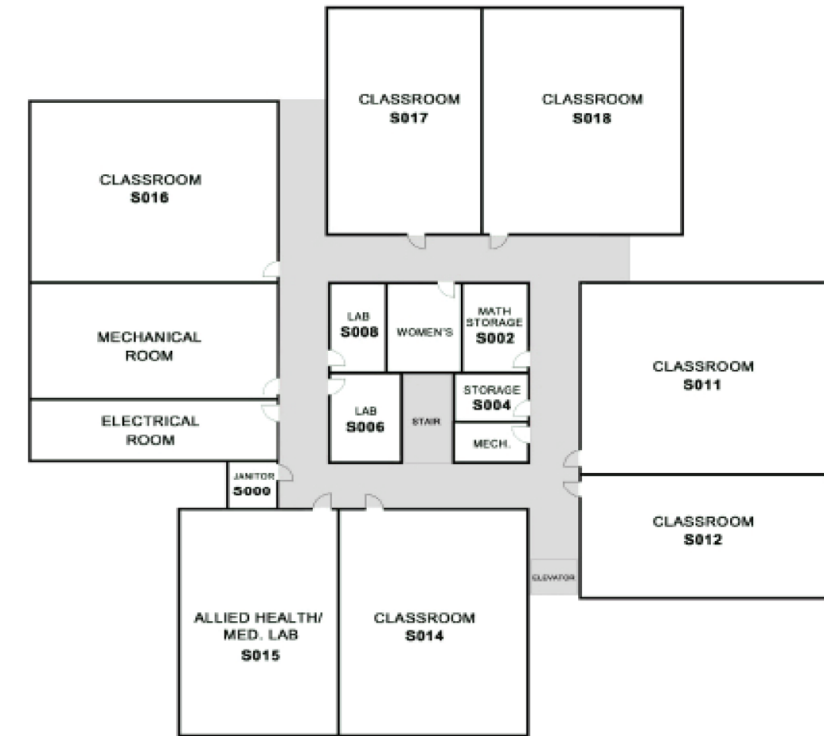
**FALL 2017 SEMESTER**



**SPRING 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Kenneth J. Smith  
Instructional Building**  
Lower Level  
NTS

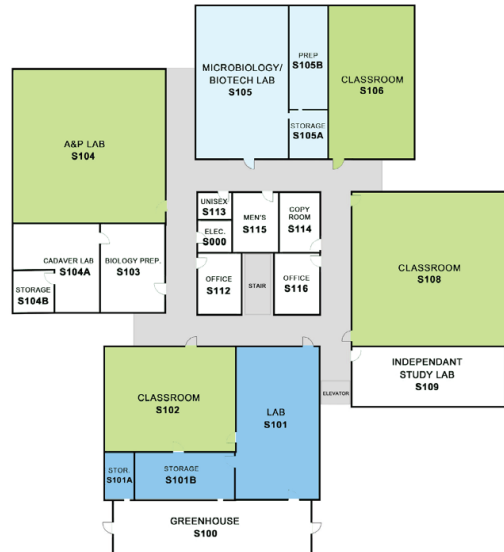
1966, 1999  
24,752 SF

**LEGEND**

1501+	40+ Hrs/Wk
1101-1500	30-39 Hrs/Wk
751-1100	20-29 Hrs/Wk
351-750	10-19 Hrs/Wk
0-350	0-9 Hrs/Wk
0	0 (* = NOT SCHEDULED)
0	NOT LISTED

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**

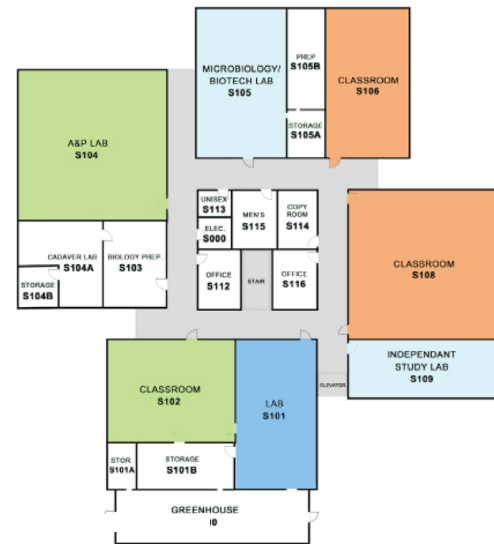


**FALL 2017 - SPRING 2018**

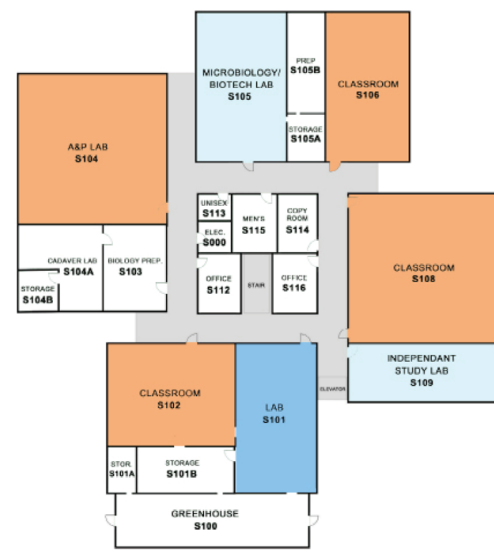
Program Spaces listed below were noted as no - low use by MCC Faculty:

- \* S100 S100 (Not Listed, but shown on plans)
- \* S105 S109 (Not Listed, but shown on plans)
- \* S109

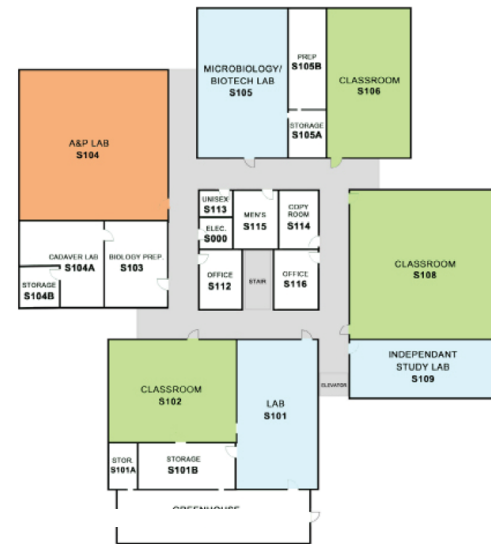
**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



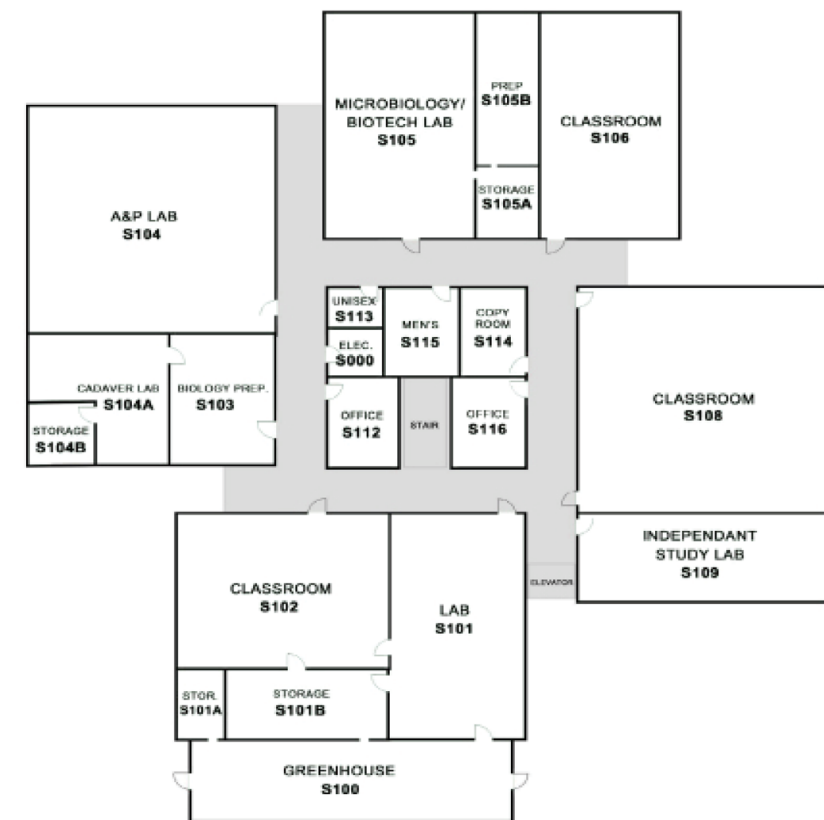
**FALL 2017 SEMESTER**



**SPRING 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Kenneth J. Smith  
Instructional Building**  
Upper Level  
NTS

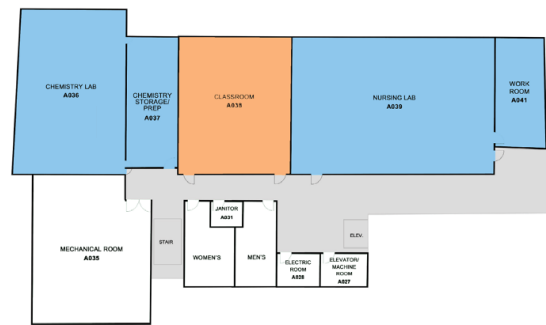
1966, 1999  
24,752 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**

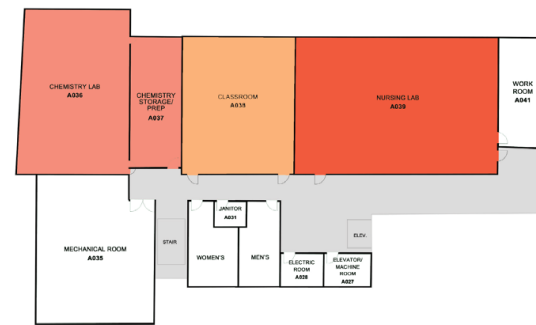


**FALL 2017 - SPRING 2018**

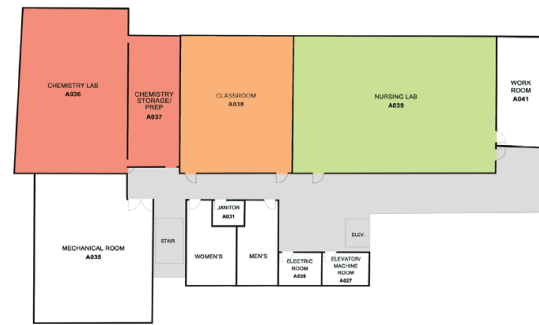
**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 SEMESTER**



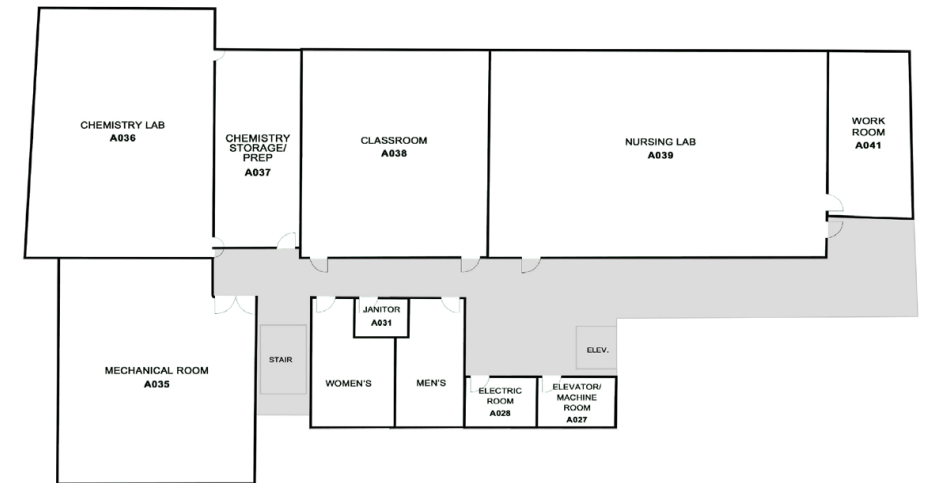
**SPRING 2017 SEMESTER**



**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Stanley P. Ash Building**  
Lower Level  
NTS

2007  
28,800 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 ( * = NOT SCHEDULED)
	0	NOT LISTED

**Room Utilization Analysis**



**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 - SPRING 2017**



**FALL 2016 SEMESTER**



**SPRING 2017 SEMESTER**



**FALL 2017 - SPRING 2018**



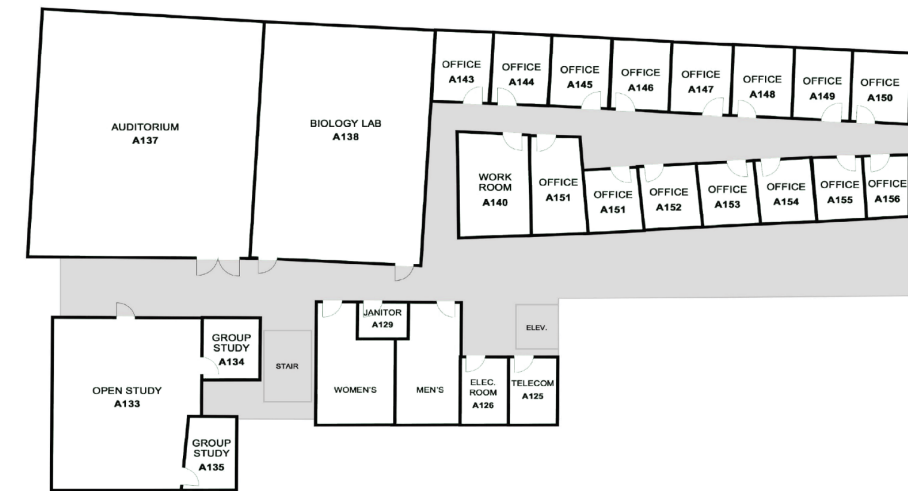
**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**

Program Spaces listed on Semester Utilization Statistics, though not shown on plans:

- A151-WS1
  - A151-WS2
  - A151-WS3
  - A151-WS4
- Program Spaces listed below were noted as no - low use by MCC Faculty:
- \* A137



**Stanley P. Ash Building**  
Upper Level  
NTS

2007  
28,800 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

# Room Utilization Analysis

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**

**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



**FALL 2016 - SPRING 2017**



**FALL 2016 SEMESTER**



**SPRING 2017 SEMESTER**



**FALL 2017 - SPRING 2018**

Program Spaces listed on Semester Utilization Statistics, though not shown on plans: (MCC to verify location of each)

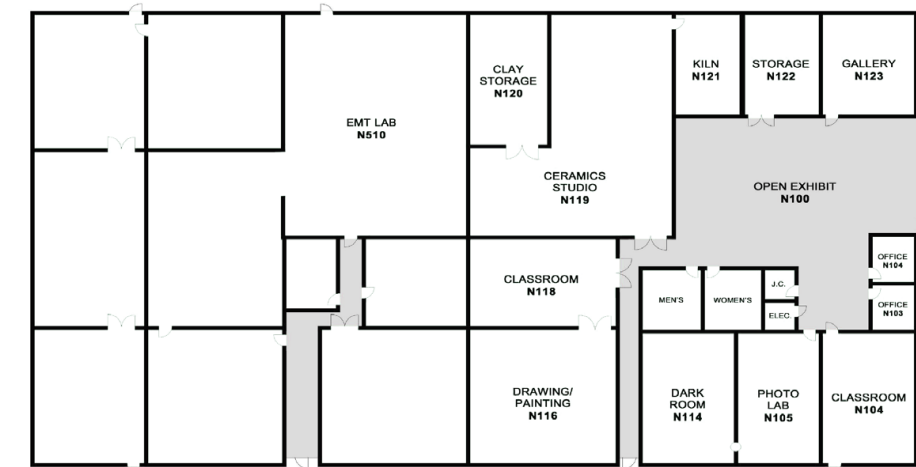
- Grounds
- Grounds
- Program Spaces listed below were noted as no - low use by MCC Faculty:
- \* N119
- \* Back-of-House (West Side of Building)



**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Instructional North Building**

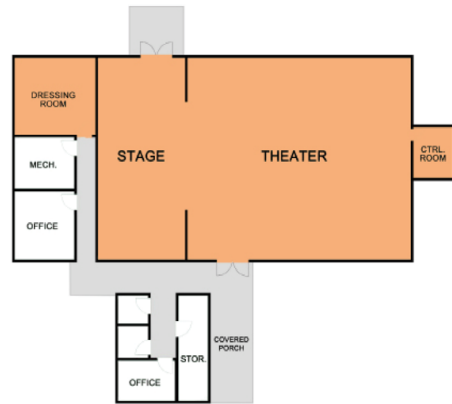
Main Level  
NTS  
1968, 1969, 2007  
21,780 SF

**LEGEND**

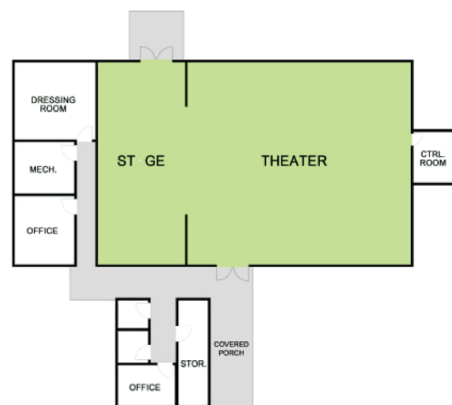
	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (= NOT SCHEDULED)
	0	NOT LISTED

**Room Utilization Analysis**

**ROOM USE STATISTICS BASED ON  
EVENT BOOKINGS & MISC. USES PER YEAR  
(NON COURSE SCHEDULED USES)**



**FALL 2016 - SPRING 2017**

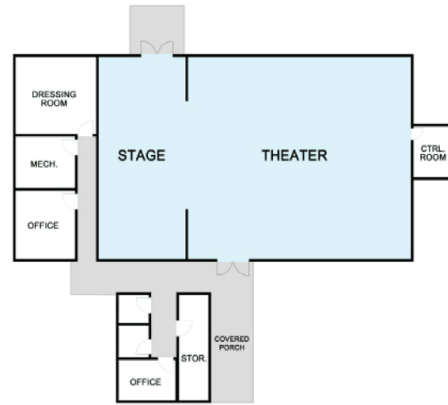


**FALL 2017 - SPRING 2018**

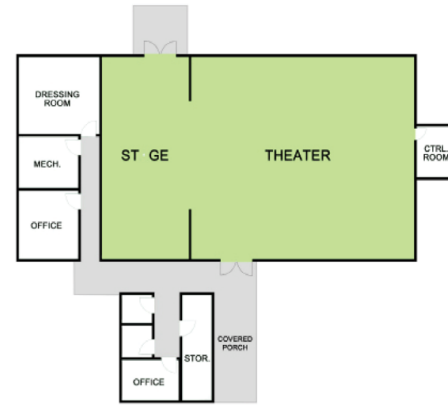
Program Spaces listed on Semester Utilization Statistics, though not shown on plans:

- East Pasture
- East Pasture

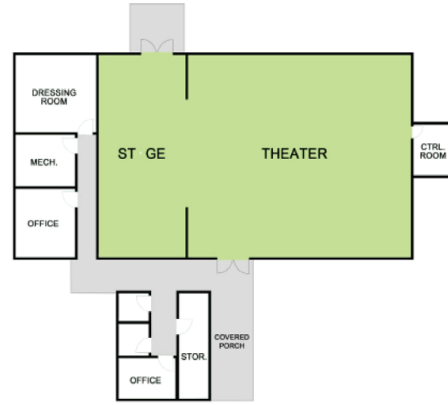
**ROOM USE STATISTICS BASED ON  
COURSES SCHEDULED PER SEMESTER**



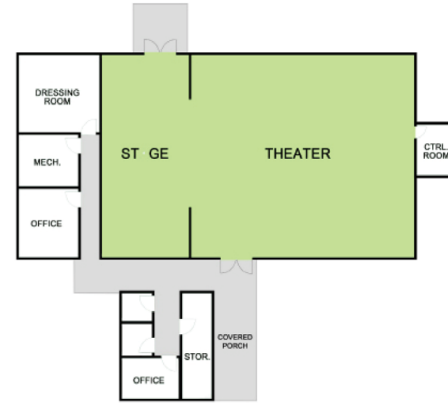
**FALL 2016 SEMESTER**



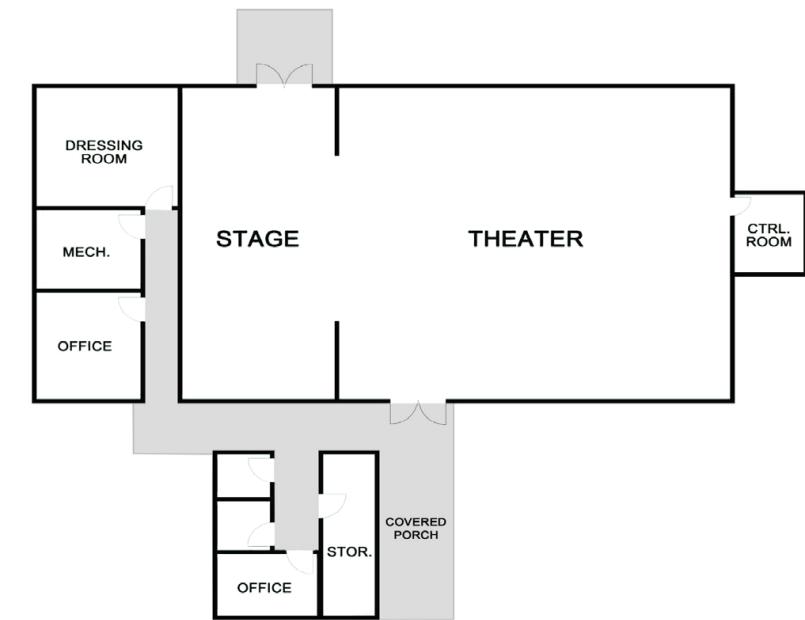
**SPRING 2017 SEMESTER**



**FALL 2017 SEMESTER**



**SPRING 2018 SEMESTER**



**Barn Theater**  
Main Level  
NTS

1916, 1970  
3,932 SF

**LEGEND**

	1501+	40+ Hrs/Wk
	1101-1500	30-39 Hrs/Wk
	751-1100	20-29 Hrs/Wk
	351-750	10-19 Hrs/Wk
	0-350	0-9 Hrs/Wk
	0	0 (* = NOT SCHEDULED)
	0	NOT LISTED

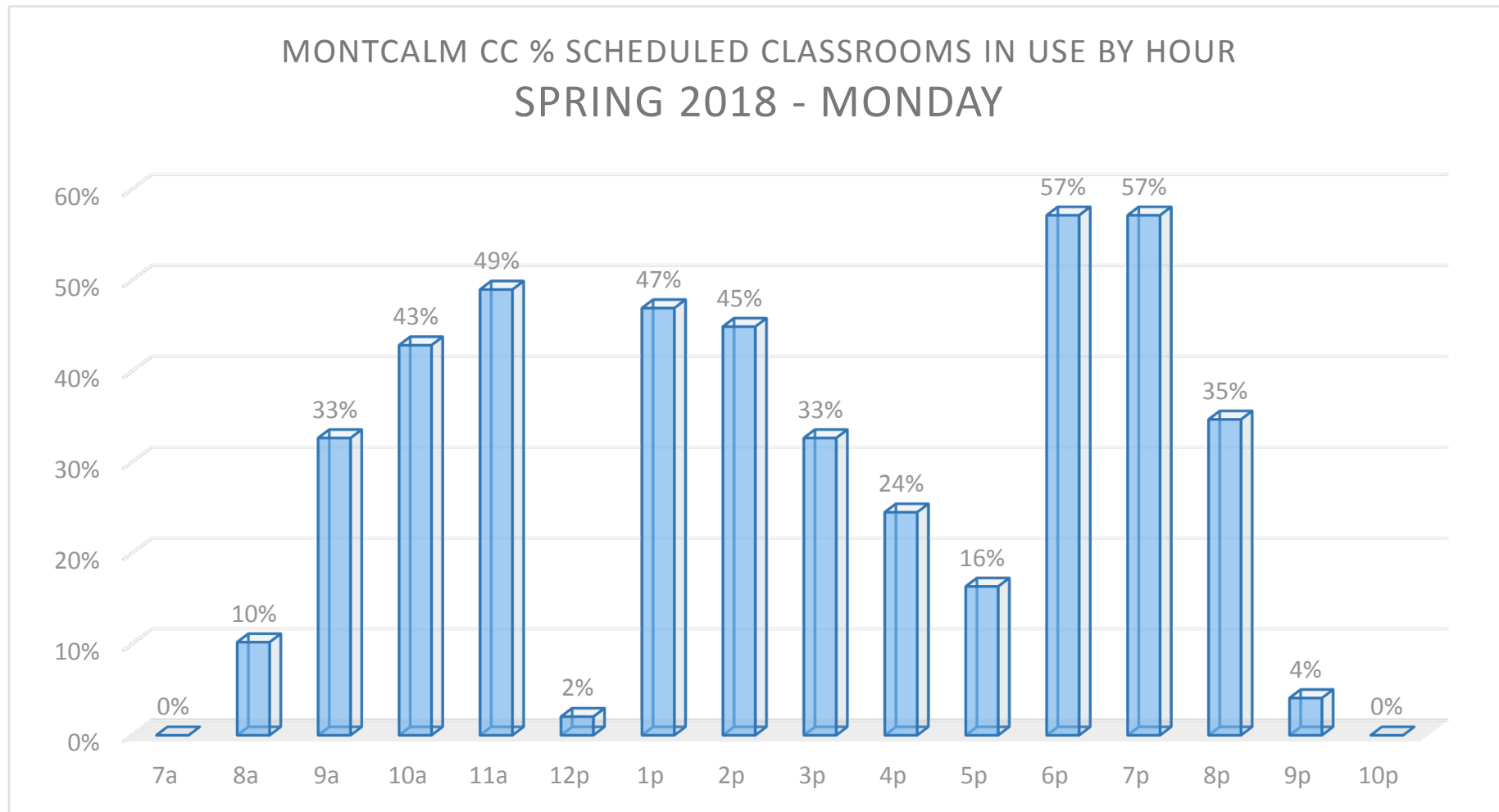
## Room Utilization Analysis



**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	MONDAY Rooms In Use	% in Use
7a	0	0%
8a	5	10%
9a	16	33%
10a	21	43%
11a	24	49%
12p	1	2%
1p	23	47%
2p	22	45%
3p	16	33%
4p	12	24%
5p	8	16%
6p	28	57%
7p	28	57%
8p	17	35%
9p	2	4%
10p	0	0%

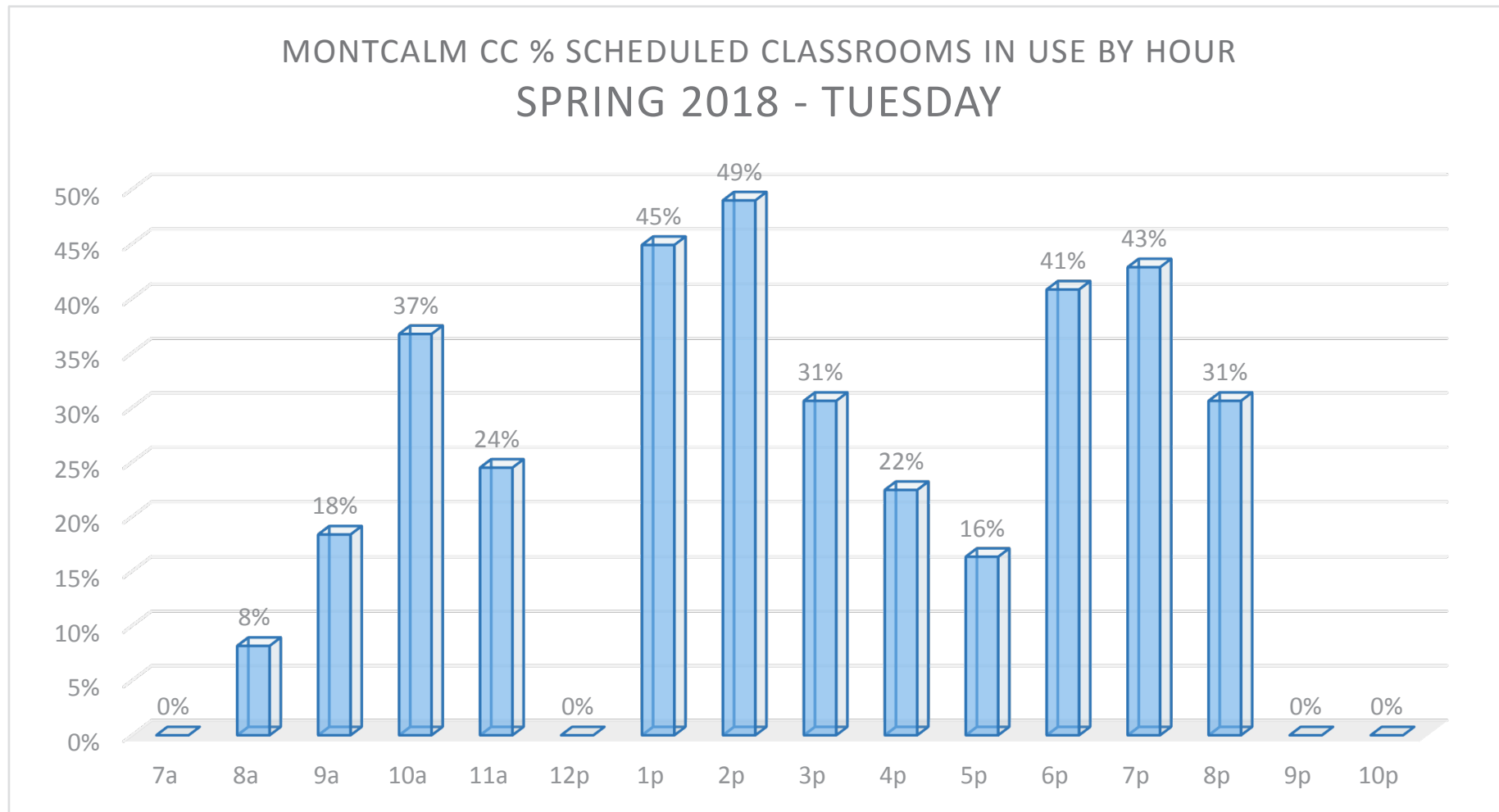




**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	TUESDAY Rooms In Use	% in Use
7a	0	0%
8a	4	8%
9a	9	18%
10a	18	37%
11a	12	24%
12p	0	0%
1p	22	45%
2p	24	49%
3p	15	31%
4p	11	22%
5p	8	16%
6p	20	41%
7p	21	43%
8p	15	31%
9p	0	0%
10p	0	0%

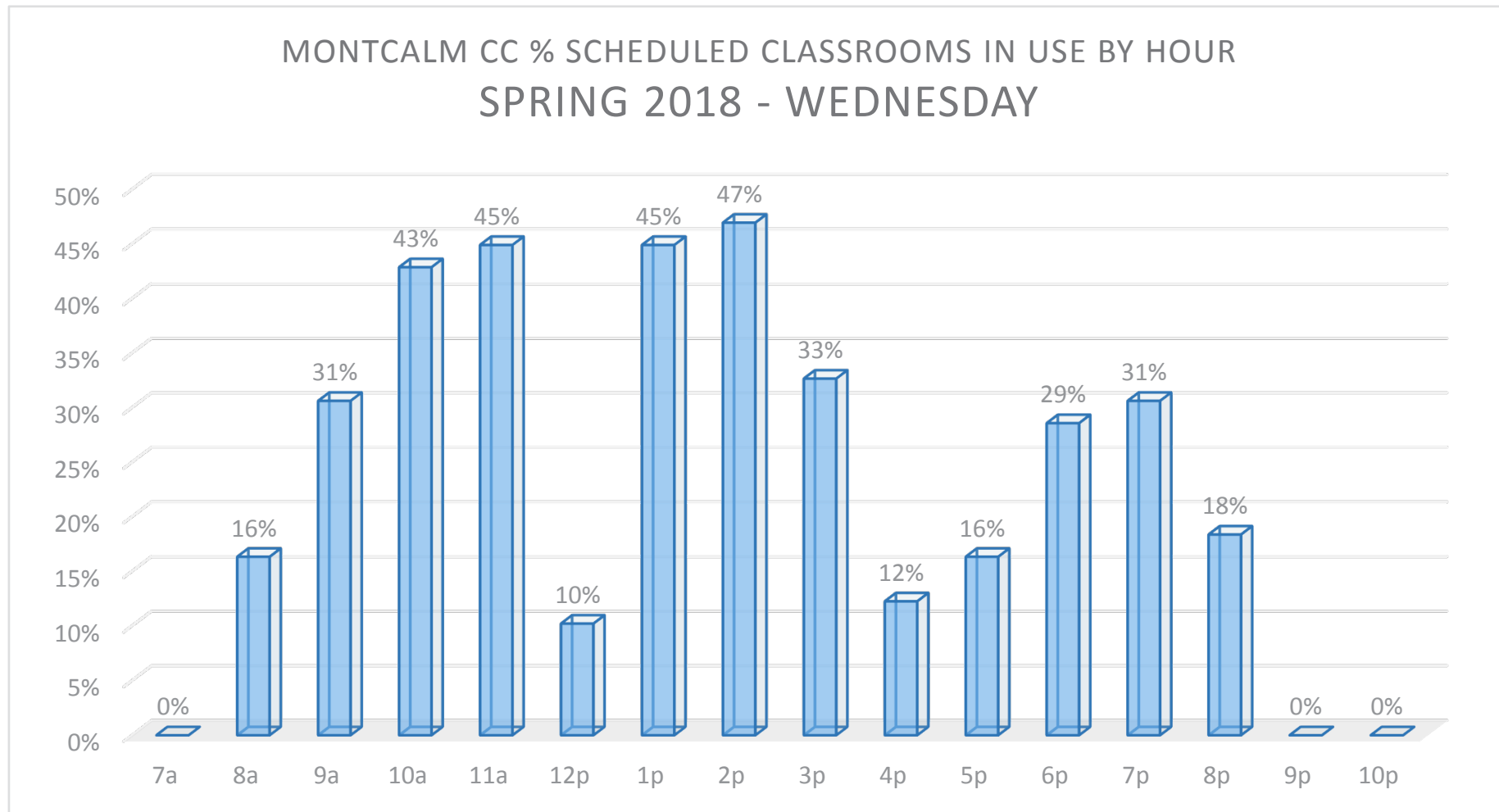




**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	WEDNESDAY	
	Rooms In Use	% in Use
7a	0	0%
8a	8	16%
9a	15	31%
10a	21	43%
11a	22	45%
12p	5	10%
1p	22	45%
2p	23	47%
3p	16	33%
4p	6	12%
5p	8	16%
6p	14	29%
7p	15	31%
8p	9	18%
9p	0	0%
10p	0	0%

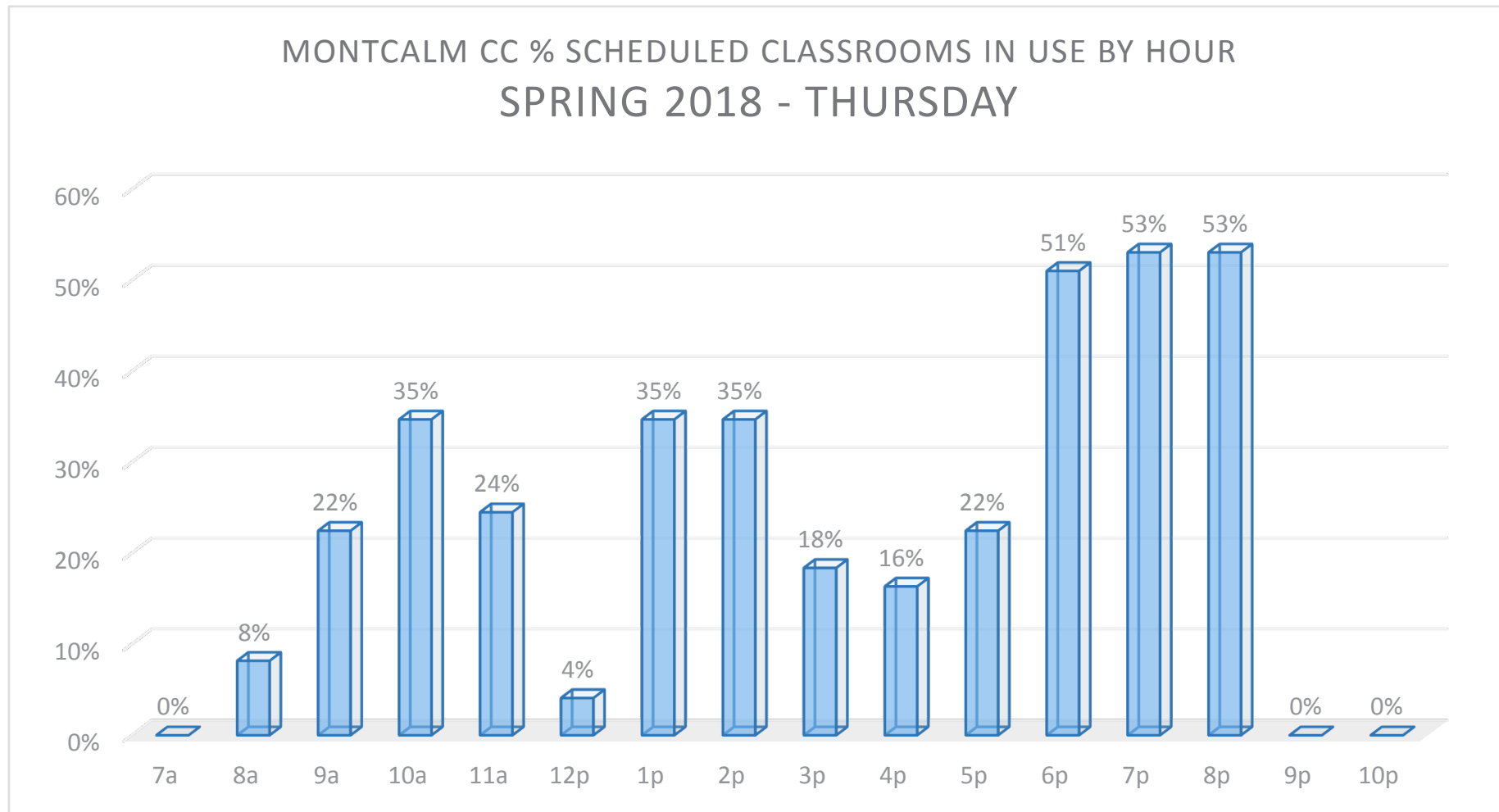




**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	THURSDAY Rooms In Use	% in Use
7a	0	0%
8a	4	8%
9a	11	22%
10a	17	35%
11a	12	24%
12p	2	4%
1p	17	35%
2p	17	35%
3p	9	18%
4p	8	16%
5p	11	22%
6p	25	51%
7p	26	53%
8p	26	53%
9p	0	0%
10p	0	0%

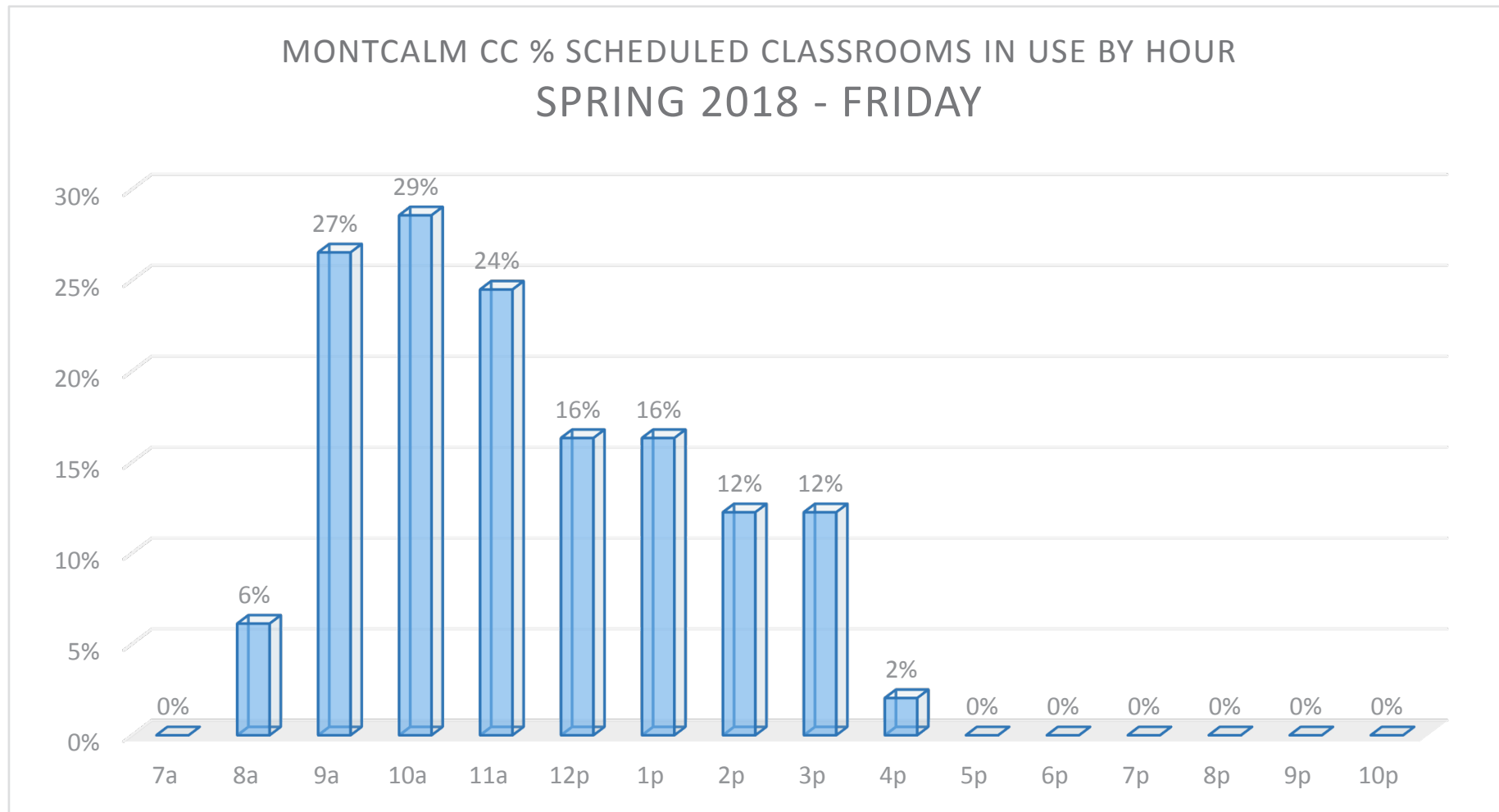




**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	FRIDAY Rooms In Use	% in Use
7a	0	0%
8a	3	6%
9a	13	27%
10a	14	29%
11a	12	24%
12p	8	16%
1p	8	16%
2p	6	12%
3p	6	12%
4p	1	2%
5p	0	0%
6p	0	0%
7p	0	0%
8p	0	0%
9p	0	0%
10p	0	0%



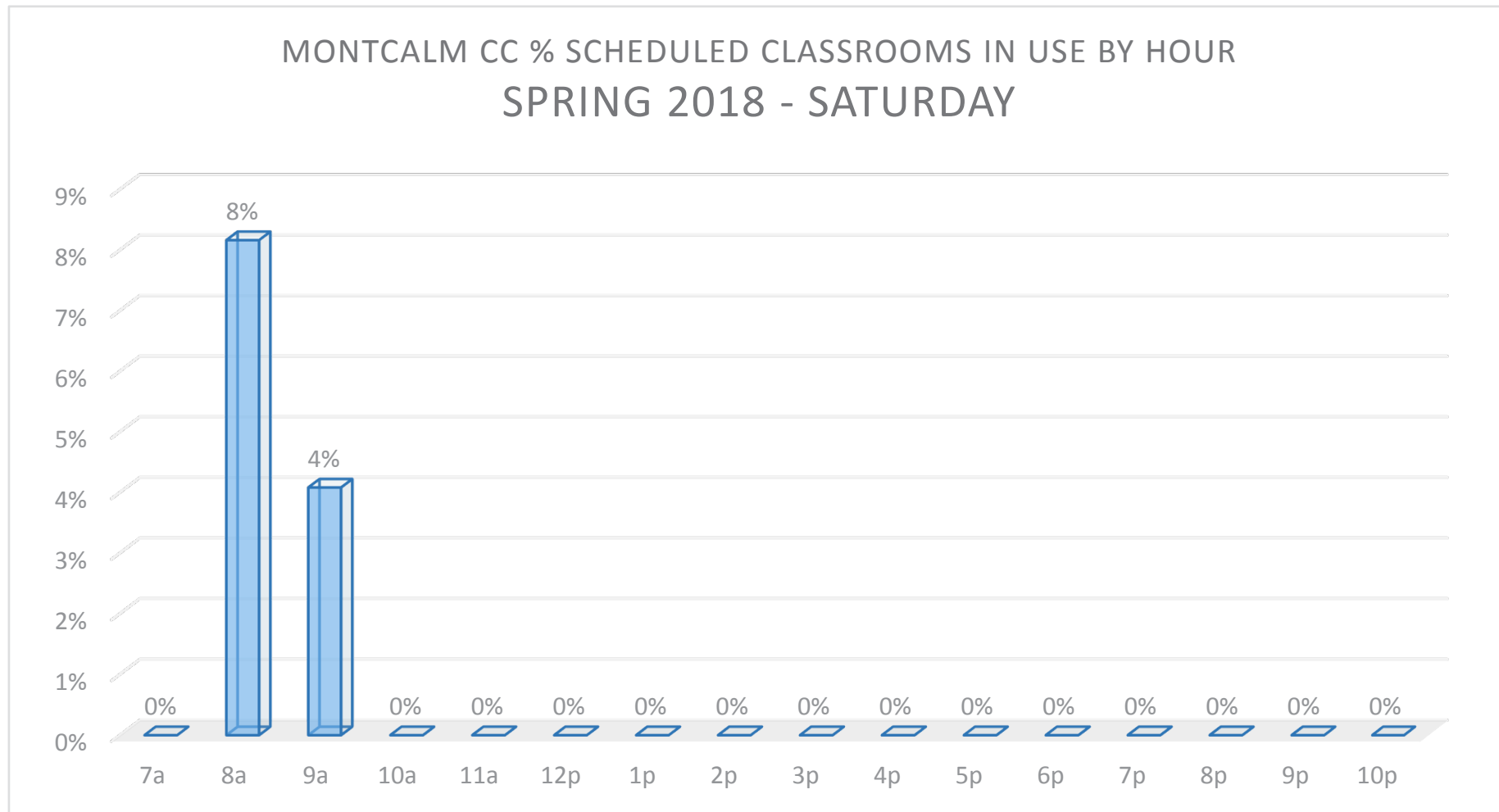




**MCC Scheduled Classroom Use By Day and Hour - SPRING 2018** (Based on 49 classrooms)

11/5/18

Time of Day	SATURDAY Rooms In Use	% in Use
7a	0	0%
8a	4	8%
9a	2	4%
10a	0	0%
11a	0	0%
12p	0	0%
1p	0	0%
2p	0	0%
3p	0	0%
4p	0	0%
5p	0	0%
6p	0	0%
7p	0	0%
8p	0	0%
9p	0	0%
10p	0	0%





## 5. Facility Overview

### A. Site - Greenville Campus

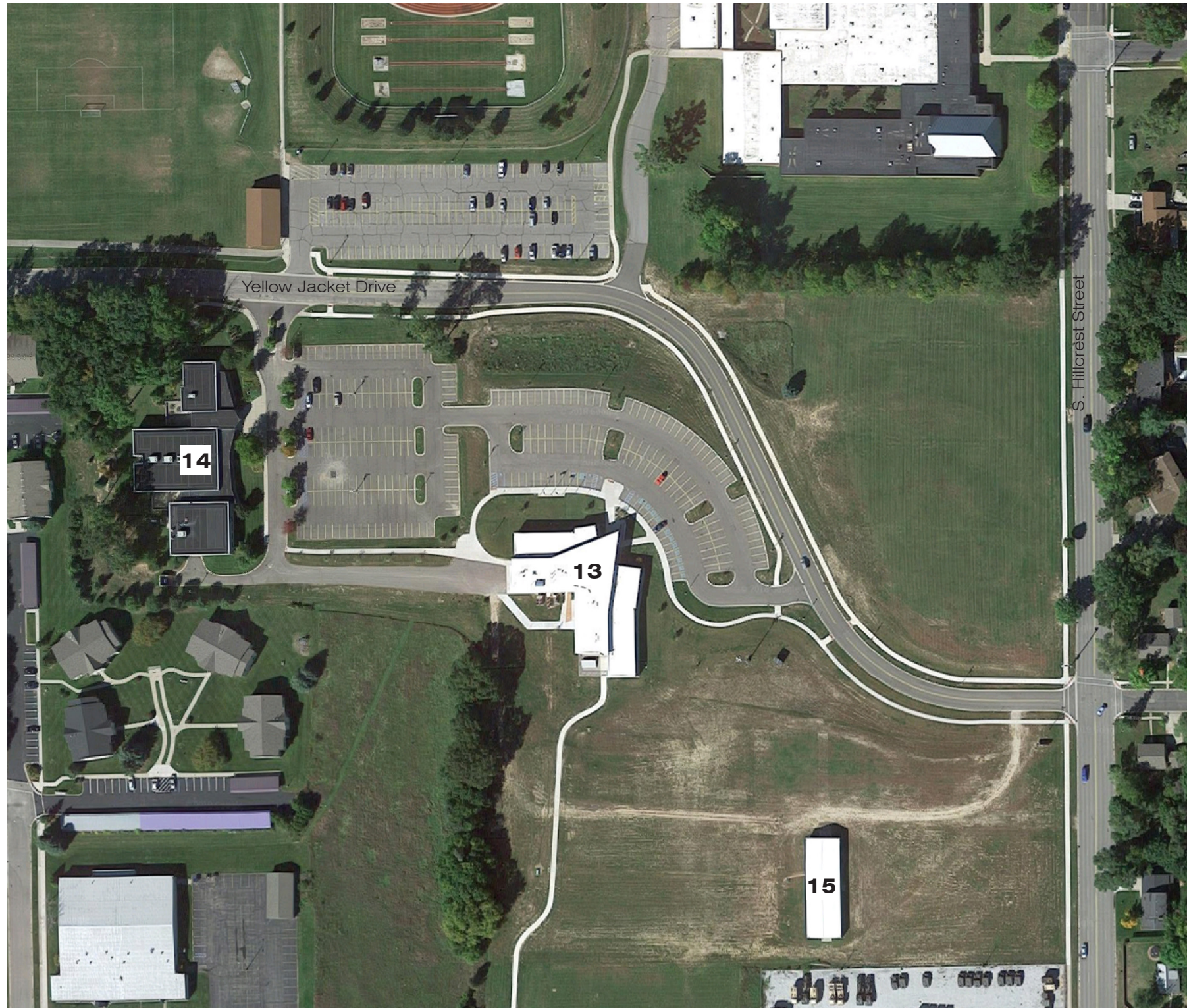
Montcalm Community College's Greenville Campus consists of 2 major buildings and one minor building which occupy the 20 acres Greenville, Michigan. The total properties include approximately 41,300 square feet.



## CAMPUS KEY

### GREENVILLE CAMPUS

- 13** Bill Braman Family Center for Education
- 14** Stanley & Blanche Ash Technology & Learning Center
- 15** Storage



EXISTING SITE PLAN

A

SITE - GREENVILLE CAMPUS

May 2019

## CAMPUS KEY

### GREENVILLE CAMPUS

- 13** Bill Braman Family Center for Education
- 14** Stanley & Blanche Ash Technology & Learning Center
- 15** Storage







NEW ADDITION TO ASH TECHNOLOGY & LEARNING CENTER TO PROVIDE LARGE COMMUNITY EVENT / CONFERENCE ROOM SPACE

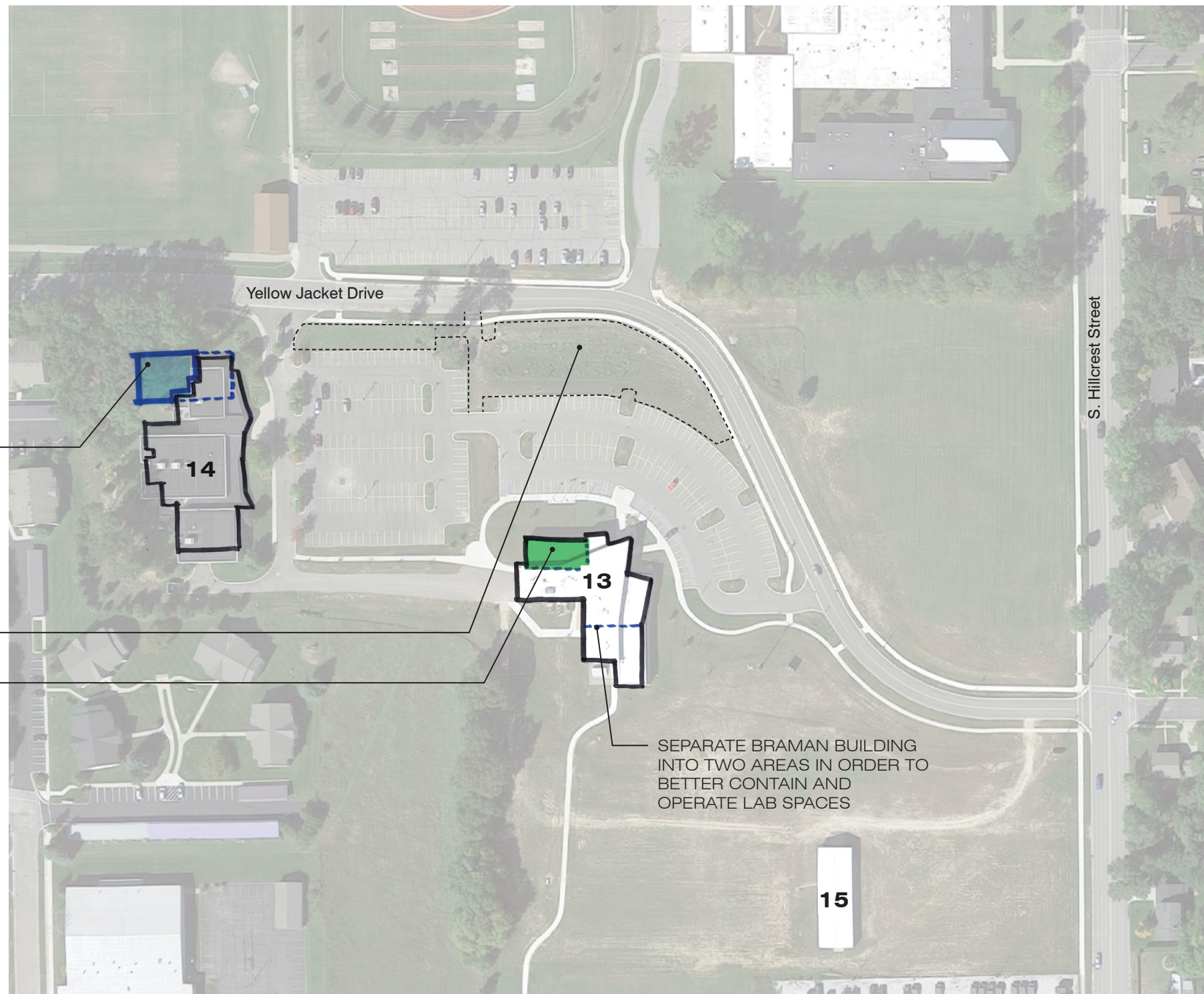
PARKING TO BE ADDED TO SERVE NEW EVENT SPACE AT TLC BUILDING

TRANSFORM EXISTING CLASSROOM SPACES INTO LAB SPACES WITHIN THE FOOTPRINT OF THE BRAMAN BUILDING

SEPARATE BRAMAN BUILDING INTO TWO AREAS IN ORDER TO BETTER CONTAIN AND OPERATE LAB SPACES

#### GRAPHIC LEGEND

-  ADDITION
-  RENOVATION
-  STUDENT SPACE
-  FACULTY SPACE
-  MEETING SPACE
-  CLASSROOM (TO REMAIN)



### RECOMMENDATIONS - PHASE 1

A



## CAMPUS KEY

### GREENVILLE CAMPUS

- 13** Bill Braman Family Center for Education
- 14** Stanley & Blanche Ash Technology & Learning Center
- 15** Storage

FUTURE ADDITION TO ASH TECHNOLOGY & LEARNING CENTER TO PROVIDE NEW CLASSROOM SPACES ASH TLC TO CONTAIN MAJORITY OF CLASSROOM SPACES ON GREENVILLE CAMPUS BOTH BUILDINGS ON CAMPUS TO WORK IN TANDEM

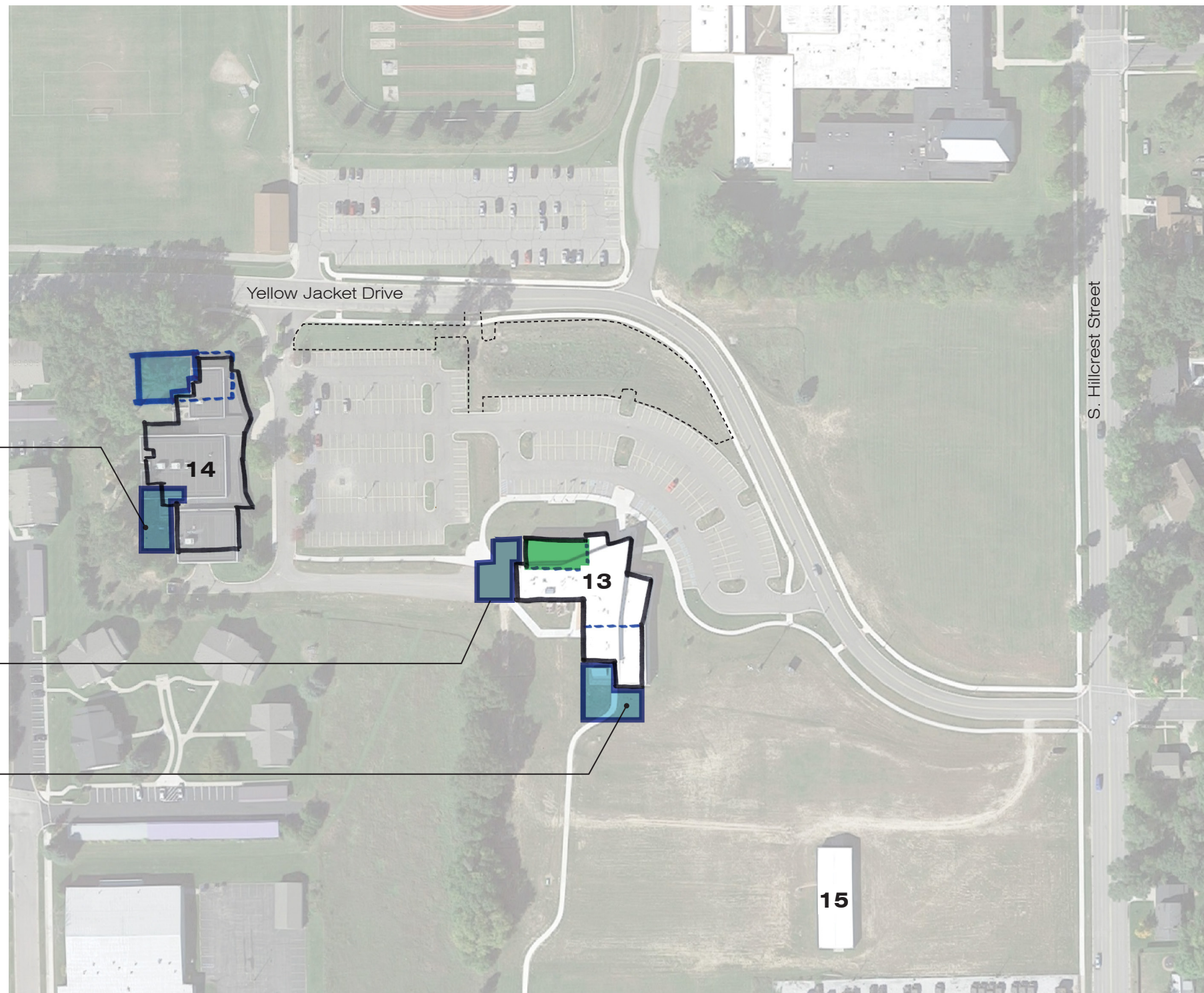
FUTURE ADDITION TO BRAMAN BUILDING TO PROVIDE ADDITIONAL CLASSROOM OR LAB SPACES

FUTURE ADDITION TO BRAMAN BUILDING TO PROVIDE ADDITIONAL LAB SPACES

BRAMAN BUILDING TO BE CONVERTED TO LAB-ONLY SPACES BASED ON EXISTING INFRASTRUCTURE WITH THE SUPPORT OF ASH TLC CLASSROOM SPACES

#### GRAPHIC LEGEND

- ADDITION
- RENOVATION
- STUDENT SPACE
- FACULTY SPACE
- MEETING SPACE
- CLASSROOM (TO REMAIN)



### RECOMMENDATIONS - FUTURE PHASE

# A

May 2019

SITE - GREENVILLE CAMPUS

## CAMPUS KEY

### GREENVILLE CAMPUS

- 13** Bill Braman Family Center for Education
- 14** Stanley & Blanche Ash Technology & Learning Center
- 15** Storage

NEW ADDITION TO ASH TECHNOLOGY & LEARNING CENTER TO PROVIDE LARGE COMMUNITY EVENT / CONFERENCE ROOM SPACE

PARKING TO BE ADDED TO SERVE NEW EVENT SPACE AT TLC BUILDING

TRANSFORM EXISTING CLASSROOM SPACES INTO LAB SPACES WITHIN THE FOOTPRINT OF THE BRAMAN BUILDING

SEPARATE BRAMAN BUILDING INTO TWO AREAS IN ORDER TO BETTER CONTAIN AND OPERATE LAB SPACES

GRAPHIC LEGEND

 ADDITION

 EXISTING ENTRY SIGNAGE

 NEW EXTERIOR SIGNAGE (VEHICULAR)

 NEW EXTERIOR SIGNAGE (PEDESTRIAN)

 DIRECTIONS - ENTRY


 DIRECTIONS - EXIT

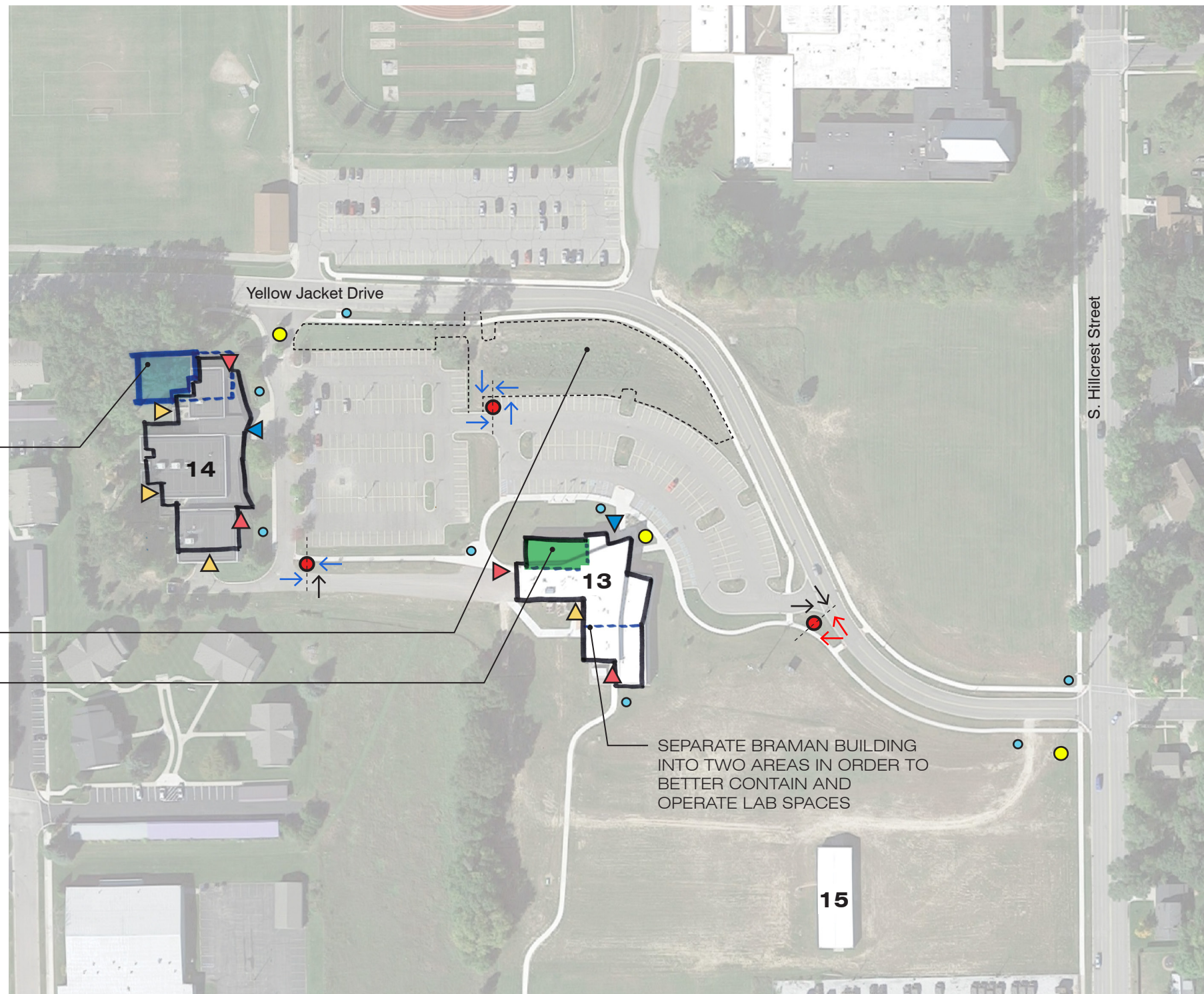
 PRIMARY ENTRY

 SECONDARY ENTRY

 TERTIARY ENTRY

 DIRECTIONS -

 GENERAL CIRCULATION



## RECOMMENDATIONS - WAYFINDING SUMMARY

A



## 5. Facility Overview



### B. Stanley & Blanche Ash Technology & Learning Center

The Stanley & Blanche Ash Technology & Learning Center is approximately 19,495 SF and consists of one level located on the Greenville Campus. The building was built in 2001 and updated in 2012-2013.

This building is organized by three main corridors in three basic sections:

1. North end houses an Open Computer Room and Testing Center which has supporting rooms including Faculty Office, Mail Room, Study Rooms and Storage.
2. South end houses a large Conference / Dining Room with related support rooms including a Kitchen, Receiving, Storage and Systems Rooms.
3. The center wing houses a Computer Classroom, Technology Labs with supporting Equipment Room, Standard Classroom, Conference Room as well as Restrooms.



From a site perspective, the Stanley & Blanche Ash Technology & Learning Center is one of two buildings within the 2018 MCC Master Plan located at the Greenville Campus. The building is located west of the Bill Braman Family Center for Education.



The building exterior is comprised of CMU walls, glazing, and a fully adhered EPDM roof. Minor roof leaks at the rooftop fan unit curbs were repaired in 2013, and per the 2016 assessment, the roof membrane replacement is due around 2022. Masonry was washed and resealed in 2012 to combat sealant joints delaminating, water infiltration at sills, and efflorescence. In 2009, the caulk at window sills was replaced to control water infiltration based on the 2007 assessment of deterioration. Minor grout cracking from settlement at CMU walls continues based on assessments from 2003-2016 and requires attention and repair.



## 5. Facility Overview



### B. Stanley & Blanche Ash Technology & Learning Center *(continued)*

Regarding the building systems, the original HVAC system controls were upgraded to digital in 2012 as part of the campus-wide energy management system upgrade (ECM). The system upgrade included the installation of new actuators on control valves and dampers, and the upgrade corrected previous HVAC noise issues. In 2007, one boiler was retubed due to excessive corrosion, with the second boiler remaining in good condition. The gas meter systems were replaced in 2010; in 2013 the compressor on RTU #4 (located over the conference room) was replaced; and in 2015 the compressor on RTU #3 was replaced. A year-end draining program was implemented to resolve past irrigation system pump freezing issues, though the shut-off valve to the catering kitchen dishwasher continues to leak and requires attention.



At the interiors, minor renovations were performed to relocate interior partitions in order to modify classroom sizes in 2012. Additionally, ceiling tiles have been replaced as required and all classroom door hardware was changed to lockdown type for security. From 2003-2012, floor cracking issues were resolved including grout repairs, addition of control joints, and tile replacement as needed. In 2013, the floor slab was cut and repaired to resolve an underlying issue causing floor cracking. Per the 2016 assessment, minor floor cracking continues due to settlement and should be monitored moving forward.



Per space utilization data received from MCC, the open computer lab and conference room are scheduled the least within the building.

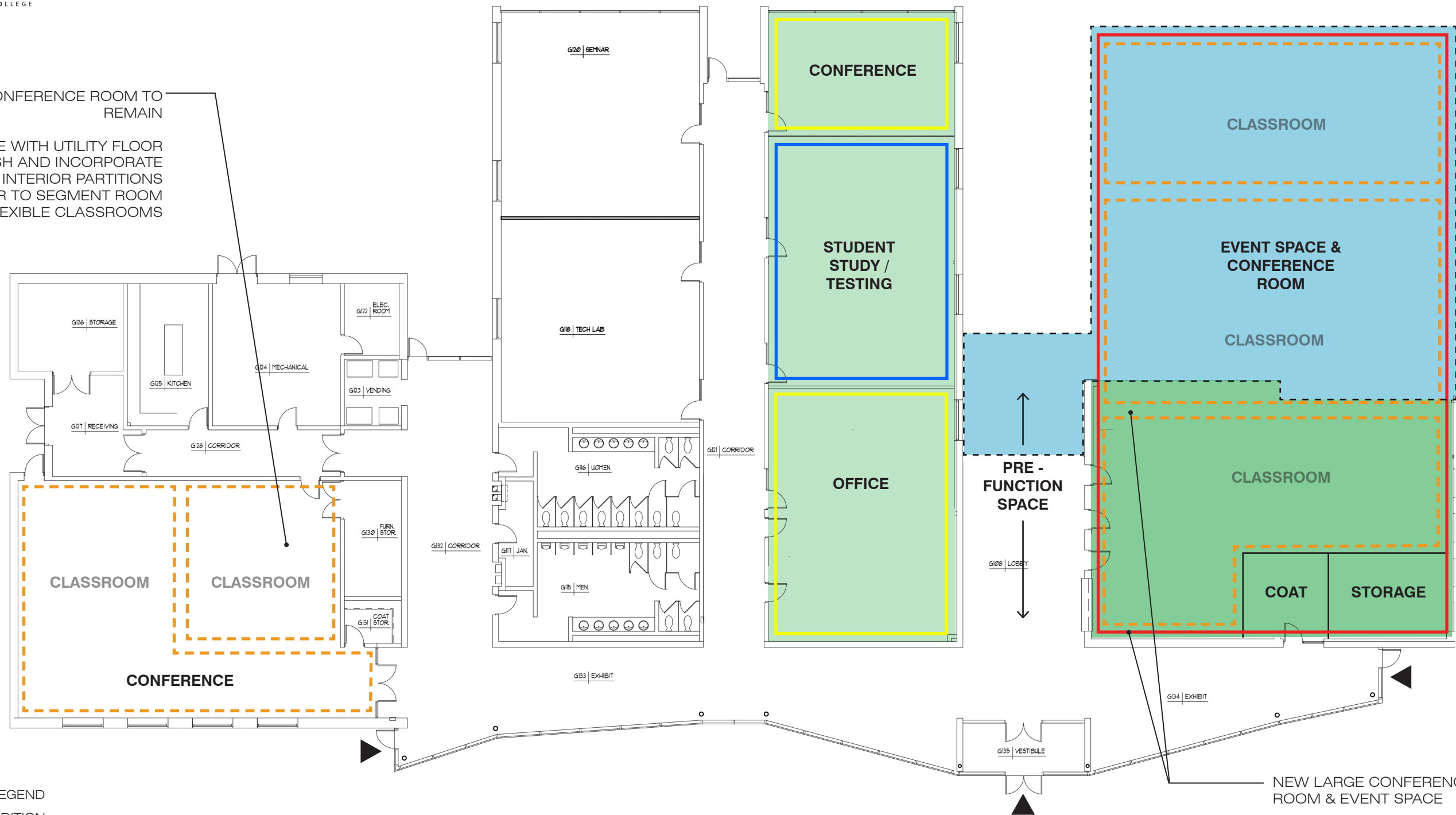




EXISTING FLOOR PLAN

EXISTING CONFERENCE ROOM TO REMAIN

UPDATE WITH UTILITY FLOOR FINISH AND INCORPORATE OPERABLE INTERIOR PARTITIONS IN ORDER TO SEGMENT ROOM INTO FLEXIBLE CLASSROOMS



GRAPHIC LEGEND

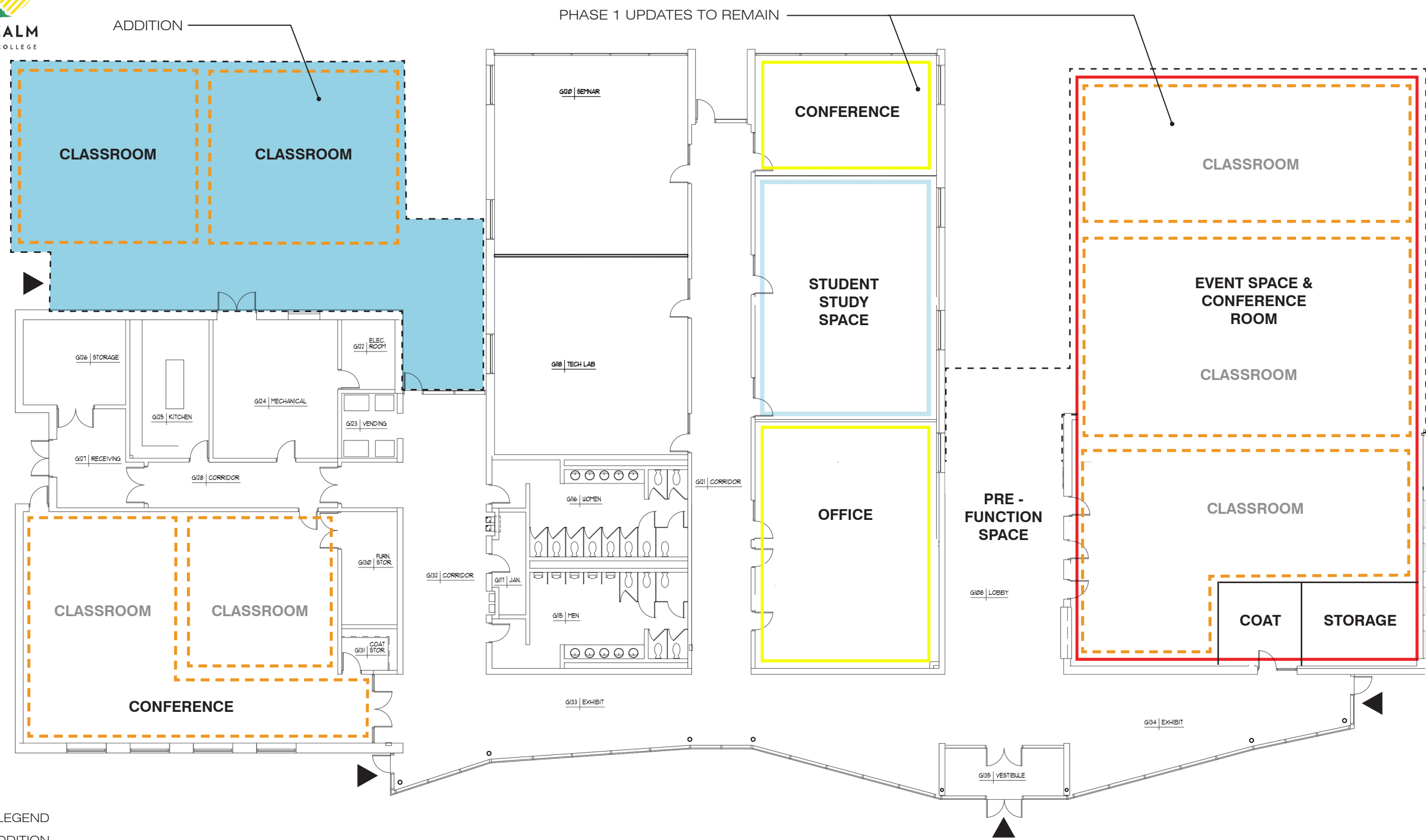
- ADDITION
- RENOVATION
- STUDENT SPACE
- FACULTY SPACE
- MEETING SPACE
- CLASSROOM / LAB

NEW LARGE CONFERENCE ROOM & EVENT SPACE

INCORPORATE OPERABLE INTERIOR PARTITIONS TO RETAIN FLEXIBILITY IN ORDER TO SEGMENT ROOM INTO CLASSROOMS

RECOMMENDATIONS - PHASE 1





- GRAPHIC LEGEND
- ADDITION
  - RENOVATION
  - STUDENT SPACE
  - FACULTY SPACE
  - MEETING SPACE
  - CLASSROOM / LAB

RECOMMENDATIONS - FUTURE PHASE



**B**



## 5. Facility Overview



### C. Bill Braman Family Center for Education

The Bill Braman Family Center for Education is approximately 17,100 SF and consists of one level located on the Greenville Campus. The building was built in 2012 and updated in 2015-2016.

This building is organized in two areas by a Student Commons Area:

1. The north end houses a row of four Classrooms, with Maintenance, Mechanical and Restrooms across the corridor.
2. The south end houses a Lab Classroom, Instructional Resource Room, Restrooms, Vending Area, Manufacturing Lab / Skills Center, Classrooms and the Faculty Office Complex.



From a site perspective, the Bill Braman Family Center for Education is located east of the Stanley & Blanche Ash Technology & Learning Center. A Patio & Garden area, as well as a Solar Panel Learning area, are located off the main corridor and Student Commons Area.

The building exterior is comprised of brick, metal panels, aluminum framed fixed windows, as well as a white EPDM roof membrane. The structure is a steel frame, on slab-on-grade concrete. Past water infiltration leaks at clerestory window were resolved in 2015. The projected roof membrane replacement is in 2024.

Regarding the building systems, the HVAC system is on the campus-wide DDC controls and system, and contains 2 condensing boilers, ground mounted DX chillers, and 1 air handler for the entire building. In 2015, a step-up transformer was added to power new CNC equipment, as well as a distribution panel, disconnects and bus ducts. Additionally, an exhaust system was added in 2016 to serve new welding equipment, as well as the addition of a compressed air system for lab / shop use.



## 5. Facility Overview



### C. Bill Braman Family Center for Education *(continued)*

Interior lighting includes predominantly fluorescent light fixtures throughout the building, with a combination of lay-in ceiling panels and open-to-deck ceiling conditions. Painted gypsum with tile wainscot is typical throughout the building for interior walls, with tile in the toilet rooms. The flooring finishes include carpet, concrete and porcelain tile, depending on the program type of each room. In the 2015 assessment, carpet was to be removed as needed for the repurposing of rooms to accommodate industrial equipment. Per the 2016 assessment, carpet damage has occurred from change in use to industrial program and has become worn, stained and due for replacement.



Per current space utilization data received from MCC, the instructional resource room and the northmost classrooms are scheduled and used the least within the building.



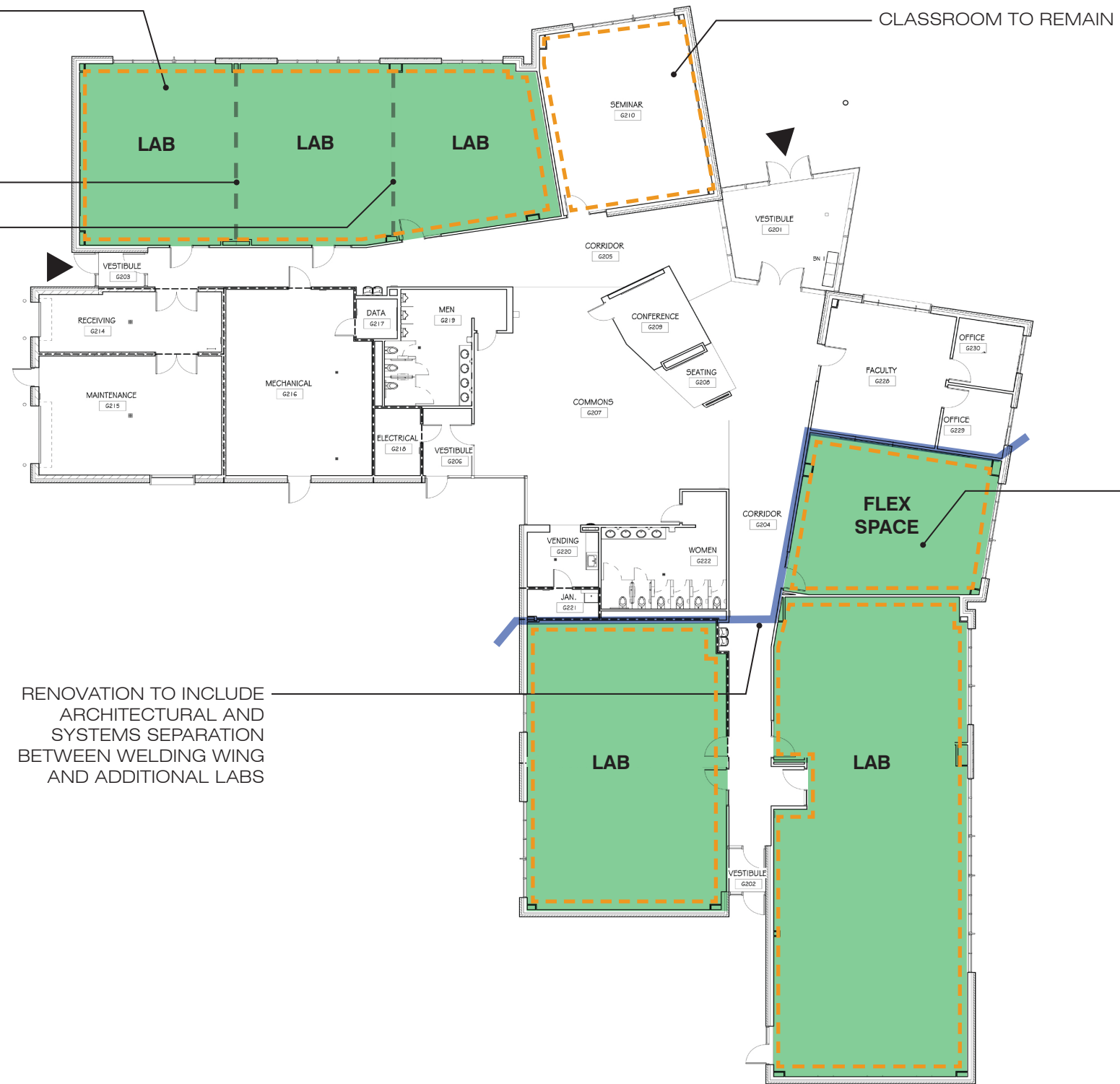
EXISTING FLOOR PLAN





RECONFIGURE SYSTEMS, FINISHES, AND CEILINGS TO MAXIMIZE LAB SPACE

EXISTING OPERABLE PARTITION TO REMAIN  
INCORPORATE OPERABLE INTERIOR PARTITION TO RETAIN FLEXIBILITY AT CONVERTED LAB SPACES



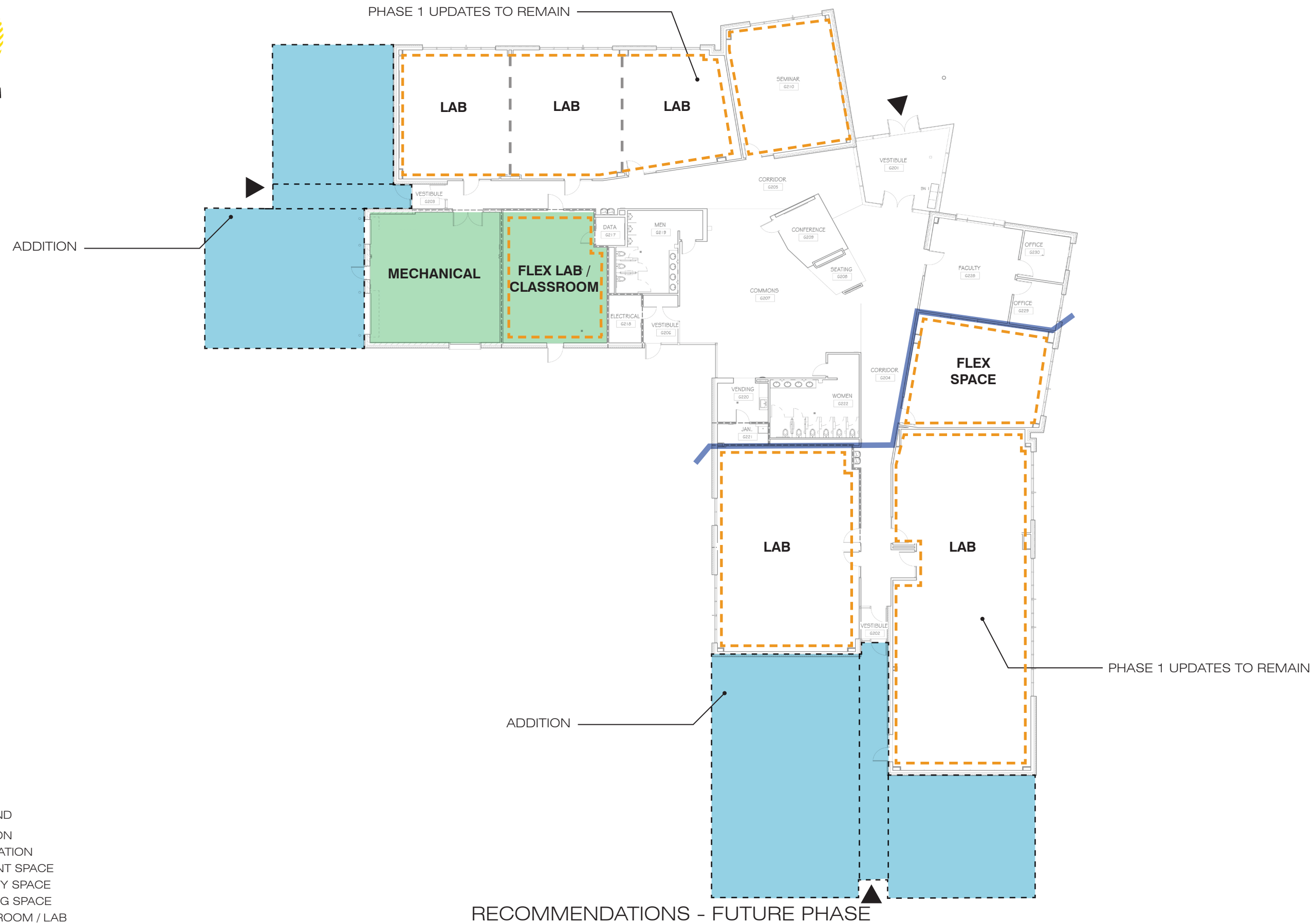
RENOVATION TO INCLUDE ARCHITECTURAL AND SYSTEMS SEPARATION BETWEEN WELDING WING AND ADDITIONAL LABS

GRAPHIC LEGEND

- ADDITION
- RENOVATION
- STUDENT SPACE
- FACULTY SPACE
- MEETING SPACE
- CLASSROOM / LAB

RECOMMENDATIONS - PHASE 1









## 5. Facility Overview

### D. Site - Sidney Campus

Montcalm Community College consists of 10 major buildings and six minor buildings which occupy the 220 acre main campus in Sidney, Michigan. The total buildings at Sidney exceed approximately 206,500 SF. The main campus site includes a variety of landscape types within the Brown Road and Sidney Road boundaries.

The wooded land to the north and east of the campus buildings contains the Kenneth J. Lehman Nature Trails which consists of more than four miles of marked trails among varying forests, grasslands, wetlands and freshwater lakes. As the trails are open to the public all year round, this main portion of the site exists as an important educational and recreational amenity for MCC's main campus. Additionally, the Lena Meijer Heartland Trail Connector provides bicycle and walking access from the trail in Sidney to MCC's Sidney campus at the Marston Pavilion.

The main campus site also contains Heritage Village, established in 1987, consisting of 28 buildings which feature hundreds of artifacts from local areas depicting life in Michigan in turn the turn of the 20th Century. Heritage Village is an educational and recreational asset to MCC's main campus site, offering special programs that activate the site within a historic environment / setting just across the entry drive from the main grouping of campus buildings. The new Greenhouse and the Robert E. Marston Pavilion at the northwest area of the site support the growing programs and outdoor activities on Campus.

#### Utilities

- The site is served by a well and water tower system.
- Sanitary sewerage is provided by the Sidney Township Sewer Authority
- Electrical capacity to the campus is provided by Consumers Energy
- Storm water runoff is managed on-site.
- Telephone and cable service is combined and provided by Telnet & Frontier
- Steam system includes MCC's boiler.



## 5. Facility Overview

### D. Site - Sidney Campus *(continued)*

#### **Drives and Parking**

Wayfinding to and throughout all buildings on campus has been mentioned by stakeholders and community members as a drawback and obstacle for navigating and utilizing MCC's Campus assets.

As to traffic flow through the campus, the central location of the main drive separates parking areas and creates a barrier between the parking lots to the interior of campus. Relocation of the main drive to the west edge of the parking lots has been discussed to retain a stronger and safer connection between the parking lots and the buildings on campus.

The Activities Building is a primary public destination due to the programs it contains that directly serve the community. This redefinition of the main drive will allow for a separate pull-off drive at the Activities Building entrance for convenient pick-up and drop-off. It will also define safer pedestrian pathways and clearer service vehicle approaches.

Parking and general access to the Administrative Center & Library, Activities Building, North Building and the main interior of Campus is adequate for most uses.

#### **Walks**

The campus is generally pedestrian-friendly. However, there is a need to re-work existing walks as well as create additional walks within the interior of campus to better enhance the relationship and activity between the buildings on campus. In general, there is a need for supplemental exterior building signage for pedestrians to identify individual buildings at the center of campus.



## 5. Facility Overview

### D. Site - Sidney Campus *(continued)*

#### **Outdoor Recreation**

Outside the periphery of the area of main campus buildings, the main Kenneth J. Lehman Nature Trails occupy a larger portion of the main Sidney campus, consisting of multiple smaller trails, loops and 102 posts to observe and identify the varying natural environments within the overall four mile trail length. These trails are used by both the community and campus, offering a variety of hikes and self-guided tour routes. There are several boardwalks and benches along the nature trail. Visitors can enjoy the scenery and observe a variety of natural habitats, with an outdoor classroom available upon request. The Lena Meijer Heartland Trail offers a bicycle and walking connector from Sidney to the MCC main campus as well.

Three recently resurfaced outdoor tennis courts are available at MCC's Sidney campus, located just south of the Activities building near the campus entrance. The main campus also offers an outdoor sand volleyball court as well as disc golf. Additional open areas exist at the south edge of Campus east of College Drive and south of Heritage Village, offering expanded outdoor recreation in the form of recreational fields that could connect with the community for youth sports and related events.



## 5. Facility Overview

### D. Site - Sidney Campus *(continued)*

#### **Future Land Use Considerations**

##### **Agricultural Sciences**

The College is currently in discussion with Michigan State University regarding the development and future growth of an agricultural sciences program. With desired expansion and possible implementation of a MCC/MSU program, additional space needs may be required for agricultural science including specialized classroom space and outdoor space(s) for hands-on learning. The areas directly adjacent to the existing Greenhouse and the Robert E. Marston Pavilion offer excellent land opportunities for agricultural practice and display to activate MCC's land assets.

##### **Performance Arts Center**

The open area along W. Sidney Road, adjacent to the existing Barn Theater, has been discussed as a potential location for a future Performance Arts Center. This new building addition to the Campus could further define the entrance at W. Sidney Road and attract members of the community. The Center could contain performing arts spaces, as well as conference rooms and event spaces to accommodate community and campus-wide events. Locating the building adjacent to the existing Barn Theater would provide a unique opportunity to experience contemporary programs and facilities juxtaposed with a well-known historic community asset.



## 5. Facility Overview

### D. Site - Sidney Campus *(continued)*

#### **Future Land Use Considerations** *(continued)*

##### **Student Housing**

Due to student interest and changing demographic factors the College may consider a feasibility study to determine the viability of developing student housing. The scope of this study may include an assessment of student characteristics; enrollment trends; an analysis of the housing market; focus group sessions; student housing demand projections; and recommendations for the mix, size and charges for student housing rental units along with suggestions for unit features and common-area amenities. The southeast area on at the edge of campus has been discussed as a potential location for Student Housing. This location provides convenient access to W. Sidney Road, as well as close proximity to outdoor recreation, campus facilities, and nature trails.

## CAMPUS KEY

### SIDNEY CAMPUS

- 1** Foundation Farmhouse
- 2** Barn Theater
- 3** Tennis Courts
- 4** Activities Building
- 5** Beatrice E. Doser Building
- 6** Donald C. Burns Administration / Library Building
- 7** Les Morford Instructional Building
- 8** Stanley P. Ash Building
- 9** Kenneth J. Smith Instructional Building
- 10** Instructional North Building
- 11** Montcalm Heritage Village
- 12** Greenhouse



EXISTING SITE PLAN

## CAMPUS KEY

### SIDNEY CAMPUS

- 1** Foundation Farmhouse
- 2** Barn Theater
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- 9** Kenneth J. Smith Instructional Building
- 10** Instructional North Building
- 11** Montcalm Heritage Village
- 12** Greenhouse

PARKING TO BE ADDED TO SERVE NEW PROGRAMS AT NORTH BUILDING

NORTH BUILDING TO BE CONVERTED TO LARGE FLEX SPACE TO SUPPORT:

- ART PROGRAMS
- CONSTRUCTION TRADE PROGRAMS
- BLACK BOX PERFORMANCES
- COMMUNITY EVENTS (SUMMER CAMPS, TOURS, CAREER DAYS & MORE)

ACTIVATE NATURAL LANDSCAPE ASSET TO DISPLAY & SUPPORT GROWING AGRI-CULTURAL PROGRAMS, AND INCORPORATE COMMUNITY GARDEN AS WELL AS SMALL ANIMAL BARN ADJACENT TO EXISTING GREENHOUSE & ROBERT E. MARSTON PAVILION

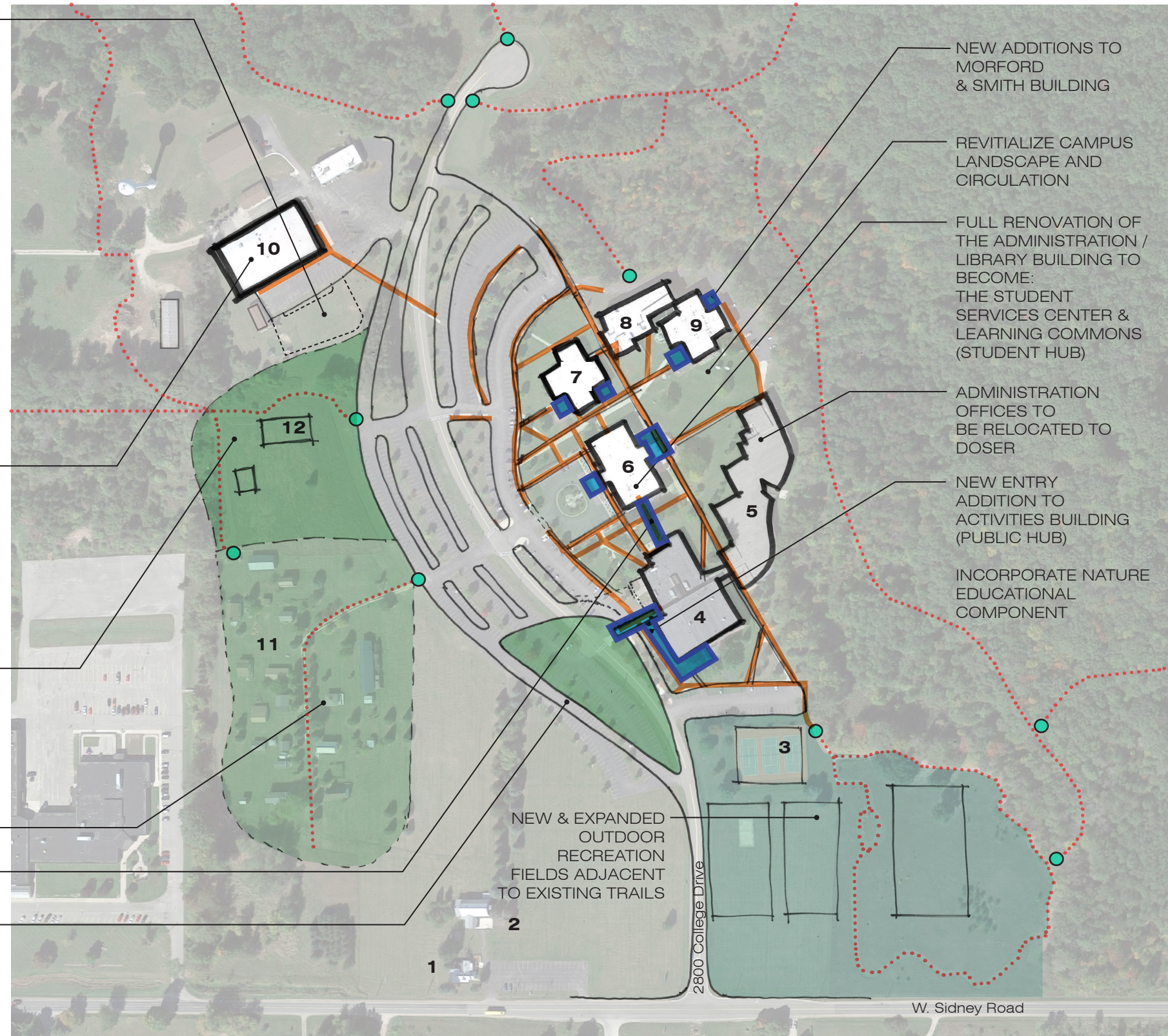
MAINTAIN HISTORIC HERITAGE VILLAGE

ADDITION OF ENCLOSED CORRIDOR BETWEEN ACTIVITES & BURNS BUILDINGS

RELOCATE MAIN DRIVE

#### GRAPHIC LEGEND

- ADDITION
- IMPROVED LANDSCAPE
- ADDED RECREATION
- MAIN WALKWAY CIRCULATION
- EXISTING TRAILS
- EXISTING TRAIL HEAD ENTRY



NEW ADDITIONS TO MORFORD & SMITH BUILDING

REVITALIZE CAMPUS LANDSCAPE AND CIRCULATION

FULL RENOVATION OF THE ADMINISTRATION / LIBRARY BUILDING TO BECOME: THE STUDENT SERVICES CENTER & LEARNING COMMONS (STUDENT HUB)

ADMINISTRATION OFFICES TO BE RELOCATED TO DOSER

NEW ENTRY ADDITION TO ACTIVITIES BUILDING (PUBLIC HUB)

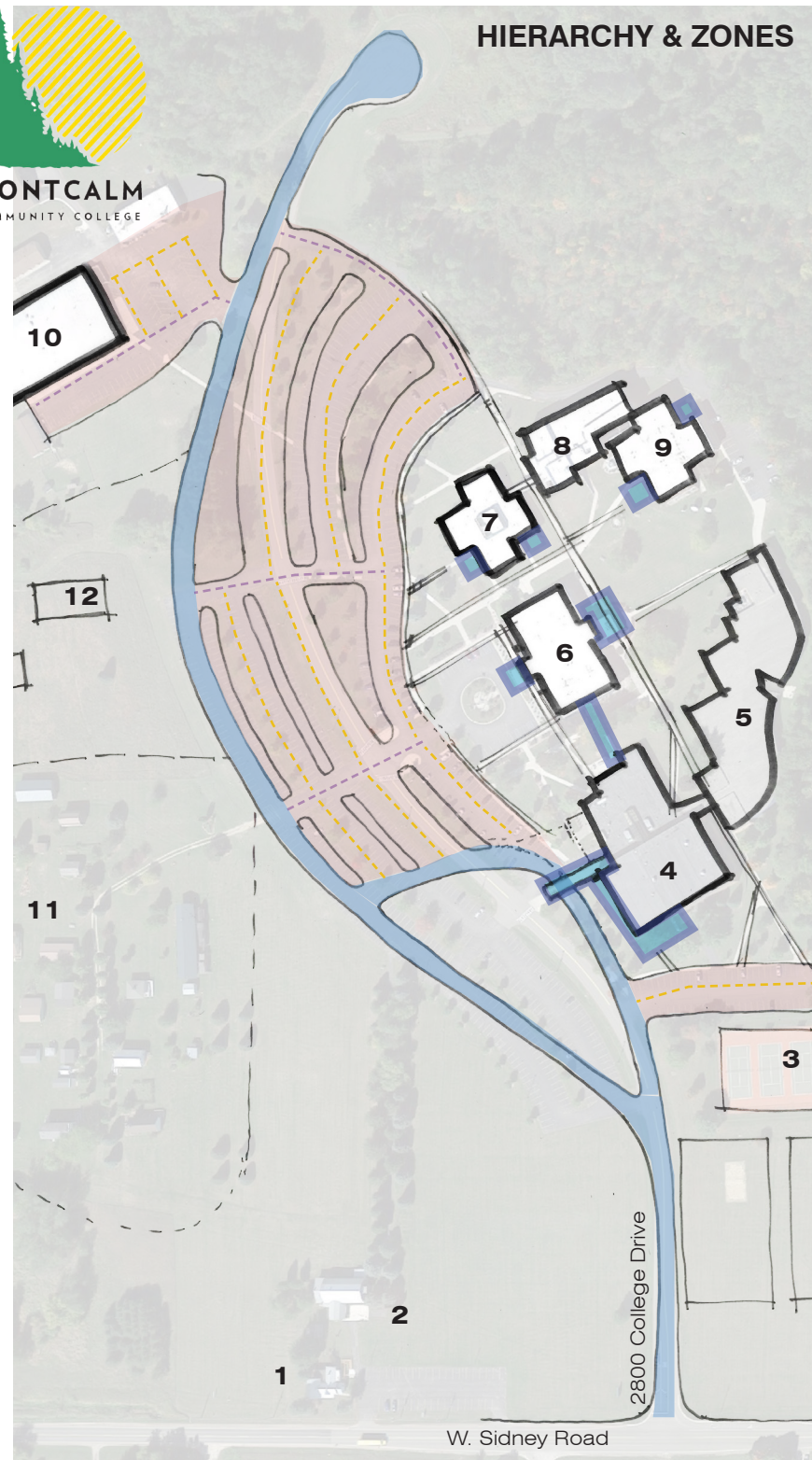
INCORPORATE NATURE EDUCATIONAL COMPONENT

NEW & EXPANDED OUTDOOR RECREATION FIELDS ADJACENT TO EXISTING TRAILS

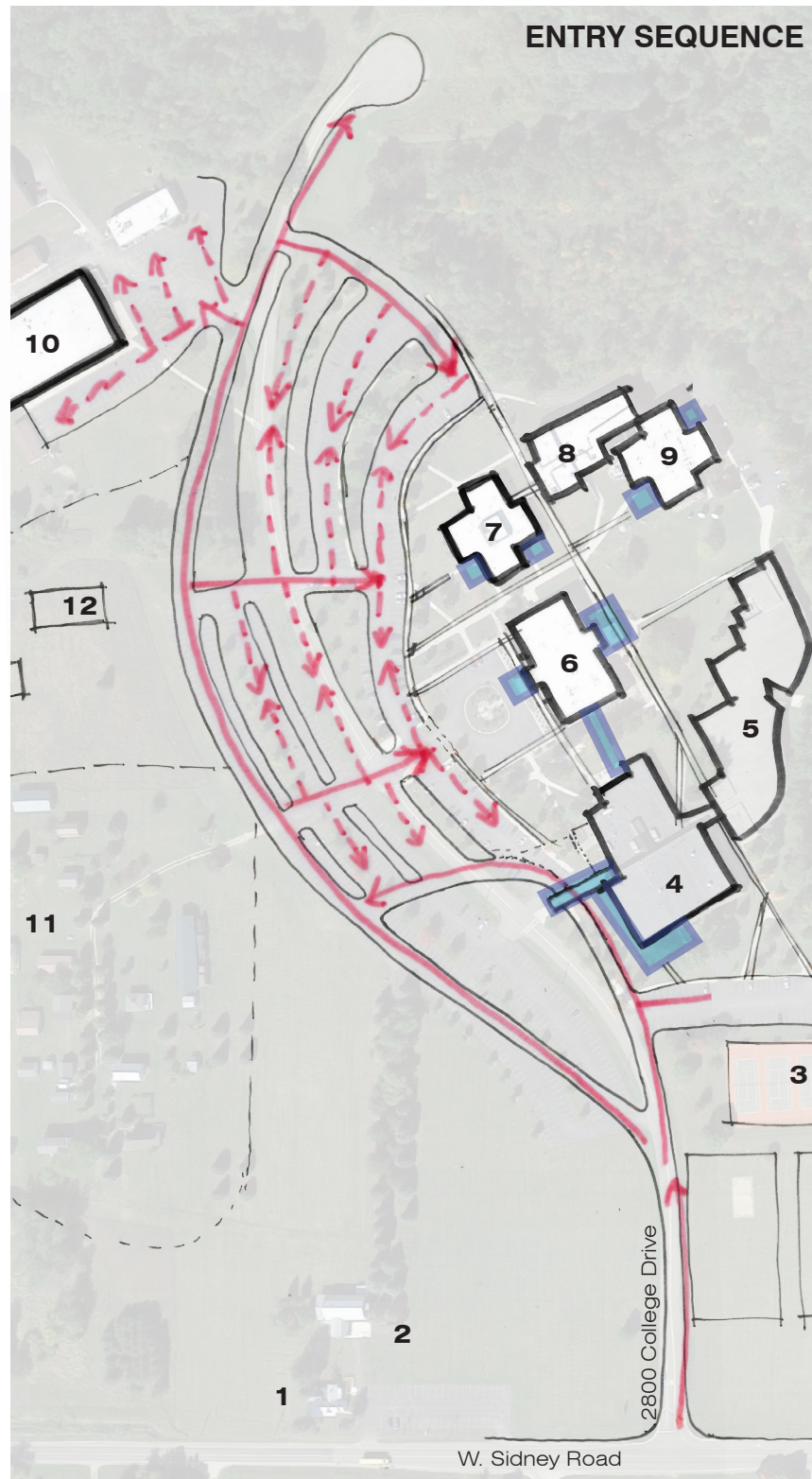
## RECOMMENDATIONS - PHASE 1



**HIERARCHY & ZONES**



**ENTRY SEQUENCE**



**EXIT SEQUENCE**



GRAPHIC LEGEND

- |  |                    |  |                       |
|--|--------------------|--|-----------------------|
|  | ADDITION           |  | PRIMARY ENTRY ROUTE   |
|  | MAIN DRIVE         |  | SECONDARY ENTRY ROUTE |
|  | SECONDARY DRIVES   |  | PRIMARY EXIT ROUTE    |
|  | TERTIARY DRIVES    |  | SECONDARY EXIT ROUTE  |
|  | PARKING            |  |                       |
|  | PARKING BOUNDARIES |  |                       |



**ANALYSIS - WAYFINDING**







## CAMPUS KEY

### SIDNEY CAMPUS

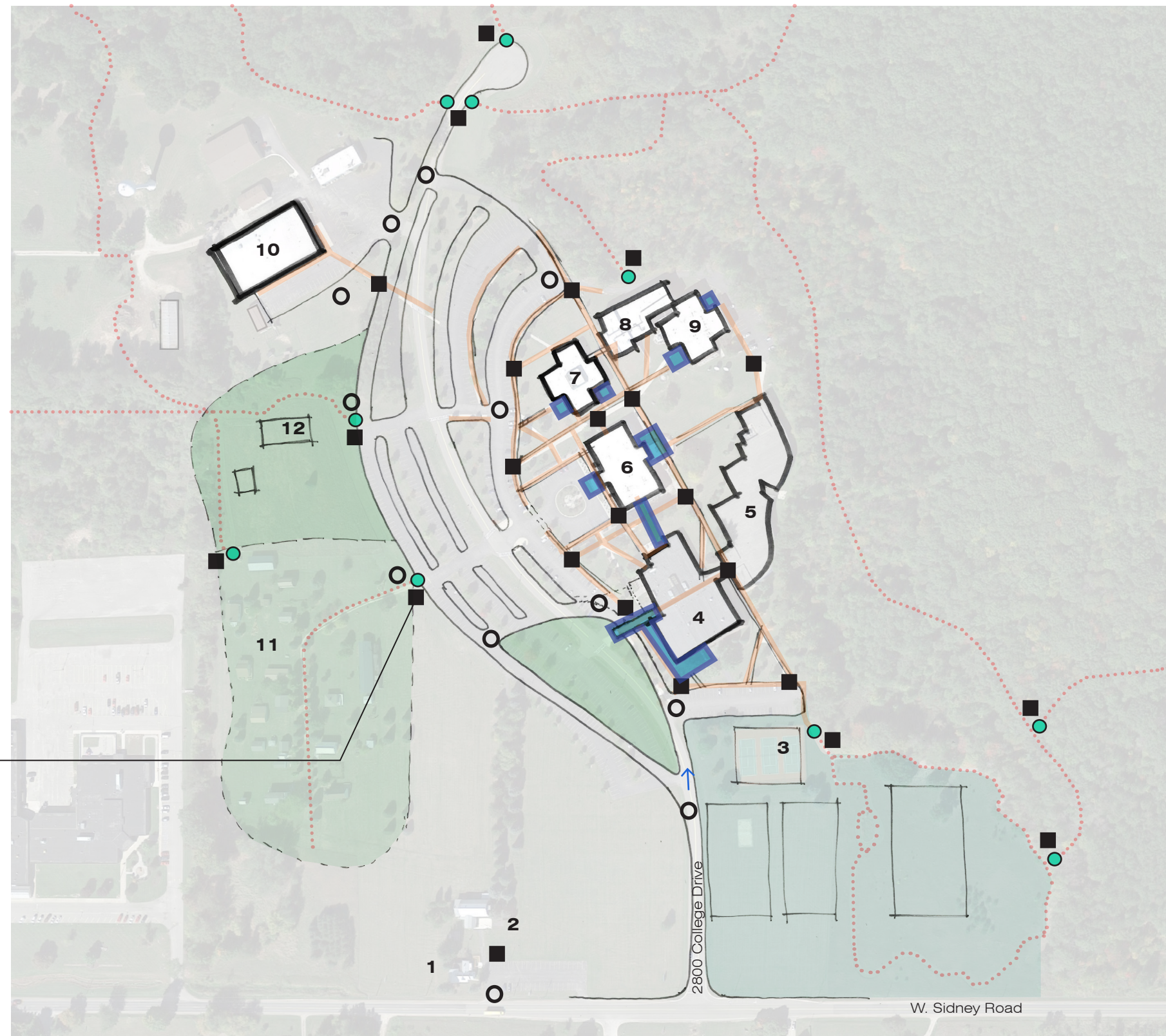
- 1 Foundation Farmhouse
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- 6 Donald C. Burns Administration / Library Building
- 7 Les Morford Instructional Building
- 8 Stanley P. Ash Building
- 9 Kenneth J. Smith Instructional Building
- 10 Instructional North Building
- 11 Montcalm Heritage Village
- 12 Greenhouse

LOCATIONS INDICATE PEDESTRIAN AND VEHICULAR DECISION INTERSECTIONS REGARDING OVERALL CIRCULATION THROUGHOUT CAMPUS

#### GRAPHIC LEGEND

- ADDITION
- MAIN WALKWAYS
- TRAILS
- EXISTING TRAIL HEAD ENTRY
- PARKING
- PARKING BOUNDARIES

- PEDESTRIAN DECISION POINTS
- VEHICULAR DECISION POINTS



ANALYSIS - WAYFINDING

D

SITE - SIDNEY CAMPUS - PEDESTRIAN & VEHICULAR DECISION POINTS

May 2019

## CAMPUS KEY

### SIDNEY CAMPUS

- 1 Foundation Farmhouse
- 2 Barn Theater
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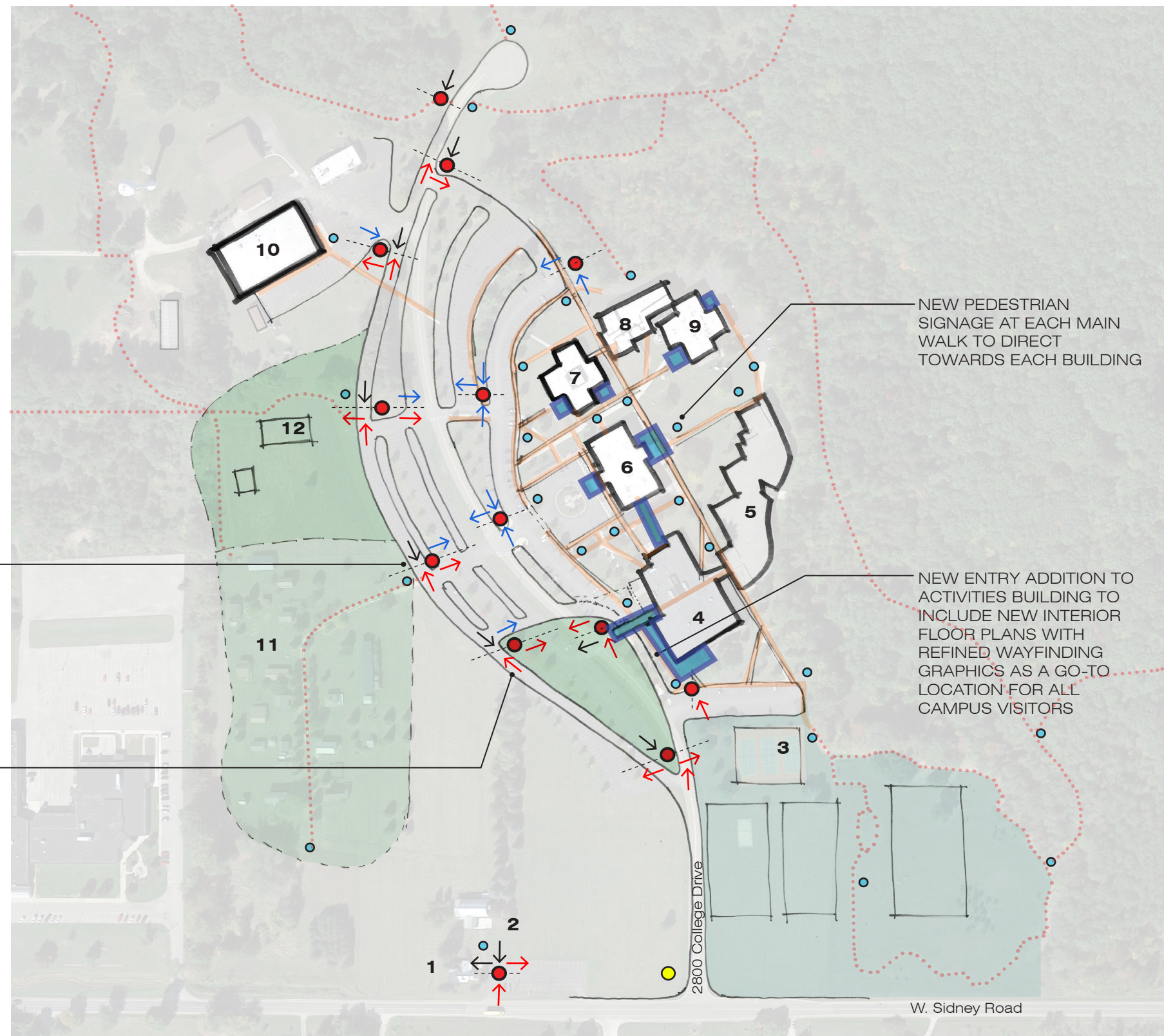
NEW EXTERIOR SIGNAGE ALONG RELOCATED MAIN DRIVE AT INTERSECTIONS OF SUB-DRIVES

ENTRY SEQUENCE (TOWARDS NORTH) SIGNAGE TO DIRECT EAST TOWARDS BUILDINGS IN CLOSEST PROXIMITY AT INTERIOR OF CAMPUS AND DIRECT NORTH TOWARDS CENTRAL PARKING AND LANDSCAPE FEATURES

EXIT SEQUENCE (TOWARDS SOUTH) SIGNAGE TO DIRECT EAST TOWARDS BUILDINGS IN CLOSEST PROXIMITY AT INTERIOR OF CAMPUS AND DIRECT SOUTH TOWARDS EXIT/ENTRY

#### GRAPHIC LEGEND

- ADDITION
- EXISTING ENTRY SIGNAGE
- NEW EXTERIOR SIGNAGE (VEHICULAR)
- NEW EXTERIOR SIGNAGE (PEDESTRIAN)
- DIRECTIONS - ENTRY    → DIRECTIONS - GENERAL CIRCULATION
- DIRECTIONS - EXIT



RECOMMENDATIONS - WAYFINDING SUMMARY - EXTERIOR SIGNAGE

## CAMPUS KEY

### SIDNEY CAMPUS

- 1 Foundation Farmhouse
- 2 Barn Theater
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- 5 Beatrice E. Doser Building
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- 10 Instructional North Building
- 11 Montcalm Heritage Village
- 12 Greenhouse

SECONDARY AND TERTIARY ENTRANCES  
TO HAVE NEW AND IMPROVED SIGNAGE

PRIMARY ENTRANCES TO HAVE NEW AND  
IMPROVED SIGNAGE INCLUDING A  
WAYFINDING FLOOR PLAN MAP  
FOR EACH BUILDING

#### GRAPHIC LEGEND

- ADDITION
- MAIN WALKWAYS
- ⋯ TRAILS
- ▲ PRIMARY ENTRY
- ▲ SECONDARY ENTRY
- ▲ TERTIARY ENTRY



\* NOTE: SEE VEHICULAR ANALYSIS  
DIAGRAMS FOR PROPOSED  
PARKING RECONFIGURATION



## WAYFINDING - BUILDING ENTRY ANALYSIS



## 5. Facility Overview



### E. Activities Building

The Activities Building was built in 1975. The building exists on two levels and is approximately 36,194 SF. The Activities Building was updated in 1999 and 2018.

The existing building is organized in three basic sections:

1. The Student Union is comprised of the MCC Bookstore, Cafeteria and Woodside Cafe, Kitchen, Health Office, Staff Lounge and Restrooms.
2. The Gymnasium with Fitness Center Mezzanine is located across the corridor from the Student Union.
3. The Natatorium is located at the front (west) entrance of the building, sharing the Locker Rooms that are between the Natatorium and Gymnasium, and below the Fitness Center.



From a site perspective, the Activities Building is the closest building to the W. Sidney Road campus entrance.

The building exterior is comprised of brick, glazing and skylights, with an EPDM roof. The roof was replaced in 2004 and 2010, and moisture barrier issues at the pool exterior wall were resolved as part of the roof replacement. The roof remains in good condition with a replacement due around 2024. At the exterior, the original masonry patio pavers were replaced with poured concrete for future ease of maintenance.

The original HVAC system controls were upgraded to digital in 2012 as part of the campus-wide energy management system upgrade. Additionally, two new RTUs with DDC controls were installed in 2015 in response to the previous building assessments. Per the 2015/2016 assessment, the electrical panels are original, obsolete and due for replacement, as parts are no longer available.



## 5. Facility Overview



### North Wing

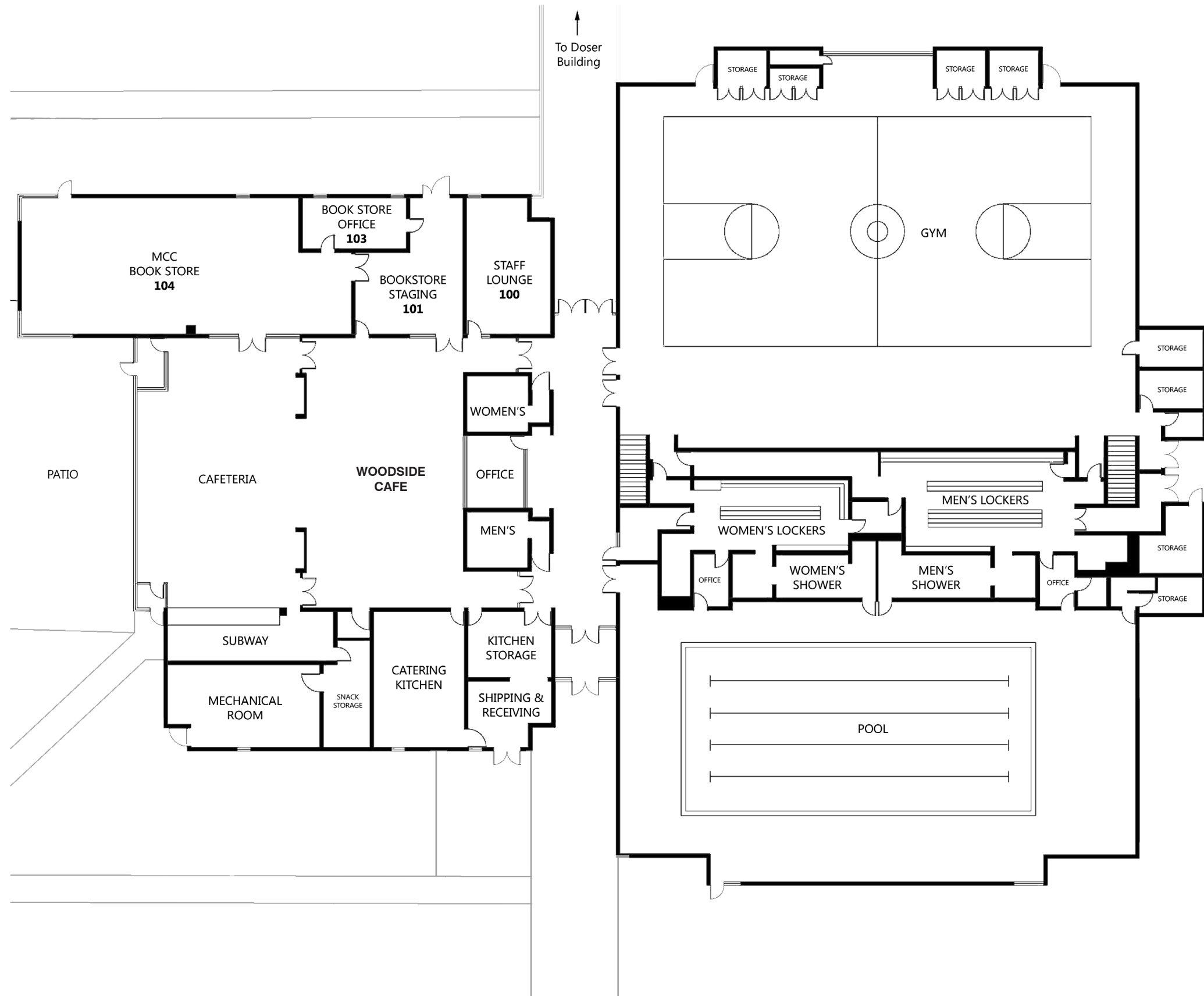
The North Wing consists of the MCC Bookstore, Cafeteria, Woodside Cafe, Kitchen, Patio, Health Office, Staff Lounge and Restrooms, majority of which exist as the Student Union. ADA access and safety associated with cafeteria updates were addressed and resolved in 2009.

### South Wing

The South Wing consists of the Gymnasium and Natatorium spaces, including the Fitness Center Mezzanine, Locker / Shower Rooms and related offices and storage.

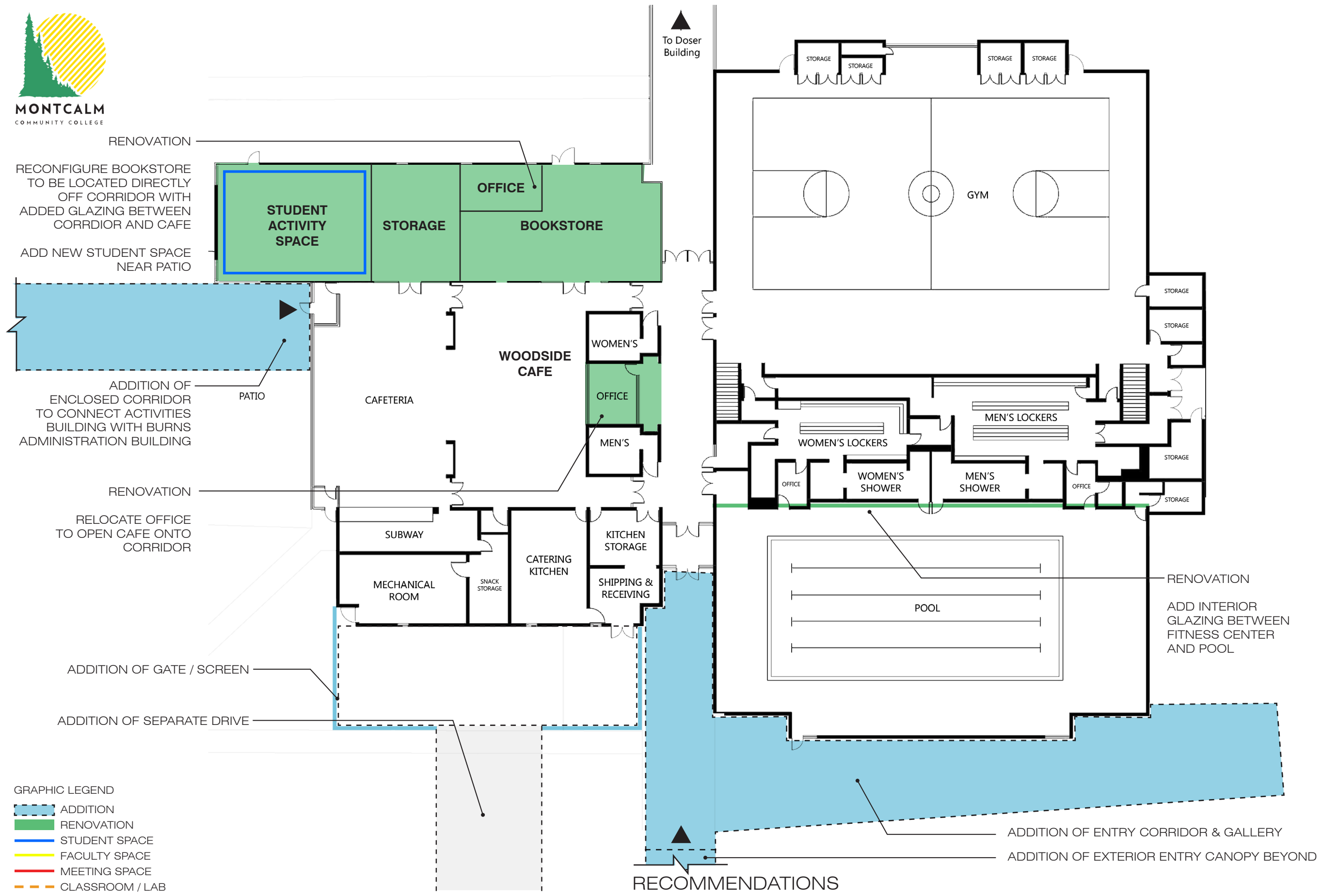
The Gym floor was replaced in 2009 and the pool piping was replaced in 2010, along with additional piping, pool filtration and pump equipment replacement in 2013. In 2010, the pool roof was replaced and in 2015 the under-deck pool supply and drain lines were replaced to resolve leaking issues and deck damage.

The pool filtration and equipment room exhibits steel corrosion at stairs and spalled concrete.



EXISTING FLOOR PLAN





- GRAPHIC LEGEND
- ADDITION
  - RENOVATION
  - STUDENT SPACE
  - FACULTY SPACE
  - MEETING SPACE
  - CLASSROOM / LAB

RECOMMENDATIONS



ACTIVITIES BUILDING



**A** EXTERIOR PERSPECTIVE - EXISTING



**B** EXTERIOR PERSPECTIVE - EXISTING



**A** EXTERIOR PERSPECTIVE - SKETCH



**B** EXTERIOR PERSPECTIVE - SKETCH

RECOMMENDATIONS - CONCEPTUAL ADDITION SKETCHES





## 5. Facility Overview



### F. Beatrice E. Doser Building

The Beatrice E. Doser Building was built in 1999. The Building is 38,013 SF on one level.

This building contains one main undulating corridor and is organized in three basic sections:

1. Classrooms are organized along the east side of the main corridor with a development skills room containing a study area and testing center across the corridor.
2. Technology / Computer Lab & Repair Room are directly across from the bulk of the Classrooms.
3. The Northeast end of the Building contains multiple Offices / Administration as well as restrooms and mechanical / electrical spaces.



From a site perspective, this building is situated on the eastern side of the campus and is connected to the Activities Building by an enclosed corridor. The building contains multiple areas directly along the main corridor for student breakout / collaboration opportunities.

The building exterior is comprised of brick and glazing with a ballasted single ply EPDM. The roof is due for replacement around 2022.

Lighting was upgraded in 2012 as part of the campus-wide Energy Conservation Measures contract (ECM). As additional parts of the 2012 campus-wide energy management system upgrade, the original HVAC system controls were upgraded to digital along with the replacement of three VAV units. In 2008, a reheat boiler was added to control building humidity, the gas meter systems were replaced in 2010, and the HVAC frequency drives were replaced in 2015. In 2010, the campus primary service was upgraded to provide additional capacity.



## 5. Facility Overview

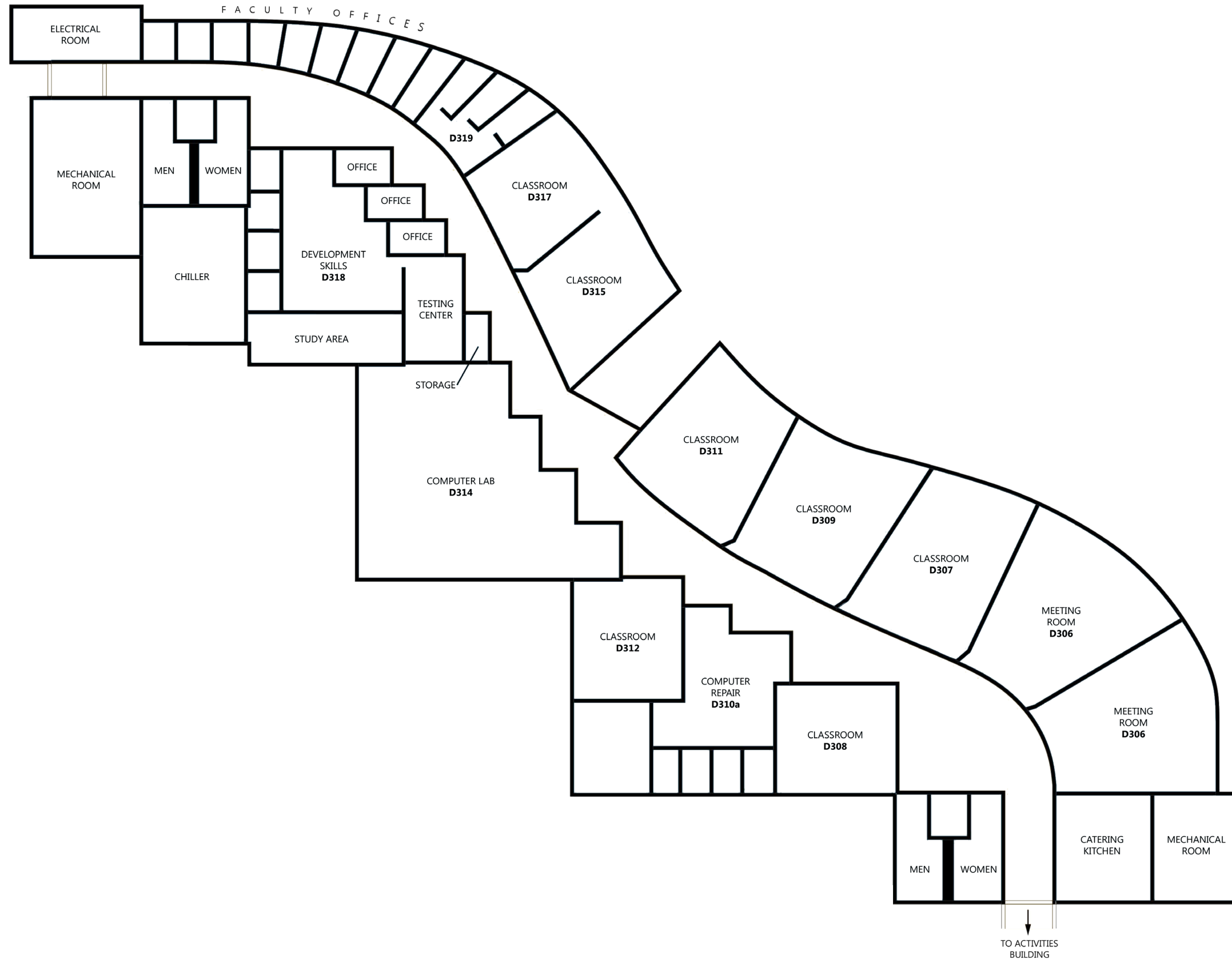


### F. Beatrice E. Doser Building *(continued)*

In 2013, routine interior wall painting was performed within the corridors and classroom door hardware was changed to lockdown type for security.

Per space utilization data received from MCC, some eastern classrooms are lightly scheduled within the building, while the computer lab, although scheduled often, is only partially occupied during most times.

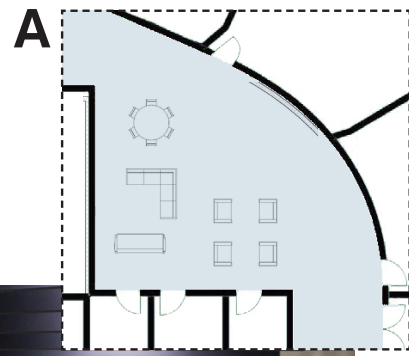




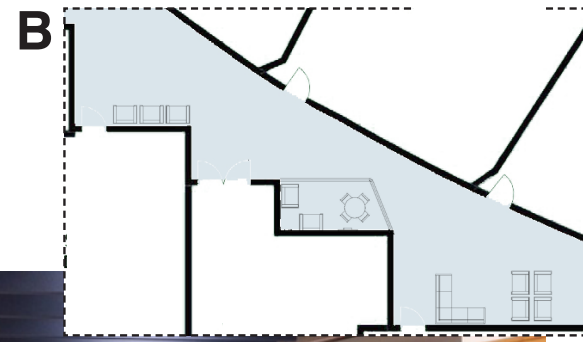
EXISTING FLOOR PLAN



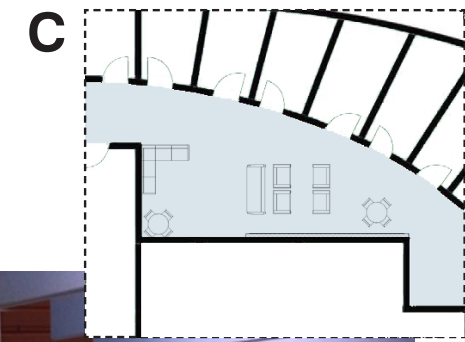




**A** INTERIOR PERSPECTIVE - EXISTING



**B** INTERIOR PERSPECTIVE - EXISTING



**C** INTERIOR PERSPECTIVE - EXISTING



**A** INTERIOR PERSPECTIVE - SKETCH



**B** INTERIOR PERSPECTIVE - SKETCH



**C** INTERIOR PERSPECTIVE - SKETCH

RECOMMENDATIONS - CONCEPTUAL RENOVATION SKETCHES



**E**



## 5. Facility Overview



### G. Donald C. Burns Administration / Library Building

The existing Donald C. Burns Administration / Library Building is approximately 28,720 SF, built in 1966 and contains two levels. It houses a variety of Administration and Student Services Offices, Conference Rooms, Group Study Rooms as well as the Library and Writing Center. It was updated in 1999.

This building is organized in three basic sections overall:

1. The lower level houses the main Library and Writing center, along with additional supporting rooms including Group Study Rooms, Staff Workrooms and Archive / File Rooms.
2. The north portion of the upper level houses the Student Services area including Offices, Storage and Conference Rooms.
3. The south portion of the upper level houses the Administrative Services / Academic Affairs area including Offices, Mail Room, Conference Room and Restrooms.

The Donald C. Burns Administration / Library Building is centrally located on campus with Les Morford Instructional, Stanley P. Ash, and Kenneth J. Smith Instructional Buildings to the north, and the Activities Building & Beatrice E. Doser Building located to the south. A formal loop drive at the west entry includes parking for visitors.

The building exterior is comprised of brick and glazing, with brick screen walls with louvers around mechanical systems. Exterior stone wall deterioration continues with mortar loosening, and brick is due for tuckpointing per 2007-2016 assessments.

Installed in 1999, the roof is single ply EPDM with no reported leaks, though the 2016 report indicates the projected roof membrane replacement is due around 2019. Portions of the lower level, as well as the surrounding site, were heavily flooded due to a heavy rainstorm in 2016 and require further monitoring.



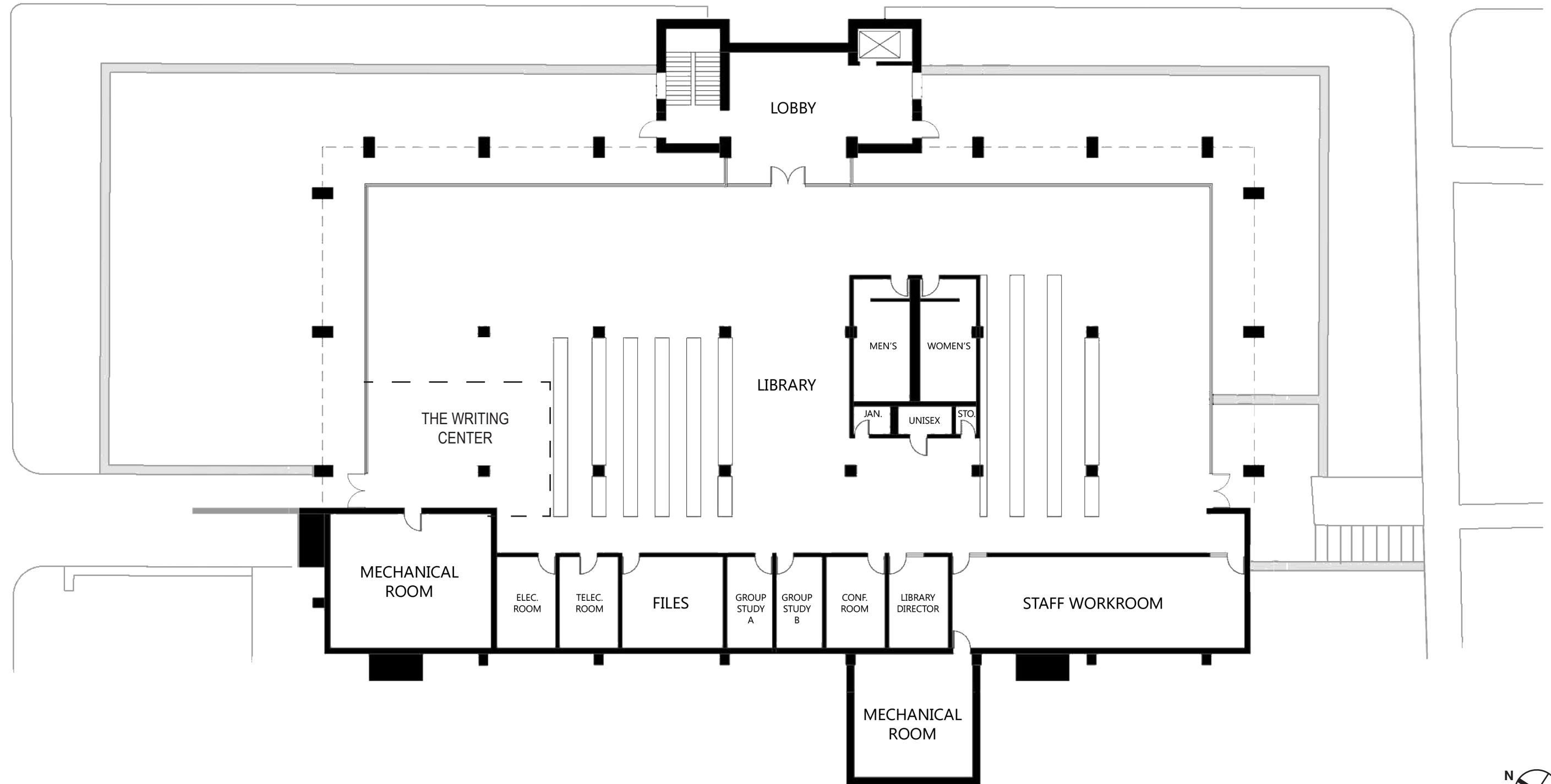
## 5. Facility Overview

### G. Donald C. Burns Administration / Library Building *(continued)*

In 2012, the HVAC system controls were upgraded to digital and the lighting was also upgraded as part of a campus-wide Energy Conservation Measures (ECM) system upgrade. Additionally, dampers and actuators were replaced in 2012. In 2008, a new reheat boiler was installed to control building humidity, and the campus primary service was upgraded in 2010 to provide additional capacity.

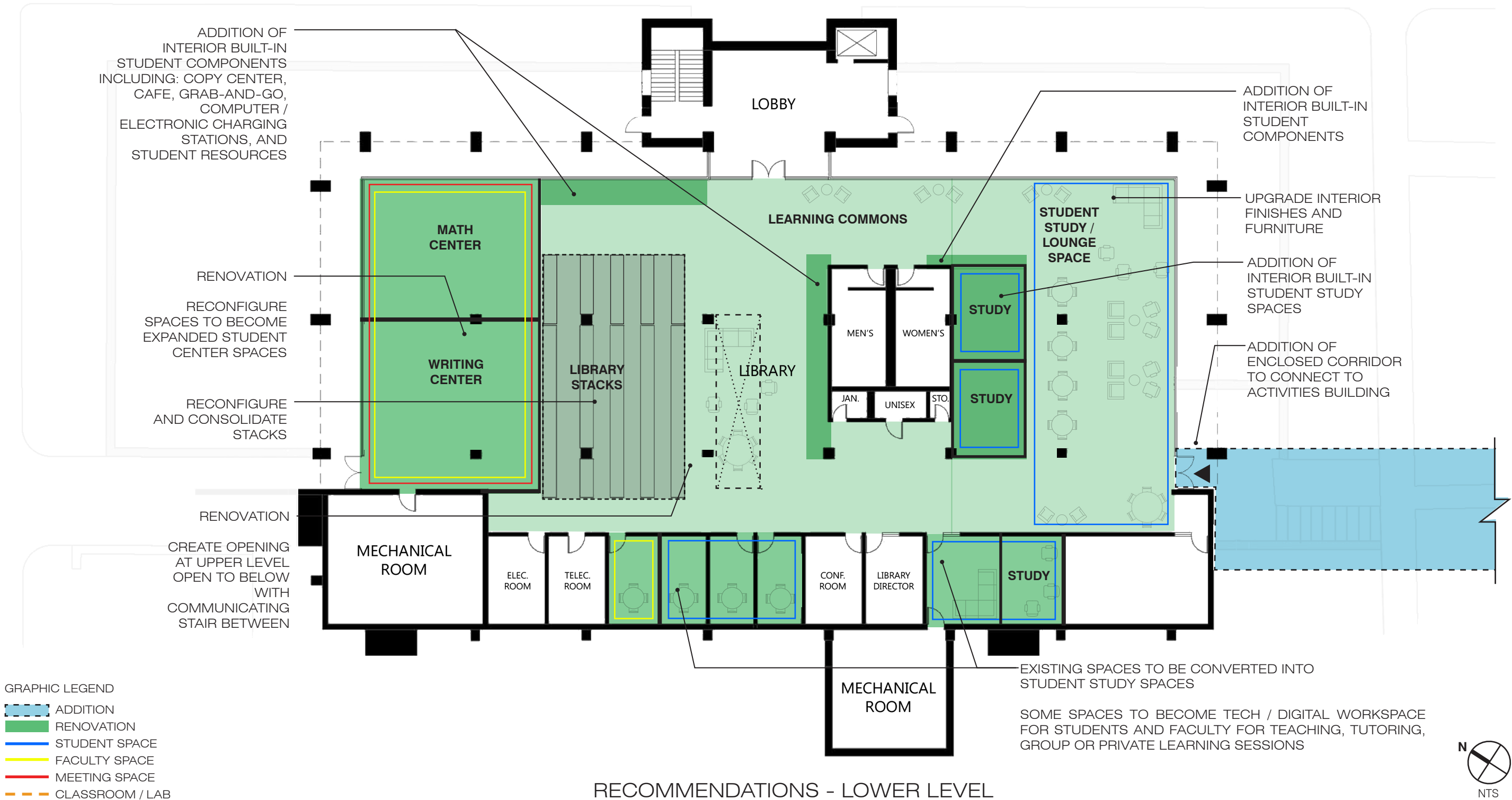
As for the interiors, the ADA / accessibility issues should be addressed throughout the building. Additionally, the handrails at stairs should be reviewed. Per the 2010-2013 assessment, the carpet within the building is discolored and worn, due for replacement. The stair risers are also due for a repaint / repair. Parts of the lower level of the building were flooded due to a heavy rainstorm in 2016 with damage reported as minor. Wood doors on lower level are due for replacement as the flood in 2016 accelerated deterioration.

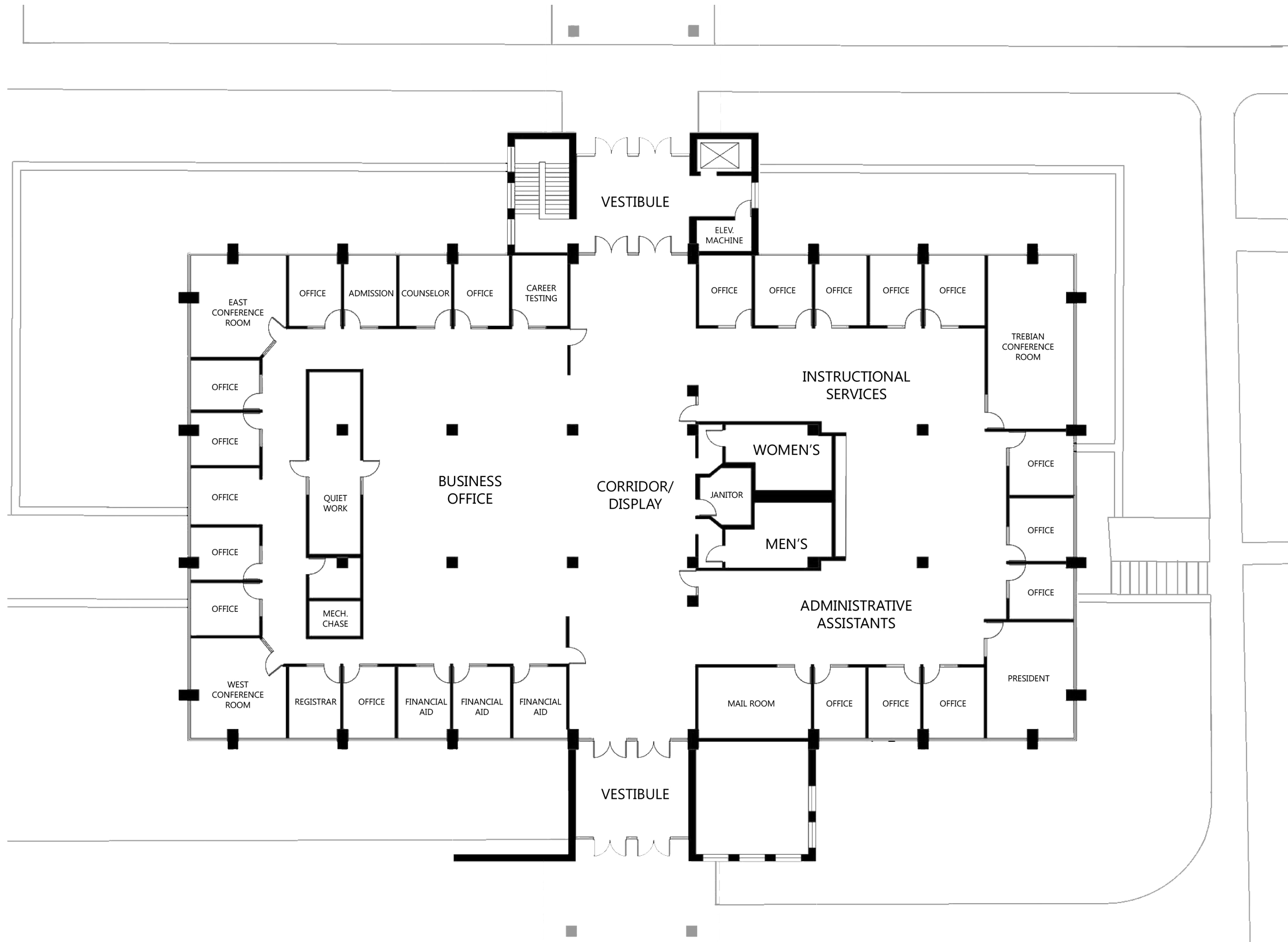
Per space utilization data received from MCC, the spaces within the Burns Building were not often scheduled, aside from the Writing Center which was heavily scheduled. However, the various input meetings revealed that many faculty, staff, students, and visitors recommend that the building be reconfigured to improve the student experience and to fully utilize the existing space.



EXISTING FLOOR PLAN - LOWER LEVEL

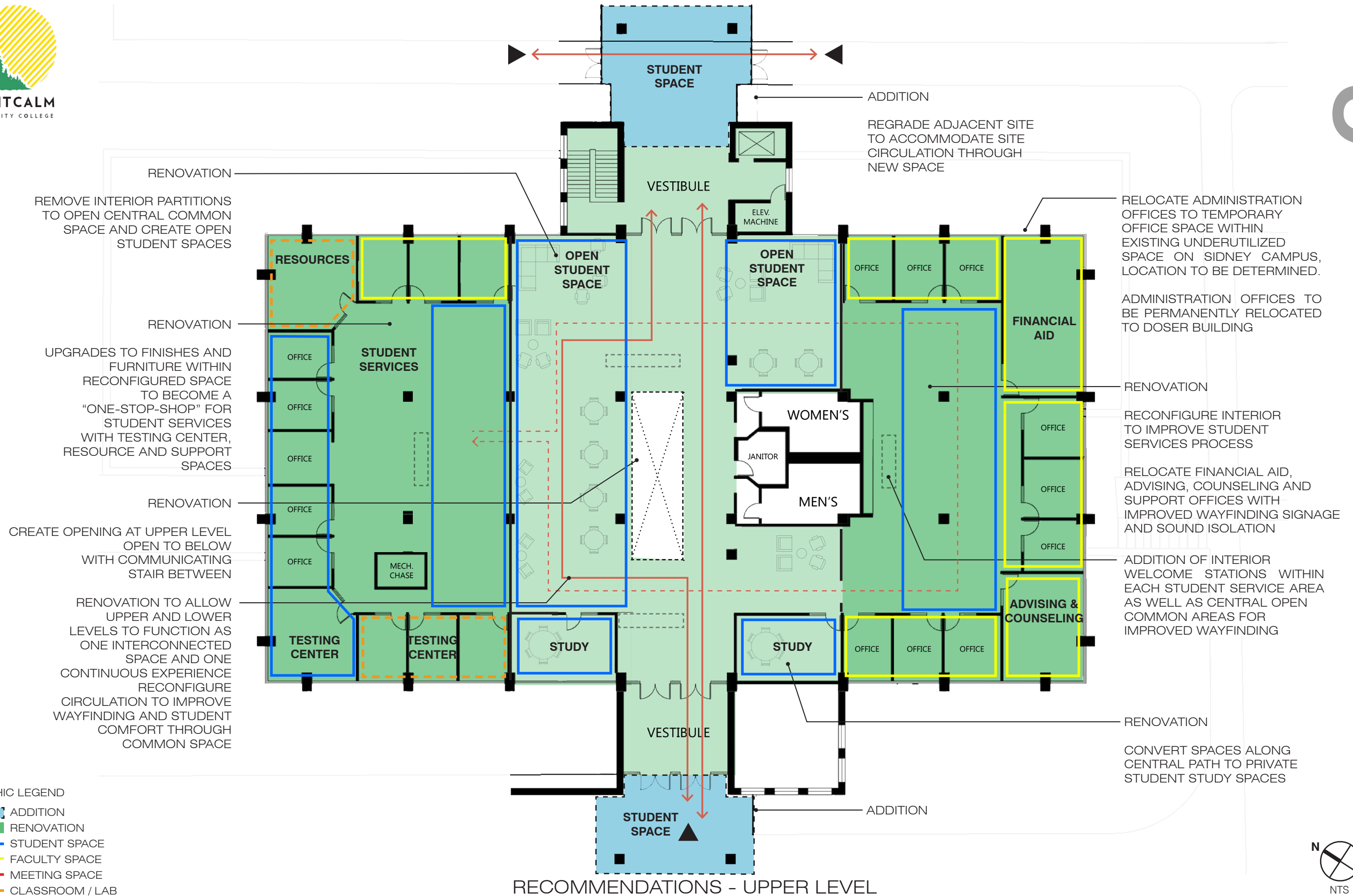






EXISTING FLOOR PLAN - UPPER LEVEL







## 5. Facility Overview



### H. Les Morford Instructional Building

The Les Morford Instructional Building consists of one main level and is approximately 11,184 SF. The building was originally built in 1969 and was updated in 1999 and 2007.

This building is separated by one continuous corridor which separates the building into five basic sections:

1. The north area consists of one of two large tiered Auditoriums.
2. The east area consists of two Classrooms.
3. The south area consists of one of two large tiered Auditoriums.
4. The west area consists of two Classrooms as well as Offices and Storage Rooms directly off the corridor.
5. The center area consists of Offices, Vending and Restrooms.

The Les Morford Instructional Building is located north of the Donald C. Burns Administration / Library Building and west of the Stanley P. Ash Building.

The building exterior is comprised of brick, glazing and a Firestone EPDM roof. Minor leaks have been repaired at the roof in years past, including repairs for the roof at penthouse, as well as a new RTU installation repair in 2014. The projected roof membrane replacement is due in 2024. The glazing is original and remains in good condition. Exterior doors continue to deteriorate, as doors and hardware are at the end of their life, and are due for replacement based on the 2011-2016 assessment.

As for the building systems, the majority of the HVAC system was replaced as part of the ECM contract including a new heat pump / steam coil RTU's, controls, VAV units, actuators, dampers, and water pumps, as well as the reworking of distribution ductwork as required for new system update.



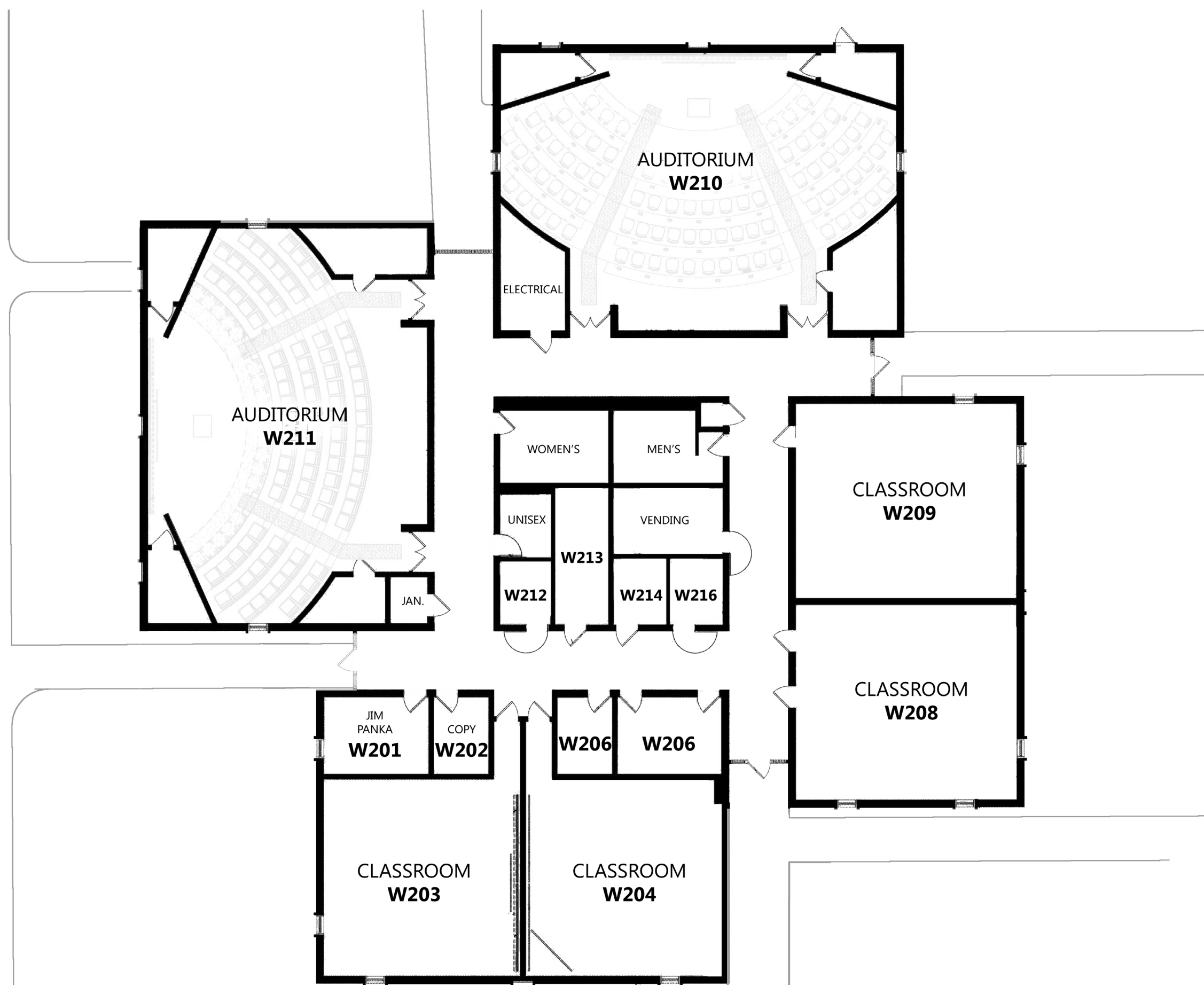
## 5. Facility Overview



### H. Les Morford Instructional Building *(continued)*

Interior lighting was upgraded as part of the campus-wide Energy Conservation Measures contract (ECM) in 2012. In 2007, the auditorium lighting was upgraded to compact fluorescent and occupancy sensors were added in 2013 to control classroom lighting. Corridor ceilings were also upgraded as part of the lighting upgrade. Toilet rooms were upgraded in 2013 to meet ADA guidelines and included ceiling replacement, partition and tile upgrades. The building consists of masonry corridor walls, with portions containing painted gypsum that was recently repainted. Office carpet was replaced in 2002 and per the 2014-2016 assessments, the carpet is again due for replacement.

Per space utilization data received from MCC, the two existing tiered auditoriums were scheduled the least within the building.



EXISTING FLOOR PLAN - MAIN LEVEL

H



LES MORFORD INSTRUCTIONAL BUILDING



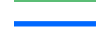



RENOVATION  
DEMOLITION OF EXISTING TIERS TO CREATE FLEXIBLE CLASSROOM SPACE

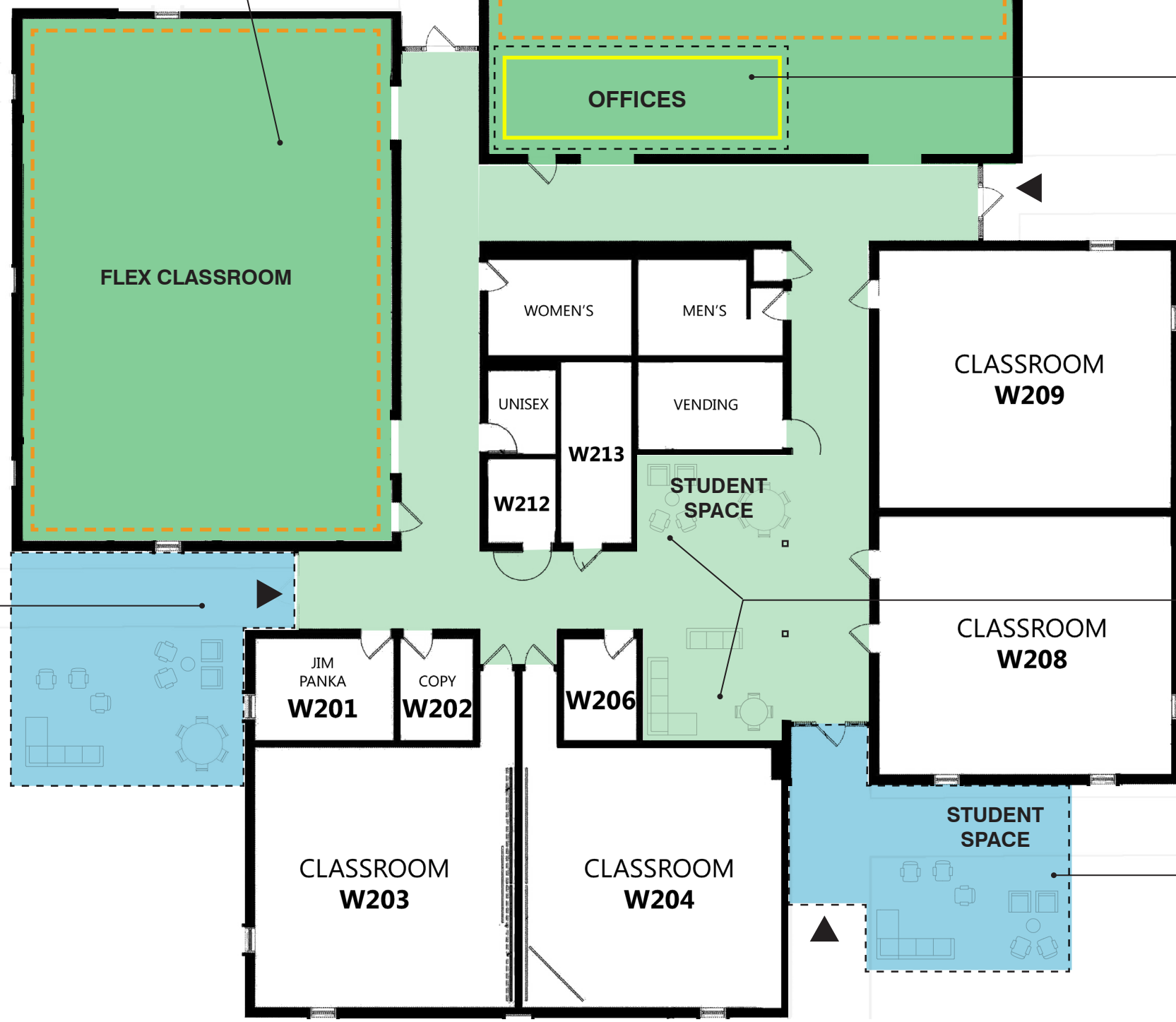
ADDITION OF INTERIOR PARTITIONS TO CREATE OFFICES

ADDITION

RENOVATION  
DEMOLITION OF INTERIOR PARTITIONS TO OPEN CORRIDOR AND CREATE STUDENT SPACE

ADDITION

- GRAPHIC LEGEND
-  ADDITION
  -  RENOVATION
  -  STUDENT SPACE
  -  FACULTY SPACE
  -  MEETING SPACE
  -  CLASSROOM / LAB



RECOMMENDATIONS - MAIN LEVEL





## 5. Facility Overview



### I. Kenneth J. Smith Instructional Building

The Kenneth J. Smith Instructional Building consists of two levels and is approximately 24,752 SF. The building was originally built in 1966 and updated in 1999. It is physically connected to the Stanley P. Ash Building to the north.

This building is separated by one continuous corridor which separates the building into five basic sections:

1. The north area consists of two Classrooms.
2. The east area consists of two Classrooms.
3. The south area consists of one Classroom and Medical Lab.
4. The west area consists of one Classroom as well as an Electrical Room and Mechanical Room.
5. The center area consists of Offices, Vending and Restrooms.

From a site perspective, the Kenneth J. Smith Instructional Building is located on the east side of the campus directly adjacent to the Stanley P. Ash Building and north of the Beatrice E. Doser Building.

The building exterior is comprised of brick and glazing (with some single pane), both in satisfactory condition. The brick and glazing at the greenhouse are in poor condition as indicated in 2009-2015 assessments. The greenhouse should be demolished as a recommendation of this Plan. Other past water infiltration issues were resolved as part of the 2007 renovation (Ash Building Project). The EPDM roof was installed in 1996, with inspections annually and repairs as needed. The roof is nearing end of expected life and projected roof membrane replacement is due for 2024.

As for the building systems, the original HVAC system controls were upgraded to digital in 2012 as part of the campus-wide energy management system upgrade (ECM), and actuators in dampers and





## 5. Facility Overview



### I. Kenneth J. Smith Instructional Building *(continued)*

control valves were replaced where needed. In 2007, in conjunction with other renovations occurring on campus, the existing chiller was connected in loop with a new chiller for Ash Building to provide cooling to both buildings. The chemistry lab was relocated and the ventilation system was upgraded to meet current standards. Additionally, the plumbing was replaced, based on the new building layout and the waste lift station was replaced with a new system. In 2010, the campus primary service was upgraded to provide additional capacity.



As for the interiors, as part of the 2007 updates, ceilings were replaced with 2x2 lay-in as part of the sprinkler system installation, classroom lighting was replaced, and corridor lighting was reinstalled. The interior corridor walls consist of masonry with portions of painted gypsum. The 2007 renovation included minimal wall removal or additional walls, and as such, included the repainting of all existing interior walls. In 1999, restroom fixtures and associated exposed plumbing were replaced, and new sinks and faucets were added in 2003. Interior and exterior doors were replaced as required during the 2007 renovation, and in 2013 all classroom door hardware was changed to lockdown type for security. Carpet, sheet vinyl and VCT were installed during 2007 as required by the renovation of differing rooms. Additionally, new exit signage was added in 2007 along with a fire alarm system, and the new connection to the Ash Building resolved previous ADA toilet room issues.



Per space utilization data received from MCC, the majority of classrooms on the lower level are scheduled and used moderately to heavily, with the exception of one northwest classroom. On the upper level, the independent study lab and microbiology/biotech lab are scheduled and used the least, while the rest of the classrooms are moderately scheduled.



EXISTING FLOOR PLAN - LOWER LEVEL



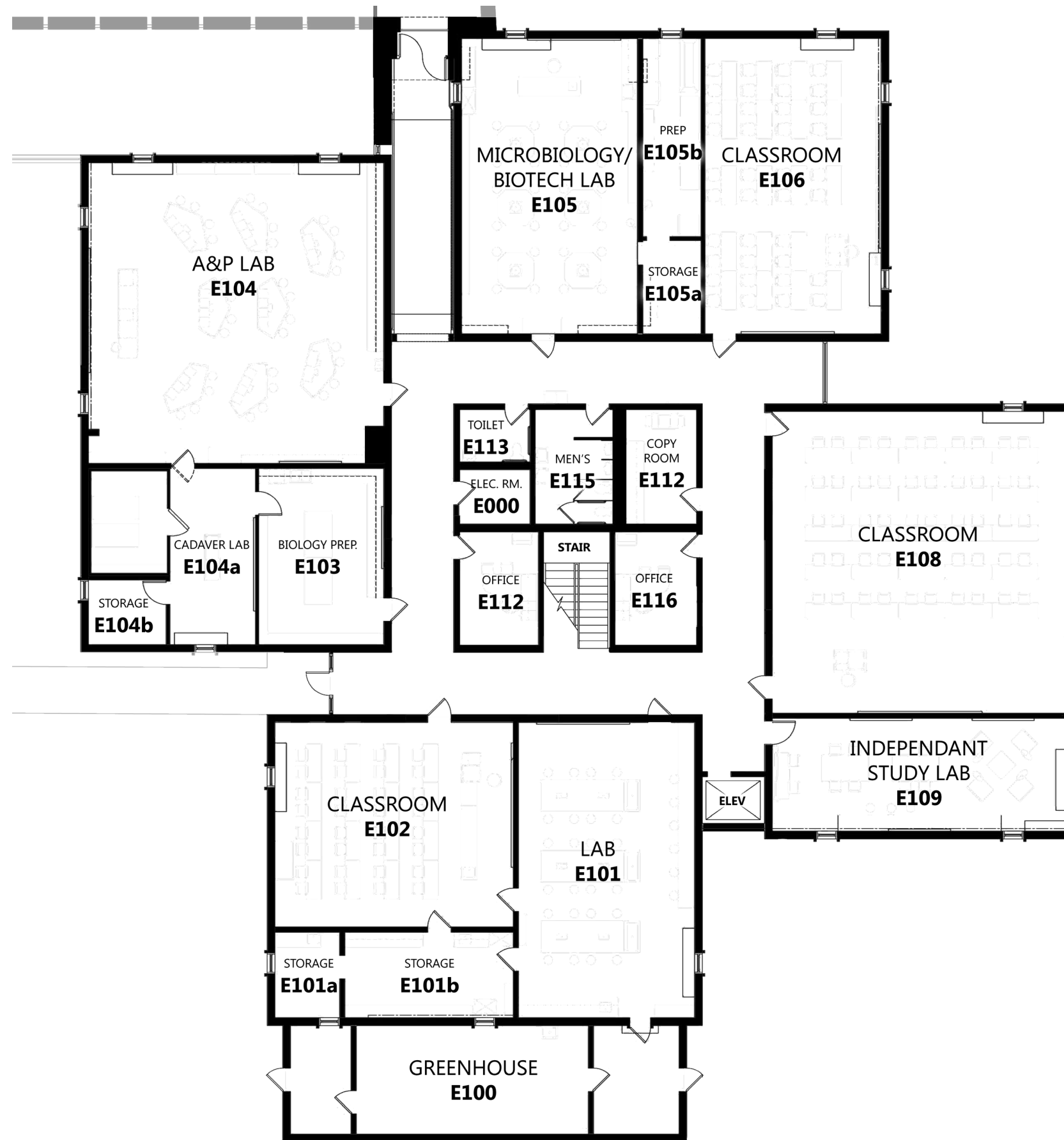


GRAPHIC LEGEND

- ADDITION
- RENOVATION
- STUDENT SPACE
- FACULTY SPACE
- MEETING SPACE
- CLASSROOM / LAB

RECOMMENDATIONS - LOWER LEVEL

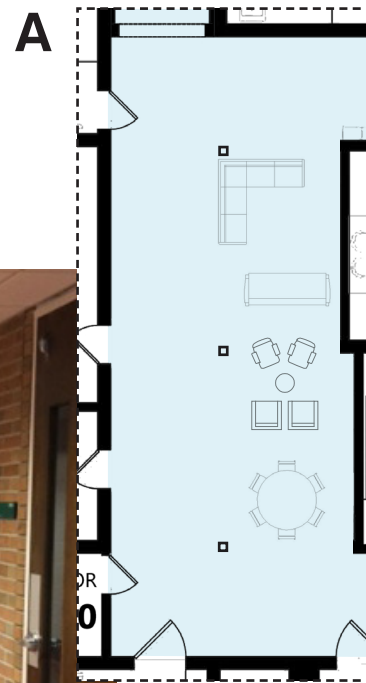




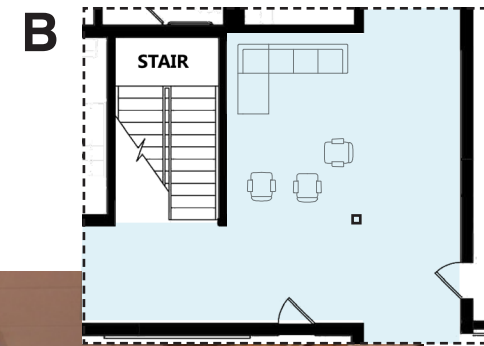
EXISTING FLOOR PLAN - UPPER LEVEL







**A** INTERIOR PERSPECTIVE - EXISTING



**B** INTERIOR PERSPECTIVE - EXISTING



**A** INTERIOR PERSPECTIVE - SKETCH



**B** INTERIOR PERSPECTIVE - SKETCH

RECOMMENDATIONS - CONCEPTUAL RENOVATION SKETCHES





## 5. Facility Overview



### J. Stanley P. Ash Building

The Stanley P. Ash Building was built in 2007. The building consists of two levels and contains 21,900 SF.

The building is organized in two basic areas:

1. Classrooms & Laboratories are located on the northwest end of the building on the upper level and are located along the entire north edge of the building on the lower level.
2. The northeast end of the building contains Offices on the upper level.

From a site perspective, the Stanley P. Ash Building is located directly adjacent to the Les Morford Instructional Building and the Kenneth J. Smith Instructional Building. When constructed in 2007, the building was connected to the Kenneth J. Smith Instructional Building (previously known as Instruction East).

The building exterior is comprised of brick and metal siding on block back-up and minimal curtain wall with aluminum frame storefront system. The structure consists of slab on grade, two sides of the lower level partially below grade, with a main steel structure. The roof is white EPDM and minor repairs on the roof have been completed in 2010 under warranty. New sidewalks were poured during new construction and exterior site lights were incorporated.

In regards to the building systems, the original HVAC system controls were upgraded to digital in 2012 as part of a campus-wide energy management system upgrade (ECM). The HVAC system is interconnected to the Kenneth J. Smith Instructional Building with the chillers in a common loop and the DDC controls on one system. In 2010, chillers were balanced and a dedicated ventilation system was added for spectrometer in lab. The heat recovery wheel was repaired in 2011 after a 2010 assessment and inspection. Upon construction of the building, a hydraulic passenger elevator, a fully sprinklered system, as well as ADA compliant emergency lighting, exit signage and fire alarm have been incorporated.



## 5. Facility Overview



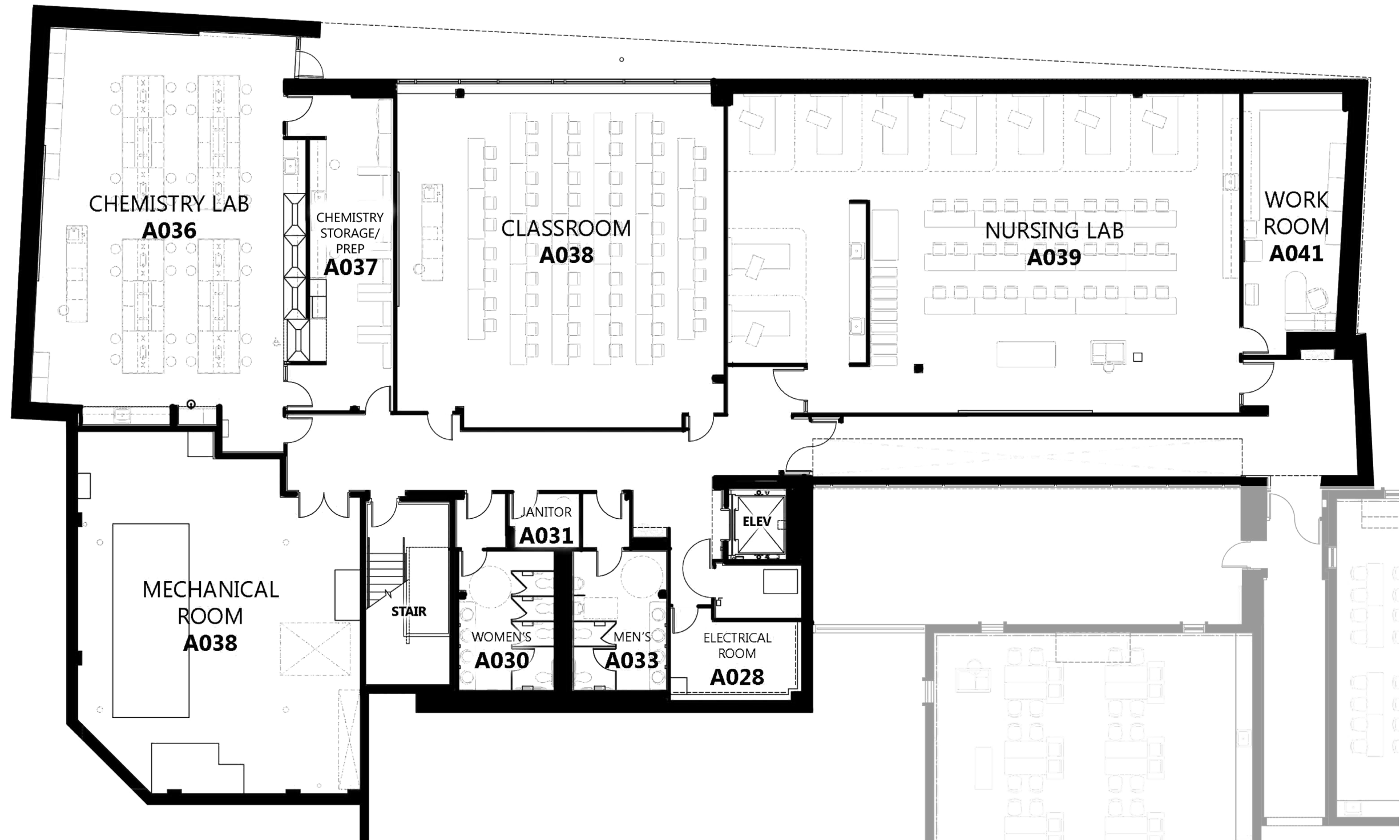
### J. Stanley P. Ash Building *(continued)*

Additionally, the building has an under slab drainage system due to the high water table conditions, an acid waste system from chemistry lab to acid dilution tank in the janitors closet, as well as waterless urinals. The primary power for the building is provided from the Kenneth J. Smith Instructional Building which was upgraded during the new construction of the Stanley P. Ash Building. In 2010, the campus primary service was upgraded to provide additional capacity.

As for the interiors of the building, all interior lighting is fluorescent with linear direct/indirect pendant fixtures in the classrooms and labs and recessed fixtures within the corridors and offices. The building contains 2x2 lay-in ceilings throughout, with gypsum ceilings at the corridors, and painted gypsum board on metal stud framing throughout. The flooring materials consist of carpet and porcelain tiles, sheet vinyl, as well as VCT, depending on the program type of each room. The floor grout cracking issues assessed in 2009 have been repaired and resolved in 2010. The interior doors are typically solid wood core throughout, with aluminum frame full-lite doors in labs and hollow metal doors at stairs, while the exterior doors are aluminum frame full-lite doors.

Per space utilization data received from MCC, the spaces on both the upper and lower level are moderately to heavily scheduled and used.





EXISTING FLOOR PLAN - LOWER LEVEL





RENOVATION  
RECONFIGURE SPACE  
TO ACCOMMODATE ADDITIONAL  
NURSING PRACTICE STATIONS

- GRAPHIC LEGEND
- ADDITION
  - RENOVATION
  - STUDENT SPACE
  - FACULTY SPACE
  - MEETING SPACE
  - CLASSROOM / LAB

RECOMMENDATIONS - LOWER LEVEL



STANLEY P. ASH BUILDING



EXISTING FLOOR PLAN - UPPER LEVEL



STANLEY P. ASH BUILDING

EXISTING AUDITORIUM CLASSROOM TO REMAIN

ADJACENT RENOVATIONS TO ENABLE INCREASED USE



EXISTING STUDENT SPACE TO REMAIN AND SERVE AS MODEL STUDENT SPACE THROUGHOUT CAMPUS

- GRAPHIC LEGEND
- ADDITION
  - RENOVATION
  - STUDENT SPACE
  - FACULTY SPACE
  - MEETING SPACE
  - CLASSROOM / LAB

RECOMMENDATIONS - UPPER LEVEL





## 5. Facility Overview



### K. Instructional North Building

The Instructional North Building consists of one main level and is approximately 21,780 SF. The building was originally built in 1968 and was updated in 1969 and 2007.

This building is organized into three basic sections:

1. The west portion of the building is only accessible from the exterior, not the adjacent classroom and studio spaces. Currently, this area of the building is primarily Storage.
2. The Ceramics Studio, Drawing / Painting Studio, Gallery and supporting Storage Rooms are located northeast of the Open Exhibit Space.
3. The Photolab, Darkroom, Digital Classroom, Offices and Restrooms are located southwest of the main Corridor / Open Exhibit Space.

From a site perspective, the Instructional North Building lies between the existing Maintenance Building and the new greenhouse. The existing asphalt drives and parking are in poor condition.

The building exterior is comprised of an unprotected steel structure with block infill, aluminum frame single pane glazing that is in fair condition, and a Tocal single ply membrane roof installed in 1998. Gutters and downspouts were added in 2007 to resolve stormwater issues noted in the 2003 assessment, and minor leaks were repaired in 2011 as part of annual maintenance. Per the 2011-2015 assessment, the roof membrane is near the end of its expected life, with projected membrane replacement due in 2019. In 2007, the building underwent extensive exterior wall modification as part of the larger renovation, and exterior column deterioration from water infiltration was repaired. Additionally, the north and south exterior concrete block walls were replaced with prefinished metal siding and concrete block base, while all remaining walls were repaired as needed, cleaned, and repainted.



## 5. Facility Overview

### K. Instructional North Building *(continued)*

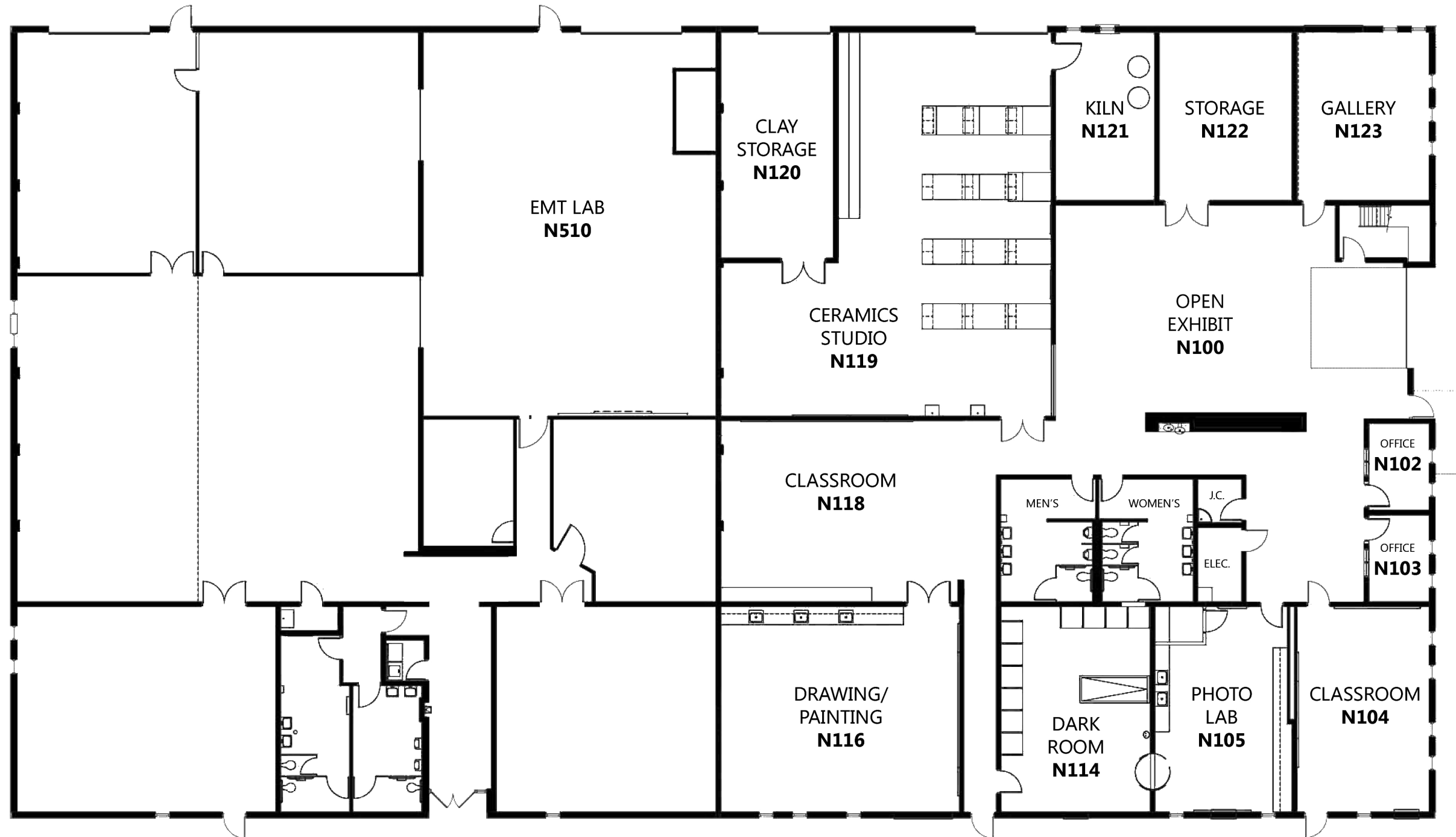
All exterior windows at these walls were replaced with insulated aluminum frame units as part of the renovation. Additionally, concrete sidewalks on the south side of the building were replaced.

As to the building systems, the 2007 renovation to the east half of the building included the replacement of piping, units, and controls along with the repair of the steam line. This renovation also included 2 mezzanine-mounted AHU's and 2 ground mounted DX units added to provide heating and cooling to the east half of the building. New plumbing was added at the toilet rooms and art sinks in 2007, along with the removal and infill of trench drains. Additionally, all power panels, lighting panels, and lighting fixtures were replaced in 2007 for the east half of the building. The original HVAC system controls were upgraded to digital in 2012 as part of the campus-wide energy management system upgrade (ECM). The campus primary service was upgraded in 2012 to provide additional capacity.

As for the interiors, the 2007 renovation on the east half of the building included the emergency and exit lighting, and fire alarm upgrade as required, with ADA toilet rooms added as well. The walls were removed and rebuilt as necessary, the remaining walls were repainted, and the underside of deck was cleaned and repainted. Minimal lay-in ceilings were added as needed. This renovation included the replacement of all exterior doors and frames as well as the replacement of interior doors within the east half of the building. Floors were patched and coated with epoxy, and carpet was installed in offices and classrooms.

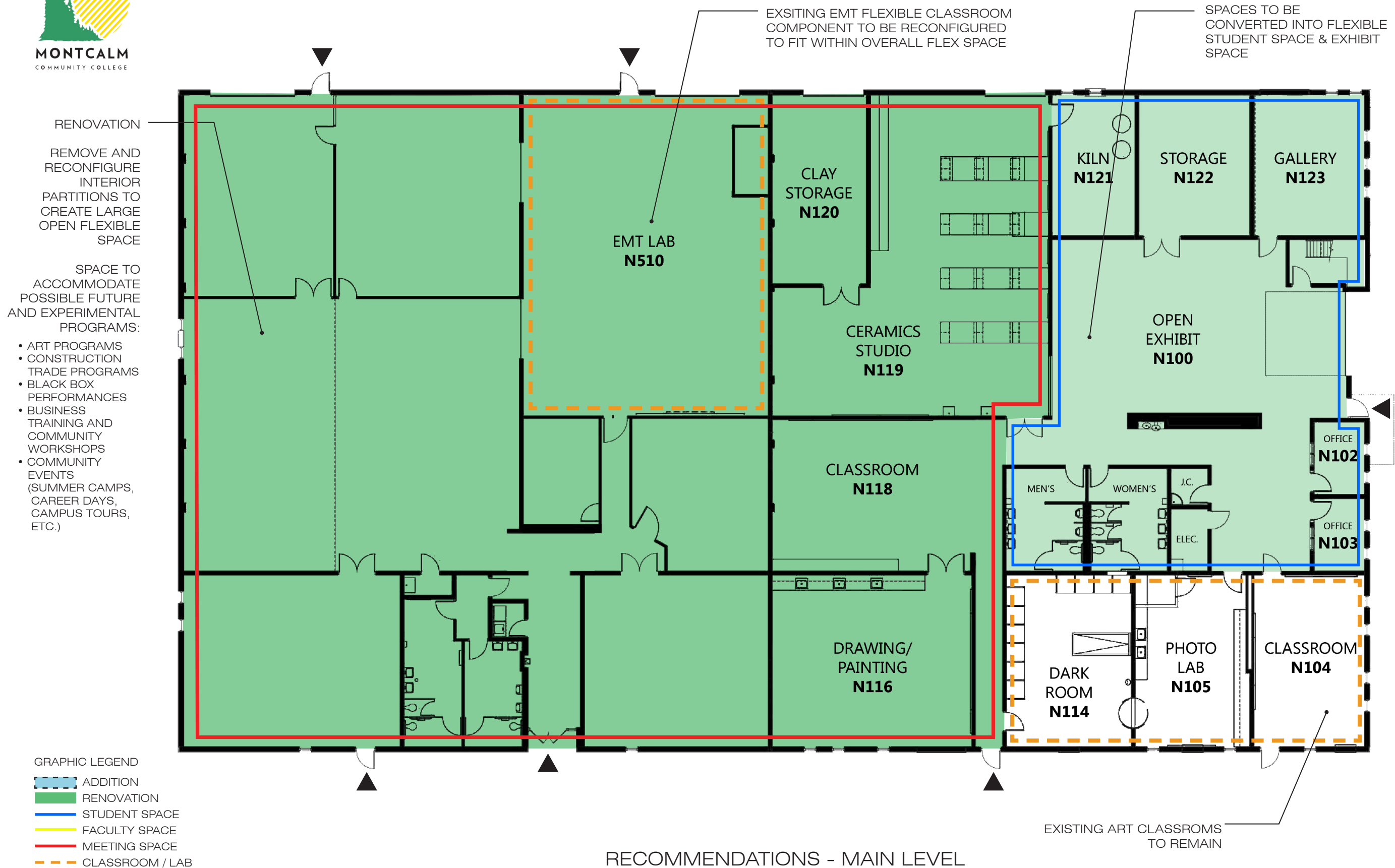
The west half of the building was converted to storage in 2007, and generally not occupied. This half of the building retains majority of the original systems and finishes, including HVAC and lighting, most of which are nearing their expected life and require attention.

Per space utilization data received from MCC, majority of the spaces are not scheduled and not often used. Currently, the east half of the building is primarily used as storage, not for classrooms, while few of the central classrooms in the building are used moderately.



EXISTING FLOOR PLAN - MAIN LEVEL









## 5. Facility Overview



### L. Barn Theater

The Barn Theater was built in 1916. The building is on two levels and contains approximately 3,932 SF. This building was updated in 1970 and was included in the 2006-2007 renovation/expansion project.

This building is organized in one basic section:

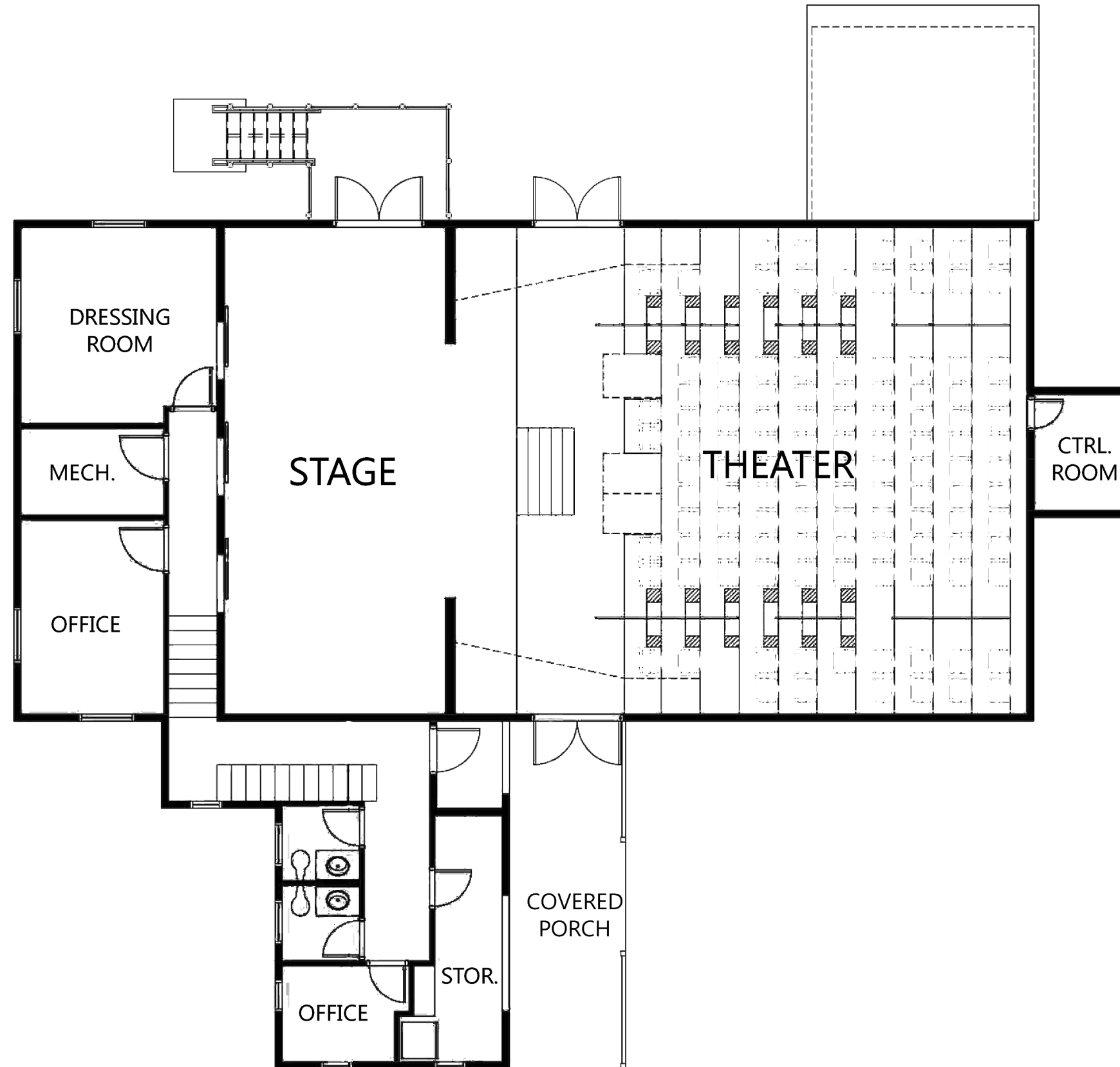
1. The majority of the building contains a main Theater and Stage Auditorium area with a Dressing Room, Control Room, Offices and Storage surrounding the main program.

From a site perspective, the Barn Theater stands closest to W. Sidney Road and the College's entrance, and is adjacent to the Foundation Farmhouse. The two buildings share a parking lot.

The building exterior is comprised of new painted wood siding replaced in 2016 along with new painted exterior wood doors. Original wood frame windows were replaced with vinyl insulated unit windows in 2016. The metal roof was replaced in 2016, and the exterior walks were replaced in 2010.

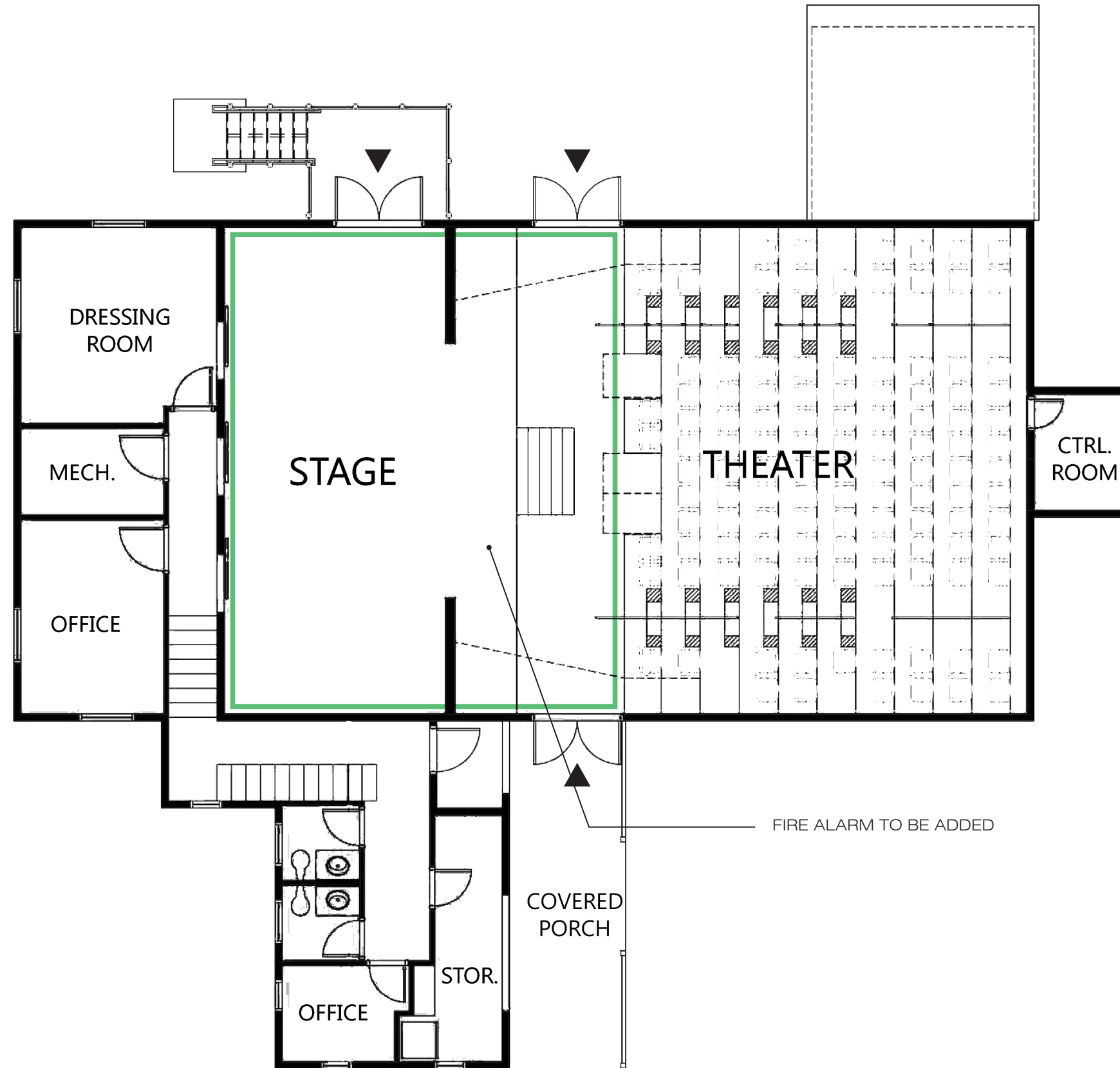
As to the building systems, per the 2015/2016 building assessment, the HVAC system installed in 1991 is near the end of expected life and the system is due to be replaced. Piping for a sprinkler system was added in 2007. In 2015, the water supply piping from the well was replaced to both the Barn and adjacent Farmhouse. The Septic System remains near capacity per assessments taken from 2007-2016.

As for the interiors of the building, the lighting was upgraded as part of the campus-wide Energy Conservation Measures (ECM) contract. The electrical system was recently upgraded, however it cannot support current Theater lighting loads. The interior carpet and seating was replaced in 2007 and ADA seating locations were added, along with handrails. The toilet rooms were not modified as part of the 2007 interior renovation and remain ADA non-compliant.



EXISTING FLOOR PLAN - MAIN LEVEL





GRAPHIC LEGEND

- ADDITION
- RENOVATION
- STUDENT SPACE
- FACULTY SPACE
- MEETING SPACE
- CLASSROOM / LAB

RECOMMENDATIONS - MAIN LEVEL



BARN THEATER



## 6. Cost Summaries

For each MCC building, the following pages contain cost information related to the specific recommendations identified in Section 2. The first spreadsheet summarizes the construction costs and project costs for each building, as well as the overall campus site. They are listed in the order of priority.

The Construction Cost is the cost one would expect to receive when soliciting competitive bids for construction from general contractors or construction managers. It includes the cost of materials and labor to install the materials, as well as a reasonable factor for contractor overhead and profit.

The Project Cost includes the Construction Cost and other costs required to complete the project for use by the College. These include budgets for professional design fees and reimbursable expenses, plan review fees, material and construction testing services, movable furniture, moveable equipment, technology systems and a contingency. For fiscal planning by MCC, the Project Costs should be used.

It should be stated that the costs for on-campus technology systems are presented as a component of each building / facility budget.

In addition, the Project costs include a figure for completing deferred maintenance projects, derived from the 2018 update of the Facilities Assessment and Deferred Maintenance Capital Planning Report. See Section 7.

# Cost Summary - All Projects

Montcalm Community College

May, 2019

Project	Priority	Construction Cost	Project Cost
Renovation of Stanley P. Ash Building and Kenneth J. Smith Building	1	\$ 3,249,960	\$ 4,727,281
Addition / Renovation of Donald C. Burns Administration and Library Building	2	\$ 4,324,320	\$ 6,206,340
Addition / Renovation of Activities Building and Beatrice E. Doser Building	3	\$ 10,899,840	\$ 15,092,701
Addition / Renovation of Stanley & Blanche Ash Technology & Learning Center	4	\$ 3,362,240	\$ 4,681,518
Renovation of Instructional North Building	5	\$ 3,220,560	\$ 4,949,561
Addition / Renovation of Bill Braman Family Center for Education at Greenville Campus	6	\$ 1,233,120	\$ 1,760,031
New wayfinding systems throughout both Campus locations	7	\$ 203,644	\$ 270,283
Renovation of Les Morford Instructional Building	8	\$ 2,177,280	\$ 3,207,508
<b>TOTAL</b>		<b>\$ 28,670,964</b>	<b>\$ 40,895,223</b>

**Stanley P. Ash Building**  
**Montcalm Community College**  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				
<b>Building Renovations</b>				
A. Renovate & Reconfigure Nursing Lab - Increase beds	2,800	\$ 90	\$252,000	
B. Renovate & Expand Faculty Meeting Workspace	450	\$ 90	\$40,500	
S. Spaces remaining outside of recommendations (Updates to all finishes)	18,650	\$ 15	\$279,750	
Replace HVAC Units with new	1	\$80,000	\$80,000	
Contractor G.C.'s and O.H.&P. (12%):				\$78,270
<b>Construction Total for Stanley P. Ash Building</b>				
				<b>\$730,520</b>
<b>A/E Fees (8%)</b>				
				\$77,318
<b>Reimbursable Expenses (8% of AE fee)</b>				
				\$6,185
<b>Local Agency Plan Review</b>				
				\$1,500
<b>Testing and Inspection Services (by Owner)</b>				
				\$7,500
<b>Furniture, Fixtures, and Equipment (by Owner @ 5%)</b>				
				\$40,919
<b>Technology Equipment (by Owner @ 5%)</b>				
				\$40,919
<b>Deferred Maintenance Backlog (1-5 Years)</b>				
				\$148,088
<b>Contingency (10%)</b>				
				\$87,861
<b>Project Total for Stanley P. Ash Building</b>				
				<b>\$1,140,810</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				

**Kenneth J. Smith Instructional Building**  
 Montcalm Community College  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				\$2,249,500
<b>Building Additions</b>				
A. New Additions at corners - Student Study Spaces	1,800	\$ 380	\$684,000	
<b>Building Renovations</b>				
B. Reconfigure & Update Classroom to Simulation Lab	1,100	\$ 90	\$99,000	
C. Renovate interior core along corridors - create Study Spaces - Upgrade Finishes	4,500	\$ 90	\$405,000	
D. Reconfigure & Update Classrooms to Flex Classrooms	1,100	\$ 90	\$99,000	
E. Reconfigure & Update Bio-Lab to Agri & Plant Method	900	\$ 90	\$81,000	
F. Demo Greenhouse & Add New Façade	900	\$ 120	\$108,000	
R. Roof replacement due 2024	12,300	\$ 15	\$184,500	
S. Spaces remaining outside of recommendations (Updates to all finishes)	14,300	\$ 30	\$429,000	
Replace Classroom HVAC Units and DDC Controls	1	\$ 150,000	\$150,000	
<b>Site Development</b>				
J. Landscape improvements associated with additions	1,000	\$ 10	\$10,000	
Contractor G.C.'s and O.H.&P. (12%):				\$269,940
<b>Construction Total for Kenneth J. Smith Instructional Building</b>				<b>\$2,519,440</b>
<i>AVE Fees (8%)</i>				\$236,743
<i>Reimbursable Expenses (8% of AE fee)</i>				\$18,939
<i>Local Agency Plan Review</i>				\$1,500
<i>Testing and Inspection Services (by Owner)</i>				\$7,500
<i>Furniture, Fixtures, and Equipment (by Owner @ 5%)</i>				\$139,423
<i>Technology Equipment (by Owner @ 8%)</i>				\$223,077
<i>Deferred Maintenance Backlog (1-5 Years)</i>				\$170,822
<i>Contingency (10%)</i>				\$269,026
<b>Project Total for Kenneth J. Smith Instructional Building</b>				<b>\$3,586,471</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				

**Donald C. Burns Administration Center & Library**  
 Montcalm Community College  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				
\$3,861,000				
<b>Building Additions</b>				
H. New Entry Addition at campus interior	1,100	\$ 375	\$412,500	
H. New Entry Addition at parking	700	\$ 375	\$262,500	
G. New Enclosed Corridor (between Burns to Activities)	1,800	\$ 350	\$630,000	
<b>Building Renovations</b>				
A. Renovate for Writing Center & Math Center	2,300	\$ 90	\$207,000	
B. Convert existing spaces to Student Study Spaces	1,200	\$ 90	\$108,000	
C. Create built-in interior Student Café & Resources	1,000	\$ 65	\$65,000	
D. & E. Upgrade Finishes throughout open areas	5,300	\$ 30	\$159,000	
E. Create opening between levels	750	\$ 175	\$131,250	
F. Reconfigure Library Stacks & Adjacent Finishes	750	\$ 65	\$48,750	
I. Reconfigure & Update Upper Level Student Center	14,000	\$ 90	\$1,260,000	
R. Roof replacement due 2024	15,000	\$ 15	\$225,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	3,400	\$ 30	\$102,000	
X. Reconfigure Temporary Space for Admin Offices (Existing Underutilized Space - Location TBD)	5,000	\$ 20	\$100,000	
Replace central AHU	1	\$ 100,000	\$100,000	
<b>Site Development</b>				
A. & I. Landscape Improvements associated with additions	5,000	\$ 10	\$50,000	
<b>Contractor G.C.'s and O.H.&amp;P. (12%):</b>				
				\$463,320
<b>Construction Total for Donald C. Burns Administration Center &amp; Library</b>				<b>\$4,324,320</b>
<b>A/E Fees (8%)</b>				
				\$410,496
<b>Reimbursable Expenses (8% of AE fee)</b>				
				\$32,840
<b>Local Agency Plan Review</b>				
				\$1,500
<b>Testing and Inspection Services (by Owner)</b>				
				\$7,500
<b>Furniture, Fixtures, and Equipment (by Owner @ 5%)</b>				
				\$239,540
<b>Technology Equipment (by Owner @ 8%)</b>				
				\$383,263
<b>Deferred Maintenance Backlog (1-5 Years)</b>				
				\$340,408
<b>Contingency (10%)</b>				
				\$466,473
<b>Project Total for Donald C. Burns Administration Center &amp; Library</b>				<b>\$6,206,340</b>
* Note. Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				



**Activities Building**  
 Montcalm Community College  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				
<b>Building Additions</b>				
A. New Entry Corridor	4,600	\$ 350	\$1,610,000	
A. Exterior Drive-Through Canopy	1,800	\$ 120	\$216,000	
B. Screen / Gate at back-of-house functions	1,000	\$ 20	\$20,000	
<b>Building Renovations</b>				
D. Relocate Office & Open Woodside Café Entry	375	\$ 90	\$33,750	
E. Relocate Bookstore & Reconfigure Storage	2,700	\$ 90	\$243,000	
E. Add Student Space adjacent to patio	1,000	\$ 90	\$90,000	
F. Woodside Café - Update Finishes	2,000	\$ 30	\$60,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	30,125	\$ 30	\$903,750	
New AHU for Fitness Center	1	\$25,000	\$25,000	
<b>Site Development</b>				
A. Associated Landscape Improvements	8,900	\$ 10	\$89,000	
B. New Separate Drive at back-of-house functions	5,400	\$ 10	\$54,000	
C. New Circular Pull-Through Drive	20,000	\$ 10	\$200,000	
C. Relocate Main Drive, Reconfigure Parking & Improve Associated landscape at edges	328,000	\$ 12	\$3,936,000	
<b>Contractor G.C.'s and O.H.&amp;P. (12%):</b>				
<b>Construction Total for Activities Building</b>				<b>\$8,378,160</b>
A/E Fees (8%)				\$763,894
Reimbursable Expenses (8% of AE fee)				\$61,112
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 2%)				\$184,924
Technology Equipment (by Owner @ 5%)				\$462,311
Deferred Maintenance Backlog (1-5 Years)				\$302,451
Contingency (10%)				\$868,061
<b>Project Total for Activities Building</b>				<b>\$11,029,913</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				

**Beatrice E. Doser Building**  
**Montcalm Community College**  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				\$2,251,500
<b>Building Renovations</b>				
A. Relocate Admin Offices to Doser (Reconfigure Developmental Skills & Computer Lab)	5,200	\$ 120	\$624,000	
B. Reconfigure Classroom to Admin Conference Room	1,200	\$ 65	\$78,000	
C. Reconfigure Classroom to Adjunct Faculty Space	1,300	\$ 65	\$84,500	
D. Reconfigure (4) Classrooms to be Large Meeting Space (Retain flexibility to segment into classrooms)	7,600	\$ 90	\$684,000	
E. Renovate remaining flexible classrooms	3,600	\$ 30	\$108,000	
F. Renovate Corridor Niches into Student Space (Update Finishes)	2,000	\$ 50	\$100,000	
S. Spaces remaining outside of recommendations (Updates to all finishes) AC for Data Room	17,100	\$ 30	\$513,000	
	1	\$60,000	\$60,000	
Contractor G.C.'s and O.H.&P. (12%):				\$270,180
<b>Construction Total for Beatrice E. Doser Building</b>				<b>\$2,521,680</b>
A/E Fees (8%)				\$225,445
Reimbursable Expenses (8% of AE fee)				\$201,734
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 5%)				\$140,903
Technology Equipment (by Owner @ 8%)				\$225,445
Deferred Maintenance Backlog (1-5 Years)				\$442,192
Contingency (10%)				\$296,387
<b>Project Total for Building Template for Beatrice E. Doser Building</b>				<b>\$4,062,788</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				
Note, Cost Summaries above do not include potential excavation and sitework related to Admin Offices				

# Stanley & Blanche Ash Technology & Learning Center

Montcalm Community College

May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs - Phase 1</b>				
<b>Building Additions</b>				
A. Gathering Space	4,500	\$ 350	\$1,575,000	\$3,002,000
<b>Building Renovations</b>				
A. Gathering Space (Includes demolition work)	2,600	\$ 100	\$260,000	
B. Office, Study & Testing Center	3,400	\$ 90	\$306,000	
C. Community Room	2,500	\$ 90	\$225,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	10,900	\$ 30	\$327,000	
<b>Site Development</b>				
A. Landscape Improvements associated with additions	3,600	\$ 10	\$36,000	
A. Additional Parking	27,300	\$ 10	\$273,000	
Contractor G.C.'s and O.H.&P. (12%):				
<b>Construction Total Stanley &amp; Blanche Ash Technology &amp; Learning Center - Phase 1</b>				
				\$360,240
				<b>\$3,362,240</b>
<b>A/E Fees (8%)</b>				
				\$308,531
<b>Reimbursable Expenses (8% of AE fee)</b>				
				\$24,682
<b>Local Agency Plan Review</b>				
				\$1,500
<b>Testing and Inspection Services (by Owner)</b>				
				\$7,500
<b>Furniture, Fixtures, and Equipment (by Owner @ 5%)</b>				
				\$185,642
<b>Technology Equipment (by Owner @ 8%)</b>				
				\$297,027
<b>Deferred Maintenance Backlog (1-5 Years)</b>				
				\$143,792
<b>Contingency (10%)</b>				
				\$350,603
<b>Project Total for Stanley &amp; Blanche Ash Technology &amp; Learning Center - Phase 1</b>				<b>\$4,681,518</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				
Note, Cost Summaries above do not include Future Phase Recommendations				

**Instructional North Building**  
**Montcalm Community College**  
 May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				\$2,875,500
<b>Building Renovations</b>				
A. Renovate & Reconfigure Interior - Large open flex space	12,900	\$ 75	\$967,500	
B. Reconfigure to retain space for EMT Flex Classroom	2,100	\$ 75	\$157,500	
C. Update remaining Digital Art Classrooms	1,700	\$ 75	\$127,500	
D. Renovate & Reconfigure northeast area to Flex Student Space & Exhibit Space	4,000	\$ 75	\$300,000	
R. Roof replacement due 2024	21,800	\$ 15	\$327,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	1,100	\$ 30	\$33,000	
New HVAC / Digital Controls	19,700	\$ 35	\$689,500	
<b>Site Development</b>				
A. Mill and new wear course at existing parking	54,700	\$ 5	\$273,500	
Contractor G.C.'s and O.H.&P. (12%):				\$345,060
<b>Construction Total for Instructional North Building</b>				<b>\$3,220,560</b>
A/E Fees (8%)				\$329,398
Reimbursable Expenses (8% of AE fee)				\$26,352
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 5%)				\$179,744
Technology Equipment (by Owner @ 8%)				\$287,590
Deferred Maintenance Backlog (1-5 Years)				\$522,601
Contingency (10%)				\$374,316
<b>Project Total for Instructional North Building</b>				<b>\$4,949,561</b>
* Note. Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				

# Bill Braman Family Center for Education

Montcalm Community College

May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs - Phase 1</b>				
<b>Building Renovations</b>				
A. Building Separation (Systems)	800	\$ 90	\$72,000	
B. Renovate Lab Spaces (South Wing)	5,700	\$ 90	\$513,000	
C. Convert Classrooms to Lab Spaces (North Wing)	2,300	\$ 90	\$207,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	8,300	\$ 30	\$249,000	
Exhaust ducts / Controls	1	\$60,000	\$60,000	
Contractor G.C.'s and O.H.&P. (12%):				\$132,120
<b>Construction Total for Bill Braman Family Center for Education - Phase 1</b>				<b>\$1,233,120</b>
A/E Fees (8%)				\$115,877
Reimbursable Expenses (8% of AE fee)				\$9,270
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 5%)				\$68,240
Technology Equipment (by Owner @ 8%)				\$109,184
Deferred Maintenance Backlog (1-5 Years)				\$83,662
Contingency (10%)				\$131,678
<b>Project Total for Bill Braman Family Center for Education - Phase 1</b>				<b>\$1,760,031</b>
* Note, Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				
Note, Cost Summaries above do not include Future Phase Recommendations				

**Campus Wayfinding**  
**Montcalm Community College**  
 May, 2019

Description	#	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				\$181,825
<b>Building Renovations</b>				
Interior Wayfinding Signage - Greenville Campus	41,300	\$ 0	\$10,325	
Interior Wayfinding Signage - Sidney Campus	182,000	\$ 0	\$45,500	
<b>Site Development</b>				
Greenville Campus				
Exterior Wayfinding Signage - Pedestrian	20	\$ 500	\$10,000	
Exterior Wayfinding Signage - Vehicular	10	\$ 500	\$5,000	
Sidney Campus				
Exterior Wayfinding Signage - Sidney Campus	26	\$ 500	\$13,000	
Exterior Wayfinding Signage - Sidney Campus	56	\$ 500	\$28,000	
New Exterior Light Poles & Wiring	20	\$ 3,500	\$70,000	
Contractor G.C.'s and O.H.&P. (12%):				\$21,819
<b>Construction Total for Sidney Campus Wayfinding</b>				<b>\$203,644</b>
A/E Fees (8%)				\$17,921
Reimbursable Expenses (8% of AE fee)				\$1,434
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 5%)				
Technology Equipment (by Owner @ 8%)				\$17,920.67
Contingency (10%)				\$20,364
<b>Project Total for Sidney Campus Wayfinding</b>				<b>\$270,283</b>
* Note, the # indicated above doubles what is shown on the wayfinding summary diagram to account for both directions.				
All Cost Summaries are based on 2019 Projected Cost Estimates				

# Les Morford Instructional Building

Montcalm Community College

May, 2019

Description	Area	\$/SF	Budget (\$)	Total for Item (\$)
<b>Construction Costs</b>				\$1,944,000
<b>Building Additions</b>				
A. New Additions at corners - Student Study Spaces	1,500	\$ 380	\$570,000	
<b>Building Renovations</b>				
B. Reconfigure & Update Auditoriums - remove tiers	5,300	\$ 150	\$795,000	
C. Renovate interior core along corridors - create Study Spaces - Upgrade Finishes	2,400	\$ 90	\$216,000	
R. Roof replacement due 2024	11,200	\$ 15	\$168,000	
S. Spaces remaining outside of recommendations (Updates to all finishes)	3,500	\$ 30	\$105,000	
Upgrade HVAC to Digital Controls	1	\$80,000	\$80,000	
<b>Site Development</b>				
A. Landscape Improvements associated with additions	1,000	\$ 10	\$10,000	
Contractor G.C.'s and O.H.&P. (12%):				\$233,280
<b>Construction Total for Les Morford Instructional Building</b>				<b>\$2,177,280</b>
A/E Fees (8%)				\$212,378
Reimbursable Expenses (8% of AE fee)				\$16,990
Local Agency Plan Review				\$1,500
Testing and Inspection Services (by Owner)				\$7,500
Furniture, Fixtures, and Equipment (by Owner @ 5%)				\$120,931
Technology Equipment (by Owner @ 8%)				\$193,489
Deferred Maintenance Backlog (1-5 Years)				\$236,102
Contingency (10%)				\$241,338
<b>Project Total for Les Morford Instructional Building</b>				<b>\$3,207,508</b>
* Note. Labels correspond with Section 2. Summary - Recommendations for each building				
All Cost Summaries are based on 2019 Projected Cost Estimates				



## 7. Implementation Strategy

Moving forward, based upon the recommendations and the information gathered during this creation of the College master plan, we believe the following represents an appropriate implementation strategy for Montcalm Community College. It should be stated that, though these are listed in prioritized order, the actual implementation of a specific priority may occur in a different order, depending on funding opportunities and programs not yet known.

### A. Wayfinding Analysis

### B. Priorities

#### **Priority 1: Renovation of Stanley P. Ash Building and Kenneth J. Smith Building to increase the capacity of the MCC Nursing Program and to remedy existing HVAC deficits in the Smith Building**

Renovate and reconfigure spaces in the Ash & Smith Buildings to support MCC's expanding Health Science programs. In Smith, the existing Bio Lab to be converted for the growing Agri-cultural program and an underutilized classroom to become Simulation lab to expand to 5-6 practice beds. In Ash Building the existing nursing lab is to be reconfigured in order to accommodate additional practice beds and the faculty meeting workspace is to expand and improve. New additions to be added at the end of corridors in Smith Building to create Student Study Spaces. Renovate interior core of Smith Building to create Student spaces and niches with updated finishes and furnishings to include digital and multi-media resources. Existing Greenhouse at Smith to be removed and new facade to be provided for improved exterior treatment of the building.

Cost:     \$ 4,727,281





## 7. Implementation Strategy

### **Priority 2: Renovation of Donald C. Burns Administration Center as the MCC Student Success Center and Learning Commons, including enclosed connection to the Activities Building.**

Administration Center & Library to become the new Student Success Center and Learning Commons. Relocate Administration Offices from Burns Administration building to temporary swing space within an underutilized classroom at Doser Building, eventually to be located within the current developmental skills space within Doser. Student Center & Learning Commons to expand student spaces by renovating existing rooms to include math and writing center, student lounge, study spaces, and other multi-media, digital and resource components on Lower Level. At Upper Level, Student Services to be reconfigured with increased student common spaces. Renovation to include creating an opening at the upper level floor to connect the student spaces on each level, with a communal stair between. Finishes and furniture to be upgraded throughout. New entry additions at both main entrances to become hub/beacon to welcome visitors, provide new student spaces and improve campus circulation.

Cost: \$ 6,206,340

### **Priority 3: New entry and building improvements to the Activities Building and Beatrice E. Doser Building, including main entry drive relocation.**

Additions to the Activities Building to include an entry corridor, drive-through canopy, main pull-around drive as well as a separate drive and gate serving the back-of-house functions. Main campus entry drive to be relocated and adjacent parking to be reconfigured. All additions aimed to clearly define MCC's Campus entrance and welcoming sequence, and to better



## 7. Implementation Strategy

improve student and visitor wayfinding. As for the interiors, the Bookstore to be reconfigured and located on the main corridor and central office to be relocated to improve visitor activity and engagement along main corridor and into cafe. Student Activities Space to be designated adjacent to cafe and exterior patio. Updated furnishings throughout Woodside cafe to be added as well as the addition of an enclosed corridor to connect the Activities Building to the Administration Building.

Renovations and reconfigurations to the connecting Doser Building to include relocating the administration offices from Burns to the current Developmental Skills Space. Existing Computer Lab and Classrooms to be reconfigured to accommodate the Administration Offices and to create a dedicated Conference Room, Adjunct Faculty Workspace and Flexible Classrooms. Four additional existing classrooms to become one large Meeting Room with the flexibility to segment back into classrooms when needed. Existing niches along corridor to become Student spaces with updates finishes and furnishings including digital/multi-media capabilities, electronic student resources, recycling and charging stations.

Cost: \$ 15,092,701

### **Priority 4: Expansion on the Greenville Campus at the Stanley & Blanche Ash Technology & Learning Center for expanding conferencing and academic capacity.**

New addition and renovation of the northeast corner of Ash TLC creates a large open meeting room for conferencing and community events. The large meeting space can be subdivided by operable partitions to be used as separate classrooms and contains storage for coats and event tables. Potential future additions to the southwest corner for classroom spaces.

Cost: \$ 4,681,518



## 7. Implementation Strategy

### **Priority 5: Renovate Instructional North Building for use as instructional space for the Construction Trades and expanded Art programming.**

Renovate and reconfigure the interior partitions and spaces at the North Building. Removed interior partitions to create large open flexible space to accommodate potential future and experimental programs such as Art, Construction Trades, Black Box Performances, Business Training and Workshops, Community Events and more. Reconfigure interior to retain existing EMT Lab and flexible classroom. Renovate and reconfigure northeast corner of building to become flexible student space.

Cost: \$ 4,949,561

### **Priority 6: Expansion on the Greenville Campus at the Bill Braman Family Center of Education to increase available lab spaces and expand programs.**

Renovate and reconfigure Braman Building to accommodate growing industrial lab programs. Building to be separated into two wings to improve operations and quality of spaces. Three classroom spaces to be converted into lab spaces, while remaining lab spaces are reconfigured to support lab functions, one classroom to become flexible lab space. Potential future additions to Braman with one at the south end to create additional lab spaces at the south end as well as an potential addition at the west end to create classrooms spaces.

Cost: \$ 1,760,031



## 7. Implementation Strategy

### Priority 7: Improve Wayfinding throughout Campus, including exterior and interior systems.

Additions and improvements to the interior and exterior wayfinding signage systems in order to clearly identify parking areas from driving lanes and walking paths, as well as improving navigation within each building, and from building to building throughout campus.

Cost: \$ 270,283

### Priority 8: Renovate Les Morford Instructional Building to increase its instructional flexibility and capacity.

Additions to the exterior corners of the Morford and Smith Buildings to create Student Study Spaces with views to and from the Campus. Renovate the interiors of each building by removing interior partitions to open the main corridors and create open student spaces and niches for lounging, recharging, group study and more. Finishes and furnishings to be updated at all student spaces to include digital and multi-media resources. Renovate existing underutilized Auditoriums to become flat, open flexible classroom spaces.

Cost: \$ 3,207,508