

**FISCAL YEAR 2018
CAPITAL OUTLAY PROJECT REQUEST**

Institution Name: Southwestern Michigan College

Project Title: Nursing and Health Education Building

Project Focus: X Academic Research Administrative/Support

Type of Project: X Renovation X Addition New Construction

Program Focus of Occupants: Nursing and Health Education

Approximate Square Footage: 22,000 (12,000 sq. ft. renovation; 10,000 sq. ft. addition)

Total Estimated Cost: Originally \$8,000,000.00 ; newly projected at \$9,600,000.00

Estimated Start/Completion Dates:

Estimated Construction Bid Opening February, 2017

Estimated Construction Start May, 2017

Estimated Construction Completion August, 2018.

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

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

Is the requested project focused on a single, stand-alone facility? X Yes No

Describe the project purpose.

The purpose of this project is to renovate and expand the current Nursing and Health Education Building on our main campus in Dowagiac, MI. This renovation will enhance the College's capacity and ability to provide students with improved, quality instruction in the nursing and health fields. The declining availability of clinical nursing training sites is a national, state and local problem. We want to embrace the national education best practices model in nursing education by offering more interactive computer simulations and other lab experiences on our campus, reducing by as much as 50% the need for off-site hospital and clinical space.

Describe the scope of the project.

The Nursing and Health Education Building on the Southwestern Michigan College campus will be completely renovated. The building was originally built in 1970 with approximately 12,000 square feet. The existing structure will receive functional and structural renovations including, but not limited to, selective site and building demolition; replacement of exterior cladding, windows, and roofing; energy efficiency upgrades; reallocation of interior spaces by removing and adding partition walls; new handicap accessible restrooms; interior finishes for walls, floors, and ceilings; replacement of mechanical, plumbing, and electrical systems; and site improvements and landscape. The renovation of the Nursing and Health Education building will also include the addition of significant instructional equipment for nursing and related health fields, as well as the development of state-of-the-art simulation labs and other instructional spaces including lab equipment, casework, and distribution of lecture spaces.

The original request last year was for \$8 million. However, during the final planning and design process, the scope of the work was expanded to address energy conservation, electrical and mechanical system upgrades, and asbestos abatement requirements. This resulted in an increase of the estimated cost to \$9.6 million. The College is prepared to assume responsibility for the additional cost of the project.

Please provide detailed, yet appropriately concise responses to the following questions that will enhance our understanding of the requested project:

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

The Southwestern Michigan and Northern Indiana area hospitals have repeatedly indicated a need for trained nurses of all levels in our area. Other local healthcare industry providers have also regularly looked to our programs to fill their employment needs, including those certified in Health Information Technology. The need for people trained in health-related fields is widespread in our region and state. Being able to train these students in the most technologically current facilities possible is critical to properly and adequately fulfilling this employment need in our area. Providing students in this field of study the best instructional facilities possible will be an asset to any future employers of these students.

2. How does the project enhance the core academic and/or research mission of the institution?

Our nursing program has the largest enrollment of all the specific major programs at Southwestern Michigan College. Providing an excellent, state-of-the-art facility is critical in attracting, retaining, developing, and graduating students in this program. It is imperative to our mission to continue to maintain the high quality career preparation we have in this program. Updating our facilities is key to the quality of the program.

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

The renovation of the existing building which houses the nursing and health education programs is the basis for this project. We also intend to expand the current space by adding to each side and across the front of this 46 year old building a total of 10,000 additional square feet. By renovating the current space, we are continuing to maximize the utilization of the space we already have on campus, while also expanding it to meet the growing educational needs of our students.

At Southwestern Michigan College, we are committed to investing in, and maintaining, our facilities in order to provide the students with the best possible learning environment. We strive to provide our students with a total college experience and we believe this includes maintaining high quality academic facilities in which they can learn and achieve their educational goals. Over the past eight years, we have invested in over \$50 M in the buildings and facilities on our two campuses. This project will be a continuation of this commitment to reinvest in ourselves.

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

There are no current safety deficiencies in the building to be renovated. However, inherent in any renovation of a 46 year-old building, there will be improved classroom safety features, updated accessibility for ADA, and remediation and removal of any asbestos and/or other hazardous materials.

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

Academic scheduling shows we are already at capacity for our existing facilities. With access to off-site clinical facilities becoming more and more scarce, it is necessary for us to provide replacement training facilities on our campus. Renovation of this building will take our existing space and re-purpose it to best fit these changing needs for educating and preparing our students in the nursing and other health related fields of study. The design of the renovations will create flexible, multi-purpose laboratory and traditional classroom settings for both nursing and allied health programming. We have researched state and nation wide best practices for nursing simulation laboratories including those at Grand Valley State University and Lansing Community College, and have determined an additional 10,000 square feet is the required amount to be added to our existing building.

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

Sustainable design practices will be integrated into the design of the facilities. These include but are not limited to LED light fixtures, low VOC paints and finishes, recycled content in flooring materials and other interior finishes, integration of natural day-lighting where appropriate, and insulated window units.

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

The project was originally projected to cost \$8 million however through the planning process has now been re-projected to cost \$9.6 M. The College intends to use at least \$2 million of our current Building and Site Fund reserves, along with funds raised through a major gift initiative currently in process by the SMC Foundation to provide the \$5.6 million needed to more than match the \$4 million we are asking for from the State.

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

No, we have asked the State for the maximum 50% of the original \$8 M projected cost of this project.

9. Will the completed project increase operating costs to the institution? If yes, please provide an estimated cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support the additional cost.

We do not believe the completed project will result in any increased operating costs. We anticipate that any potential cost increases for cleaning and maintaining the additional space will be offset by energy savings from new, more efficient utility structures incorporated throughout the renovated building.

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

We do not anticipate the project have any impact on future tuition costs.

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

If this project is not approved by the State, we will be unable to begin this building renovation. This will hinder the advancement of our nursing and health education programs which is the largest combined major group at Southwestern Michigan College. As mentioned above, there is a declining availability of clinical nursing training sites and it is therefore critical that we develop and construct such learning facilities on our own campus. This is a vital component of the instructional needs of a nursing program. Without the improved labs planned for in this project, we risk being able to maintain our high-quality nursing program for which we are known throughout the area.

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

We considered constructing an entirely new building but felt improvement and renovation of the current building was the best use of resources and space on campus. As the Nursing program is our largest on campus, it makes sense to continue to use this building that is centrally located on our campus for this purpose.