Overview

- Introduction and Planning
- Needs Analysis
- Project Overview
- Findings
- Future Discussion Items and Next Steps
Introduction and Planning

- Background on Planning Efforts
  - Multiple plans contribute to strategic direction of the College
    - Strategic Plan
    - Facility Master Plan
    - Educational Master Plan
Strategic Plan 2013-2018

- **Strategic Initiatives**
  *support College mission over the next five years*

1. Increase Student Engagement, Completion and Success.
2. Maintain the College's Financial Stability, and Expand Infrastructure and Technology to Establish State-of-the-Art Learning environments that Inspire Postsecondary Education and Career Development.
3. Ensure High-Quality Services and Learning Opportunities through a Culture of Continuous Improvement, Innovation and Accountability.
4. Engage in Partnerships That Enable MCC Students to Succeed in a Global Economy.
5. Attract, Develop and Retain Quality Instructors Who Are Outstanding Scholars/Teachers and an Excellent, Diverse Staff Who Are Committed to the Mission of MCC.
Facility Master Plan

- Roadmap for College’s Future
- 10-year Plan for Buildings
- ICCB Mandated
Educational Master Plan

- Three Primary Areas of Focus
  - Increased access for district and regional residents
  - Excellence in Teaching and Learning
  - Ensuring a Climate of Student Success

- Growth Opportunities
  - Health Care
  - Public Safety
  - Emerging Technologies and Occupations
  - Manufacturing
Needs Analysis

- **Programs** – Future plans include expansion in the health-related fields. These areas include Respiratory Therapy (RT), Health Information Technology (HIT) and Physical Therapy Assistant (PTA), as well as expanding availability within Nursing and Occupational Therapy Assistant. All of these curricula require dedicated laboratory space and prerequisite classes, such as Biology and Anatomy and Physiology (A&P). These prerequisite classes are nearing maximum capacity.

- **Space** – In order to expand curriculums and continue to meet the needs of our students, new lab and classroom space is needed. The College is unable to meet future demands due to limited availability and space of the laboratories.

- **Training and Education** – Expanding partnership for clinic practicums and hands-on training for MCC’s students requires exposure and knowledge of the latest technology and equipment. Establishing a real-life environment helps students learn and prepare to successfully enter the workforce.
Biology Flowchart

BIO 157
Fundamentals of Biology

BIO 263
A & P I

BIO 264
A & P II

BIO 255
Microbiology

BIO 110
Human Biology
## Biology Room Usage

<table>
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</table>

### Schedule Details

- **Bio 264**
  - Tutoring
  - 8:30-11:20
- **Bio 157**
  - Tutoring
  - 8:30-11:20
- **Bio 263**
  - Tutoring
  - 8:30-11:20
- **Bio 265**
  - Tutoring
  - 8:30-11:20
- **Bio 264**
  - Tutoring
  - 8:30-11:20
- **Bio 157**
  - Tutoring
  - 8:30-11:20
- **Bio 263**
  - Tutoring
  - 8:30-11:20
- **Bio 265**
  - Tutoring
  - 8:30-11:20

### Additional Notes

- **Bio 110**
  - Tutoring
  - 11:30-2:15
- **Bio 130**
  - Tutoring
  - 11:30-2:15
- **Bio 157**
  - Tutoring
  - 11:30-2:15
- **Bio 110**
  - Tutoring
  - 11:30-2:15
- **Bio 157**
  - Tutoring
  - 11:30-2:15
- **Bio 157**
  - Tutoring
  - 11:30-2:15
- **Bio 157**
  - Tutoring
  - 11:30-2:15
- **Bio 157**
  - Tutoring
  - 11:30-2:15

### Time Slots

- 7:00
- 7:30
- 8:00
- 8:30
- 9:00
- 9:30
- 10:00
- 10:30
- 11:00
- 11:30
- 12:00
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- 8:30
- 9:00
- 9:30

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McHenry County College
Project Overview

- **Background**
  - Request for Ideas for partnership opportunities
  - Phase 1 – Viability to explore a project further

- **Scope of Phase II Feasibility Study**
  - Objectivity to explore options
  - Data Collection
  - Responsibility of Committee – provide input, oversee study and make sure all options are fully vetted.
  - Outcomes Expected
Findings from Feasibility Study

- Potential Project Benefits
- Current Academic Program and Fitness Center Status
- Health and Sciences Program Projections
- Fitness Center Feasibility and Projections (Centegra Interest)
- Onsite Medical Clinic Partnership (Centegra Interest)
- Campus Location Recommendation
- Program Scenarios and Sizing
- Capital Cost Estimates
- Operating Forecasts
Potential Project Benefits

**Health & Sciences**
- Continue to provide qualified health care workforce
- Support anticipated health care job growth
- Increase participation in existing health science degrees
- Convert non-credited programs to credited/stackable degrees
- Provide centralized, state-of-the-art facilities
- Expand health science curriculum for new programs
- Provide space for industry training and licensing
- Recapture existing space to expand other curricula

**Medical Clinic**
- Provide health science students with internship opportunities
- Offer students and employees convenient, quality care access
- Expand community involvement on MCC campus
- Enhance partnership with local health care provider

**Fitness Center**
- Provide fitness program students with internship opportunities
- Increase campus participation in fitness/wellness programs
- Consolidate programs that improve benefits and reduce costs
- Expand community involvement on MCC campus
- Recapture existing space to expand other curricula
Business Plan Process

1. Existing Program Analysis
2. External Feedback
3. Incremental Demand Projections
4. Space Needs and Sizing
5. Operating Pro Forma
6. Capital Costs
7. Financing Options
Biological and Health Sciences Overview

- BIOLOGY (BIO)
- NURSING (NUR)
- NURSE ASSISTANT ED (NAE)
- OCC THERAPY ASST (OTA)
- EMER MED SERVICES (EMS)
- HEALTH FITNESS ED (HFE)
Biology Overview

- Consistent program growth since 2008
- Annual headcount remains at 2,000
- Lack classroom/lab space to expand
- Available classes fill within 3-5 days
Nursing Overview

- Consistent program growth since 2008
- Annual headcount remains at 180
- Added weekend cohort in Spring 2012
- Lack available space to expand program
Nursing Placement Trends

- Very positive program results to date
- Fourth class graduated May 2013
- 100% of graduates passed NCL examination
- All graduates have been placed as RNs
- +/- 60 new RNs needed per year in McHenry County (excluding new Centegra Hospital)
Nurse Assistant Education Overview

- Consistent program growth since 2008
- Annual headcount remains at 500
- Utilize all available space to accommodate curricula
- Recent credit hours increase a result of program change
Basic Nurse Assistant Placement Trends

- Positive results to date
- Prerequisite to the Nursing program
- Direct placement as Certified Nurse Assistant (CNA)
- 243 BNA graduates in 2010 – projected +/- 50% CNA placement
- 373 BNA graduates in 2011 – projected +/- 60% CNA placement
- 388 BNA graduates in 2012 – projected +/- 66% CNA placement
Emergency Medical Technician Overview

- Collaboration with 15 fire districts
- Growth constrained by available classroom and lab space
- Campus life safety compromised by program needs
- 100% of graduates “pre-employed”
Health and Fitness Education Overview

- Annual head count is +/- 1,200
- Enrollment has declined slightly since 2008
- Existing fitness center offers inadequate program space
- Graduates – 2010 (8), 2011 (10), 2012 (12)
Occupational Therapy Assistant Overview

- First cohort of 16 students admitted January 2012
- Second cohort of 16 students admitted January 2013
- Program has shown strong student interest to date
- First graduating class in December 2013
- Industry data indicates 28% increase in OTA need in northern Illinois (+/- 90 new or replaced positions annually)
Campus Fitness Center Overview

- Occupies 3,000 sf in Building B
- Limited cardiovascular and strength equipment
- No group exercise program space
- Serves students, employees (70) and community (185)
- Critical to HFE program - “Learning Lab” (530 students in 2013)
- Supports community partnerships with SEDOM, NISRA
- Facilitates collaboration between OTA and HFE programs
# Campus Fitness Center Overview

## Annual Operating Deficit Explanation:
- Faculty required for student education
- Staffing for orientation and observation
- Size constraints at peak-hour participation
- Program constraints limiting general interest

### Financials:

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<td>$204,767</td>
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<td>$(227,097)</td>
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Business Plan Process

- Existing Program Analysis
- External Feedback
- Incremental Demand Projections
- Space Needs and Sizing
- Operating Pro Forma
- Capital Costs
- Financing Options
External Feedback

- General Student Survey
- Health Sciences Student Survey
- Community Survey
- NIU Environmental Scan
- Incremental Demand Projections
- Student Focus Groups
Northern Illinois University Environmental Scan

- Independent study completed February 2013
- Demographic, economic and education trends shaping MCC
- 18.7% population increase in McHenry County 2000-2010
- McHenry residents aging quicker than IL counties
  - Impacts healthcare needs and non-traditional student curricula
- MCC will continue to be dominated by Generation Y youth
  - Declining birth rates, but consistent K-12 enrollment
- Economy dominated by mftg/retail/education/hcare – 48K jobs
- McHenry economy has recovered quicker – 8.7% to 7.5%
- Health care jobs grew 59% to +/- 10K from 2000-2012
- Expect to need 60 new RNs per year (excluding Centegra)
Health Sciences Student Survey

Methodology

- Independent study by Meritage
- Completed among enrolled Spring 2013 students
- E-survey from 566 NUR, NAE, EMS, OTA, HFE, AOM students
- Received +/- 15% response rate
- Determine interest in new health sciences building
Health Sciences Student Survey

Respondent Demographics

- Male: 8%
- Female: 92%
- 25 - 34: 23%
- 35 - 44: 29%
- 45 - 54: 9%
- 55+: 2%
- 18 - 20: 18%
- 21 - 24: 19%
Health Sciences Student Survey

Respondent Demographics

- Nursing: 62%
- Other: 11%
- EMT: 5%
- Health & Fitness: 2%
- Medical Billing/Coding: 2%
- Basic Nursing Asst: 5%
- Occ. Therapy Asst: 13%

Other*: Avg 7.6 Hrs

- 15 Hrs: 7%
- 12 Hrs: 18%
- 9 Hrs: 24%
- 6 Hrs: 17%
- Other*: Avg 7.6 Hrs: 34%
Health Sciences Student Survey

Location Preference
- On Campus: 92%
- Off Campus: 8%

Class Time Preference
- Morning: 49%
- Afternoon: 26%
- Evening: 25%
Health Sciences Student Survey

Program Preferences

- State-of-the-art Laboratories: 4.6
- Onsite Medical Clinic Internships: 4.5
- Computer Lab: 3.9
- Spacious Classrooms: 3.8
- Library: 3.6
- Student Resource Center: 3.6
- Onsite Faculty Offices: 3.6
- Student Group Meeting Space: 3.4
- Cafeteria/Food & Beverage Options: 3.1
- Bookstore: 3.0
- Fitness Center: 2.9

Importance of Features for Health Sciences Education Building

Health Sciences Student Survey

Program Preferences
### Health Sciences Incremental Projections

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<tr>
<th>Current Programs</th>
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<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
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<td>475</td>
<td>770</td>
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<td>OTA</td>
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<td>HIT</td>
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Health Sciences Incremental Projections

Assumptions

- BIO will fill ½ new capacity year one, reach full capacity year three
- NUR will admit a class of 50 in year three
- NAE, EMS will grow by 2% annually
- OTA will increase class size to from 16 to 24 in year three
- PTA will admit a class of 24 each year
- HIT will admit two cohorts year one, two and three, and three cohorts year four
- HFE will grow by 2% annually (if new fitness center included)
- All programs will be relocated to Project
General Student Survey

Methodology

- Independent study by Meritage
- Completed among enrolled Spring 2013 students
- E-survey from +/- 5,400 students (excluding health sciences)
- Received +/- 10% response rate
- Determine interest in new campus fitness center
General Student Survey

Respondent Demographics
General Student Survey

Respondent Enrollment

- **Associate in Science**: 23%
- **Associate in Applied Sciences**: 6%
- **General Education**: 13%
- **Certificate Program**: 13%
- **Undecided**: 11%
- **Associate in Art**: 3%
- **Associate in General Education**: 2%
- **Continuing Education (noncredit)**: 2%
- **Certificate Program**: 1%
- **Associate in Fine Arts**: 1%
- **Associate in Engineering Science**: 0%

Number of Credit Hours

- **15 Hrs**: 8%
- **12 Hrs**: 21%
- **9 Hrs**: 14%
- **6 Hrs**: 17%
- **Other* Avg 8.8 Hrs 40%**
General Student Survey

Yes 32%

No 68%

Fitness Center Membership

- Centegra Health Bridge: 31%
- Charter Fitness: 14%
- Lifetime Fitness: 12%
- MCC: 10%
- Snap Fitness: 7%
- Fitness 19: 4%
- Woodstock Recreation: 3%
- Anytime Fitness: 2%
- Your World: 2%
- Others (< 3 each): 14%
General Student Survey

Participation Interest

[fitness center members]
- Very Interested: 40%
- Somewhat Interested: 29%
- Interested: 15%
- Not Interested: 16%

[non-members]
- Very Interested: 30%
- Somewhat Interested: 37%
- Interested: 13%
- Not Interested: 20%
General Student Survey

On Campus 88%

Off Campus 12%

Respondent Preferences

- Variety of Cardio Equipment
- Day Use Lockers
- Strength Training Machines
- Indoor Walk/Jog Track
- Complimentary Towels...
- Indoor Lap Pool
- Group Exercise Classes
- Steam Room/Dry Sauna
- Snack/Juice Bar
- Steam Room/Dry Sauna
- Personal Training Services
- Whirlpool
- Indoor Warm Water Pool
- Rental Lockers
General Student Survey

**Weekly Use**
- 3 - 4 Days: 56%
- 1 - 2 Days: 31%
- None: 3%
- 5+ Days: 10%

**Days of Week**
- Weekdays: 51%
- Weekends & Weekdays: 45%
- Weekends: 4%

**Time of Day**
- Morning: 24%
- Mid-day: 24%
- Afternoon: 22%
- Evening: 30%

Projected Utilization
# Campus Population Fitness Center Projection

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<th>Population</th>
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<th>Members</th>
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<tr>
<td>Fall</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Spring</td>
<td>7,555</td>
<td></td>
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<tr>
<td>Summer</td>
<td>3,697</td>
<td></td>
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<tr>
<td><strong>Peak</strong></td>
<td>7,555</td>
<td>34%</td>
<td>2,569</td>
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<tr>
<td><strong>Employee Participation</strong></td>
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<tr>
<td>Full Time</td>
<td>323</td>
<td>28%</td>
<td>90</td>
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<tr>
<td>Part Time</td>
<td>342</td>
<td>15%</td>
<td>51</td>
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<tr>
<td>Adjunct</td>
<td>190</td>
<td>10%</td>
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<td><strong>Subtotal</strong></td>
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Community Survey

Methodology

- Independent study by Meritage
- Completed in Spring 2013
- Phone survey from +/- 200 unaffiliated/qualified households
- Eight Zip Codes: 60012, 60013, 60014, 60050, 60098, 60142, 60156, 60180
- Determine interest in new campus fitness center
Community Survey

Respondent Profile

- 61% Female, 73% over 45, 75% HH Income over $50K
- 55% College Degree, 66% Employed
- 74% Participate in Fitness Activities
- 63% Not Fitness Center Member
Community Survey

MCC Experience

Past

- Yes: 49%
- No: 51%

Future

- Yes: 34%
- No: 66%
Community Survey

Current Household Membership

- **Non-Member:** 63%
- **Member:** 37%

**Current Membership by Facility:**
- Centegra Health Bridge: 31%
- Charter Fitness: 14%
- Lifetime Fitness: 12%
- MCC: 10%
- Snap Fitness: 7%
- Fitness 19: 4%
- Woodstock Recreation: 3%
- Anytime Fitness: 2%
- Your World: 2%
- Others (<3 each): 14%
Community Survey

- Don't Know: 5%
- Not at all likely: 68%
- Somewhat likely: 20%
- Very likely: 7%

Projected Utilization and Preferences

- Variety of equipment: 8.90
- Indoor track: 8.60
- Indoor lap pool: 8.00
- Warm water pool: 7.80
- Programs for special health needs: 7.30
- Spacious locker rooms: 8.6
- Aerobic facilities/classes: 7.7
- Weight loss/weight mgmt programs: 6.8
- Programs for seniors: 6.7
- Personal training programs: 7.0
- Therapeutic massage therapy: 6.1
- Integrated health professions educ.: 6.2
- Access to on-site health professionals: 5.4
- Sports specific conditioning programs: 5.1

1 = Not at all important, 10 = Very important
Fitness Center Demand Projections

Total Households
- 25,654

Non-member Households
- 63% of 25,654 = 16,607

Non-member Households
- 16,607

Very/Somewhat Likely to Use
- 7% of 16,607 = 1,162

Very/Somewhat Likely to Use
- 1,162

$59/mo Price Acceptance
- 53% of 1,162 = 627

Full Participation Model

Limited Participation Model

25,654

100%

63%

16,607

63%

7%

1,162

53%

627

100%

63%

16,607

63%

7%

1,162

53%

627

100%

63%

16,607

63%

27%

4,484

53%

2,400

100%

63%

16,607

63%

27%

4,484

53%

2,400
## Aggregate Fitness Center Projection

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<th>Members</th>
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<td>190</td>
<td>10%</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>161</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>2,729</td>
</tr>
<tr>
<td><strong>Community Participation</strong></td>
<td>26,564</td>
<td>2%</td>
<td>600</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>3,329</td>
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</tbody>
</table>

**Limited Community Participation**

**Full Community Participation**

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Capture</th>
<th>Members</th>
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<tbody>
<tr>
<td>Fall</td>
<td>7,508</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spring</td>
<td>7,555</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Summer</td>
<td>3,697</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peak</td>
<td>7,555</td>
<td>34%</td>
<td>2,569</td>
</tr>
<tr>
<td><strong>Employee Participation</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Full Time</td>
<td>323</td>
<td>28%</td>
<td>90</td>
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<tr>
<td>Part Time</td>
<td>342</td>
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<td>51</td>
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<tr>
<td>Adjunct</td>
<td>190</td>
<td>10%</td>
<td>19</td>
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<tr>
<td></td>
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<td></td>
<td>161</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>2,729</td>
</tr>
<tr>
<td><strong>Community Participation</strong></td>
<td>26,564</td>
<td>9%</td>
<td>2400</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>5,129</td>
</tr>
</tbody>
</table>
Medical Clinic Partnership

Partnership Criteria

- Market presence
- Physician practice management
- Onsite and off-site internship opportunities
- Strong capitalization and/or credit rating

Initial Considerations

- Centegra Health System
- Advocate Health Care (Good Shepherd Hospital or Sherman Hospital)
- Mercy Hospital
Medical Clinic Partnership

Centegra Health System

- Multiple meetings with administration - January to May 2013
- Strong interest leasing space in on-campus Project
- +/- 10,000 sf under a long-term lease
- Services might include:
  - Physical Therapy/Occupational Therapy
  - Immediate Care/Student Health
  - Limited Outpatient Services: X-ray, Lab Draws,
  - Limited Specialty Services: Chiropractic Care, OB/GYN
- Supports integrated fitness center – would like option to manage
Business Plan Process

1. Existing Program Analysis
2. External Feedback
3. Incremental Demand Projections
4. Space Needs and Sizing
5. Operating Pro Forma
6. Capital Costs
7. Financing Options
## Space Needs and Sizing

### Summary Program Options (non-cumulative)

<table>
<thead>
<tr>
<th>Program</th>
<th>Gross Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Sciences – on campus</td>
<td>75,500</td>
</tr>
<tr>
<td>Health Sciences – off campus</td>
<td>80,600</td>
</tr>
<tr>
<td>Fitness Center – full community participation</td>
<td>43,500</td>
</tr>
<tr>
<td>Fitness Center – limited community participation</td>
<td>17,100</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>12,000</td>
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</table>
# Health Sciences Program Detail

## On Campus

<table>
<thead>
<tr>
<th>Space Allocation</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wet Lab</td>
<td>12,300</td>
</tr>
<tr>
<td>Clinical Simulation Lab</td>
<td>14,500</td>
</tr>
<tr>
<td>Future Build Out</td>
<td>5,100</td>
</tr>
<tr>
<td>Computer Lab</td>
<td>4,000</td>
</tr>
<tr>
<td>Classroom</td>
<td>10,800</td>
</tr>
<tr>
<td>Staff</td>
<td>3,580</td>
</tr>
<tr>
<td>Student Collaboration</td>
<td>1,120</td>
</tr>
<tr>
<td>Support</td>
<td>2,520</td>
</tr>
<tr>
<td><strong>Net SF</strong></td>
<td><strong>53,920</strong></td>
</tr>
<tr>
<td>Circulation/Gross Up</td>
<td>21,570</td>
</tr>
<tr>
<td><strong>Gross SF</strong></td>
<td><strong>75,490</strong></td>
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</tbody>
</table>

## Off Campus

<table>
<thead>
<tr>
<th>Space Allocation</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wet Lab</td>
<td>12,300</td>
</tr>
<tr>
<td>Clinical Simulation Lab</td>
<td>14,500</td>
</tr>
<tr>
<td>Future Build Out</td>
<td>5,100</td>
</tr>
<tr>
<td>Computer Lab</td>
<td>4,000</td>
</tr>
<tr>
<td>Classroom</td>
<td>10,800</td>
</tr>
<tr>
<td>Staff</td>
<td>3,580</td>
</tr>
<tr>
<td>Student Collaboration</td>
<td>1,120</td>
</tr>
<tr>
<td>Support</td>
<td>3,560</td>
</tr>
<tr>
<td>Student Support Space</td>
<td>2,600</td>
</tr>
<tr>
<td><strong>Net SF</strong></td>
<td><strong>57,560</strong></td>
</tr>
<tr>
<td>Circulation/Gross Up</td>
<td>23,030</td>
</tr>
<tr>
<td><strong>Gross SF</strong></td>
<td><strong>80,590</strong></td>
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</table>
# Fitness Center Program Detail

## Full Community Participation

<table>
<thead>
<tr>
<th>Space Allocation</th>
<th>SF</th>
</tr>
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<tbody>
<tr>
<td>Reception</td>
<td>1,700</td>
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<tr>
<td>Public Amenities</td>
<td>2,830</td>
</tr>
<tr>
<td>Administration</td>
<td>1,530</td>
</tr>
<tr>
<td>Locker Facilities</td>
<td>6,290</td>
</tr>
<tr>
<td>Aquatic Facilities</td>
<td>6,440</td>
</tr>
<tr>
<td>Fitness and Conditioning</td>
<td>18,230</td>
</tr>
<tr>
<td>Support</td>
<td>1,090</td>
</tr>
<tr>
<td><strong>Net SF</strong></td>
<td><strong>38,100</strong></td>
</tr>
<tr>
<td><strong>Circulation/Gross Up</strong></td>
<td><strong>5,450</strong></td>
</tr>
<tr>
<td><strong>Gross SF</strong></td>
<td><strong>43,550</strong></td>
</tr>
</tbody>
</table>

## Limited Community Participation

<table>
<thead>
<tr>
<th>Space Allocation</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>980</td>
</tr>
<tr>
<td>Public Amenities</td>
<td>0</td>
</tr>
<tr>
<td>Administration</td>
<td>1,000</td>
</tr>
<tr>
<td>Locker Facilities</td>
<td>2,550</td>
</tr>
<tr>
<td>Aquatic Facilities</td>
<td>0</td>
</tr>
<tr>
<td>Fitness and Conditioning</td>
<td>9,380</td>
</tr>
<tr>
<td>Support</td>
<td>1,090</td>
</tr>
<tr>
<td><strong>Net SF</strong></td>
<td><strong>15,000</strong></td>
</tr>
<tr>
<td><strong>Circulation/Gross Up</strong></td>
<td><strong>2,100</strong></td>
</tr>
<tr>
<td><strong>Gross SF</strong></td>
<td><strong>17,100</strong></td>
</tr>
</tbody>
</table>
On-Campus Site Options

Location 1

Location 2
## Off-Campus Site Options

<table>
<thead>
<tr>
<th></th>
<th>Location 1</th>
<th>Location 2</th>
<th>Location 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
<td>73,000 sf, 3-story</td>
<td>28,000 sf (requires tear down)</td>
<td>92,000 sf</td>
</tr>
<tr>
<td>Site Size</td>
<td>5 acres</td>
<td>9 acres</td>
<td>10 acres</td>
</tr>
<tr>
<td>Constructed</td>
<td>2007</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Parking</td>
<td>Good</td>
<td>Excellent Potential</td>
<td>Excellent</td>
</tr>
<tr>
<td>Zoning</td>
<td>Office</td>
<td>Office</td>
<td>Retail</td>
</tr>
<tr>
<td>Adaptability</td>
<td>Good</td>
<td>NA</td>
<td>Difficult</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(no windows challenge to rezone)</td>
</tr>
<tr>
<td>Price</td>
<td>$12,500,000</td>
<td>$3,850,000</td>
<td>$3,500,000</td>
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</tbody>
</table>
Off-Campus Site Options

Location 1

Location 2
## Off-Campus Operational Considerations

<table>
<thead>
<tr>
<th>Staffing</th>
<th>FTE</th>
<th>Total Comp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Library (Faculty)</td>
<td>0.50</td>
<td>$ 22,500.00</td>
</tr>
<tr>
<td>Computing</td>
<td>1.00</td>
<td>$ 47,250.00</td>
</tr>
<tr>
<td>Academic Advising/Counseling</td>
<td>0.50</td>
<td>$ 20,000.00</td>
</tr>
<tr>
<td>Tutoring</td>
<td>0.75</td>
<td>$ 26,250.00</td>
</tr>
<tr>
<td>Career Services</td>
<td>0.50</td>
<td>$ 17,500.00</td>
</tr>
<tr>
<td>One-Stop (Registration/Records/Bursar/Financial Aid)</td>
<td>0.25</td>
<td>$ 8,550.00</td>
</tr>
<tr>
<td>Security</td>
<td>1.00</td>
<td>$ 47,250.00</td>
</tr>
<tr>
<td>Secretarial/Administrative Assistant Staffing</td>
<td>1.00</td>
<td>$ 47,250.00</td>
</tr>
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</table>

$ 236,550.00

### Other Costs

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>Travel between campus</td>
<td>$ 4,455.00</td>
</tr>
<tr>
<td>Computing Costs</td>
<td>$ 30,000.00</td>
</tr>
</tbody>
</table>
Main Campus Repurposing/Remodeling

B1g A
faculty offices and science labs
also see enlarged plan of this area

B1g E
computer-based tech labs
also see enlarged plan of this area
Main Campus Repurposing/Remodeling

Building A (Current)

Building A (Proposed)
Main Campus Repurposing/Remodeling

Building E (Current)

Building E (Proposed)
Business Plan Process

- Existing Program Analysis
- External Feedback
- Incremental Demand Projections
- Space Needs and Sizing
- Operating Pro Forma
- Capital Costs
- Financing Options
## Summarized Program Scenarios

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Location</th>
<th>Program</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Health Science</td>
<td>75,500</td>
<td>43,500</td>
<td>11,400</td>
<td>130,400</td>
<td></td>
</tr>
<tr>
<td>A1</td>
<td>On Campus</td>
<td>Fitness Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>On Campus</td>
<td>Medical Clinic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>On Campus</td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>On Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>On Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>On Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Off Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Off Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- A1: 130,400
- A2: 104,900
- B: 86,900
- C1: 119,000
- C2: 93,500
- D: 75,500
- E: 83,600
- F: 82,500
# Summarized Capital Costs

<table>
<thead>
<tr>
<th>Scenario</th>
<th>On Campus</th>
<th>Scenario</th>
<th>On Campus</th>
<th>Scenario</th>
<th>On Campus</th>
<th>Scenario</th>
<th>On Campus</th>
<th>Scenario</th>
<th>Off Campus</th>
<th>Scenario</th>
<th>Off Campus</th>
<th>Scenario</th>
<th>Off Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Feet</td>
<td>130,400</td>
<td>104,900</td>
<td>86,900</td>
<td>119,000</td>
<td>93,500</td>
<td>75,500</td>
<td>83,600</td>
<td>82,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Acquisition Costs</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 12,000,000</td>
<td>$ 3,850,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction *</td>
<td>36,280,406</td>
<td>29,675,743</td>
<td>24,808,986</td>
<td>32,986,775</td>
<td>26,495,144</td>
<td>21,477,487</td>
<td>23,639,165</td>
<td>23,621,124</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A&amp;E</td>
<td>3,013,492</td>
<td>2,478,887</td>
<td>2,069,683</td>
<td>2,747,017</td>
<td>2,221,805</td>
<td>1,800,020</td>
<td>2,029,930</td>
<td>2,033,427</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Consultants</td>
<td>270,500</td>
<td>270,500</td>
<td>270,500</td>
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<td>270,500</td>
<td>270,500</td>
<td>270,500</td>
<td>270,500</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Permitting</td>
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<td>82,000</td>
<td>82,000</td>
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<td>82,000</td>
<td>82,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FF&amp;E &amp; Other</td>
<td>7,052,565</td>
<td>6,616,565</td>
<td>5,902,565</td>
<td>7,052,565</td>
<td>6,616,565</td>
<td>5,902,565</td>
<td>6,071,965</td>
<td>6,086,965</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre Opening Costs</td>
<td>650,000</td>
<td>300,000</td>
<td>-</td>
<td>650,000</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>47,348,963</td>
<td>39,423,695</td>
<td>33,133,733</td>
<td>43,788,857</td>
<td>35,986,013</td>
<td>29,532,572</td>
<td>44,210,644</td>
<td>36,075,271</td>
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<td></td>
</tr>
</tbody>
</table>

| Construction Cost/SF | $278 | $283 | $285 | $277 | $283 | $284 | $283 | $286 |
| Project Cost/SF | $363 | $376 | $381 | $368 | $385 | $391 | $529 | $437 |

*Does not reflect cost of renovation of existing MCC academic spaces*
## Summarized Operating Pro Forma

<table>
<thead>
<tr>
<th></th>
<th>Scenario A1</th>
<th>Scenario A2</th>
<th>Scenario B</th>
<th>Scenario C1</th>
<th>Scenario C2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>On-Campus</td>
<td>On-Campus</td>
<td>On-Campus</td>
<td>On-Campus</td>
<td>On-Campus</td>
</tr>
<tr>
<td>Scope</td>
<td>New</td>
<td>New</td>
<td>New</td>
<td>New</td>
<td>New</td>
</tr>
<tr>
<td>Health Sciences</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Size (GSF)</td>
<td>130,400</td>
<td>104,900</td>
<td>86,900</td>
<td>119,000</td>
<td>93,500</td>
</tr>
<tr>
<td>Capital Cost</td>
<td>$47.3 million</td>
<td>$39.4 million</td>
<td>$33.1 million</td>
<td>$43.7 million</td>
<td>$35.9 million</td>
</tr>
<tr>
<td>Stabilized NOI</td>
<td>$2.3 million</td>
<td>$2.1 million</td>
<td>$2.3 million</td>
<td>$2.1 million</td>
<td>$1.8 million</td>
</tr>
</tbody>
</table>

## Additional Scenarios

<table>
<thead>
<tr>
<th></th>
<th>Scenario D</th>
<th>Scenario E</th>
<th>Scenario F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>On-Campus</td>
<td>Off-Campus</td>
<td>Off-Campus</td>
</tr>
<tr>
<td>Scope</td>
<td>New</td>
<td>Renovation</td>
<td>New</td>
</tr>
<tr>
<td>Health Sciences</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Size (GSF)</td>
<td>75,500</td>
<td>83,600</td>
<td>82,500</td>
</tr>
<tr>
<td>Capital Cost</td>
<td>$29.5 million</td>
<td>$44.2 million</td>
<td>$36.0 million</td>
</tr>
<tr>
<td>Stabilized NOI</td>
<td>$2.0 million</td>
<td>$1.6 million</td>
<td>$1.6 million</td>
</tr>
</tbody>
</table>
General Operating Pro Forma Assumptions

- The projections assume that all students will be assessed an infrastructure fee of $9 per credit hour. Projections assume credit hours approximate 125,000 and will increase by 0.5% annually.

  Moraine Valley  $8 construction/infrastructure fee
  College of DuPage  $8 construction/infrastructure fee
  Joliet Junior College  $17 capital assessment fee
  Harper College  $9 construction/renovation fee
Education Operating Pro Forma Assumptions

- Tuition is based on $102 per credit hour, assumes no per credit hour student tuition increase and no increase in state funding. Revenue sources include:
  - Tuition from incremental existing and new Health Science programs
  - Tuition from incremental revenue from new classes in renovated existing Health Science class space
- Salaries and benefits (where applicable) are based on incremental demand, increasing 3% annually.
- Pro forma includes all operating expenses required for incremental class demand.
- Pro forma includes all facility expenses such as utilities, service contracts, insurance and repairs and maintenance.
Education Operating Pro Forma Assumptions

Education Off-Campus Assumptions – Additional Expenses - $270k

- Salaries and benefits (where applicable) include support staff requirements for an off campus facility, including library, computing, counseling, tutoring, career services, registration, security, and administrative support.
- Tele-data requirements.
- Between campus travel for faculty and support staff.
Clinic Operating Pro Forma Assumptions

- Rental income assumes 10,000 square feet of rentable space, at $27 per square foot, increasing 3% annually.

- Assumes tenant improvement and furnishings will be the responsibility of the tenant.

- Tenant responsible for utilities and CAM.
Fitness Center Operating Pro Forma Assumptions

- Non-student fees assume revenue from a stabilized member base of approximately 2,400 community members by year three and 160 faculty and staff of MCC. Limited community member scenario would approximate 600 community members by year three.

- Revenue is derived from:
  - Monthly membership dues (70% retention rate)
  - Enrollment fees
  - Ancillary Services

- The proposed community monthly dues structure is $59 for a single, $94 for a couple, $129 for a family, $53 for a senior single, and $85 for a senior couple.
Fitness Center Operating Pro Forma Assumptions

- The pro forma reflects the savings of the operating expenses from running the existing on-campus fitness center, approximating $230,000 annually.
- The center will operate approximate 96 hours per week.
- The center will be staffed with approximately 29 full time equivalents with salaries and benefits increasing 3% annually. Limited community member scenario would require 15 full time equivalents.
- Pro forma includes all sales, marketing and operating expenses.
- Pro forma includes all facility expenses such as utilities, service contracts, supplies, insurance, and repairs and maintenance.
Financing Options

Equity Options

- Fund 03
- Philanthropy

Debt Options

- Tax Exempt Referendum Bonds
- Alternative Revenue Bonds
- Debt Certificates
- Public Private Partnership
Future Discussion Items

- Since the need for additional educational programs in the health sciences field has been established by the environmental scan, the strategic plan and the educational master plan, does one or more of the business plan’s articulated scenarios meet the long-term space needs for such programs?

- The scenarios basically present four solutions to solve MCC’s educational programming space needs:
  - A health and sciences educational building housing our health care, fitness science and biological sciences programs, plus a medical clinic to serve faculty and students, and provide clinical sites for health care students.
  - A health and sciences educational building housing our health care, fitness science and biological sciences programs.
  - A health and sciences educational building housing our health care and biological sciences programs, and a medical clinic.
  - A health and sciences educational building housing our health care and biological sciences programs.
Future Discussion Items – con’t.

- Which scenario (s) provides the best long-term solution to the College’s educational space needs, and what specific aspects of that scenario makes it the best solution?

- The business plan articulates a variety of funding solutions. Based on the scenario that is the best long-term solution to the College’s educational space needs, which funding approach would best match the selected scenario and why?

- The business plan articulated possible partnerships that could be established that would help finance various scenarios. Does the Board want the administration to investigate these partnerships further? Should fundraising opportunities also be pursued, since discussions with potential donors has been positive?
Next Steps

- How does the Board Want to Discuss and Receive Information?
- Timeframe for Review and Follow Up