Committee of the Whole Meeting
Tuesday, February 16, 2016
The Task—How Did We Get Here?

- MCC Published Request for Qualifications (RFQ) for Space Utilization Study
  - Published June 2014
  - Primary focus on Science/Health Sciences/Student Space

- Board of Trustees Requested that DKA Team Work with Paulien & Associates (Space Utilization Specialist)

- Overall Process Organized into Two Steps

  **STEP 1**
  Space Utilization Study

  **STEP 2**
  Space Planning Study
What Was the Process?

Step 1—Space Utilization Study
• Fall 2014 Benchmark / 2025 Projection
• Quantitative versus Qualitative Analysis
• Space Needs Based on Programmatic Need not Demographic Growth / Decline
• Evaluation of all Programmatic Needs on Campus
• Paulien Presentation to COW on May 19, 2015

Authorization to Proceed with Phase 2

Step 2—Space Planning Study
• DKA Developed Several “Big Picture” Options
  • Presented Options to Committee of the Whole on July 14, 2015
  • Directed to Zero In on Two Planning Concepts
  • Directed to Meet with all User Groups to Solicit Input
  • Met with User Groups on September 9, 10, 11, 2015
• DKA Developed Refined Planning Concepts
  • Two Planning Concept “Packages” were Developed
  • Presented to Committee of the Whole on October 13, 2015
  • Conceptual Cost Estimates were Presented
• Follow-Up COW Meeting to Discuss Planning Concepts / Costs
  • Presented to Committee of the Whole on November 10, 2015
  • Administration Presented Potential Funding Strategies
  • Directed to Focus on More Cost-Effective Solutions to Address Priority Needs
• Campus Tour
  • Presented to Committee of the Whole on December 8, 2015
  • Directed to Wait for Input from New President
What Needs Have We Discovered?

**PHASE 1**
- Right-Size Science Classrooms and Lab Space
- Reconfigure Health Sciences Learning Space
- Create Student Engagement Space

**PHASE 2**
- Better Organize a One-Stop Destination for Student Support Services
- Optimize Library and Student Collaboration Space
- Refurbish Fitness Education Lab and Student Athlete Space
What is the Most Efficient Solution?

- Optimize and Reconfigure Space to Address Most Immediate Needs First
- Create an Efficient Project Plan by Separating Efforts into Phases Based on Priority

Phase 1
- Science
- Health Sciences
- Student Engagement
Science Lab Renovation and Student Engagement
Science Labs Renovation/Student Engagement
Science Labs Renovation/Student Engagement
Science/Student Engagement—Existing
Science/Student Engagement—Proposed
Health Sciences Renovation
Health Sciences Renovation
Health Sciences Renovation
Phase 2 Considerations

- One-Stop Student Support Services
- Library/Collaboration Space
- Fitness Education Lab/Athletics
Phase 2 Projects

60% Renovation
40% New Construction

Second Floor:
- Student Services Renovations
- Health Science

Science Facilities / Student Engagement Space

First Floor:
- Library Renovations
- Fitness Education Lab / Locker Room Renovations
- Backfill Vacated Health Science Labs
- Phase 2 Projects
  - 60% Renovation
  - 40% New Construction
# What Is the Timeline?

## Phase 1 Projects

<table>
<thead>
<tr>
<th>PROPOSED PROJECT</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Science / Student Space Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Sciences Renovations</td>
<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>Backfill Building E Classrooms</td>
<td></td>
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</tr>
</tbody>
</table>

## MCC 50th Anniversary

![Timeline Chart]

- **Design** (Yellow)
- **Bid** (Blue)
- **Construction** (Purple)
- **MCC 50th Anniversary** (Red Star)
## What Will It Cost?

[conceptual cost estimates from DKA]

### PHASE 1 PROJECTS

<table>
<thead>
<tr>
<th>Key</th>
<th>Project Scope</th>
<th>Building</th>
<th>Sitework</th>
<th>FFE</th>
<th>Cont. / Fees</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Approx. Area (sf)</td>
<td>Unit Cost (per sf)</td>
<td>Subtotal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Science Facilities / Student Space</td>
<td>57,860</td>
<td>$325</td>
<td>$18,804,500</td>
<td>$750,000</td>
<td>$3,519,810</td>
</tr>
<tr>
<td></td>
<td>Science (87%)</td>
<td>57,860</td>
<td>$325</td>
<td>$18,804,500</td>
<td>$750,000</td>
<td>$3,519,810</td>
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<tr>
<td></td>
<td>Student Space (13%)</td>
<td>8,540</td>
<td>$325</td>
<td>$2,775,500</td>
<td>incl in above</td>
<td>$499,590</td>
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<tr>
<td>B</td>
<td>Health Sciences in Building A</td>
<td>37,500</td>
<td>$130</td>
<td>$4,875,000</td>
<td>$0</td>
<td>$877,500</td>
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<tr>
<td>C</td>
<td>Backfill Vacated Labs in Building E</td>
<td>3,800</td>
<td>$100</td>
<td>$380,000</td>
<td>$0</td>
<td>$68,400</td>
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<tr>
<td></td>
<td><strong>SUB-TOTAL</strong></td>
<td><strong>$26,835,000</strong></td>
<td><strong>$750,000</strong></td>
<td><strong>$1,800,000</strong></td>
<td><strong>$4,965,300</strong></td>
<td><strong>$34,350,300</strong></td>
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</tbody>
</table>

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McHenry County College
How Will We Pay for This?

Financing Phase 1—Scenario A: Science Labs/Health Sciences Renovation

($15 million capital campaign)

<table>
<thead>
<tr>
<th>Option A</th>
<th>Project</th>
<th>DKA Full Scope</th>
<th>Modified Scope</th>
<th>Referencum (Taxpayer)</th>
<th>Student Fee of $9.92</th>
<th>Debt Certificates</th>
<th>Fund US Balance</th>
<th>Capital Campaign</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>A – Science / Student Space Addition</td>
<td>27,349,400</td>
<td>23,624,310</td>
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<tr>
<td></td>
<td>Student Space (13%)</td>
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<td>3,525,900</td>
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<tr>
<td></td>
<td>B – Health Sciences in Building A</td>
<td>6,502,500</td>
<td>6,502,500</td>
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<tr>
<td></td>
<td>C – Backfill Vacated Labs in Building E</td>
<td>498,400</td>
<td>498,400</td>
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</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td>34,350,300</td>
<td>34,350,300</td>
<td>15,000,000</td>
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<td>4,350,300</td>
<td>15,000,000</td>
<td>34,350,300</td>
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</tr>
</tbody>
</table>

Assumptions

- Annual credit hours: 110,000.00
- Debt timeframe in years: 20.00
- Interest rate of: 4.00%

Parcels: 144,844.00

Total Financed: 15,000,000
Total Interest: 6,815,292
Total Contributed: 15,000,000
Total Fund Balance: 4,350,300
Estimated Total All In Cost: $41,165,592

Annual Tax Per Parcel: $ -
Budgeted Debt Service: $1,090,765
Budgeted Student Fee: $1,090,765
Need to Find in Budget: $ -
Potential Eliminations: $ -
Remaining To Find In Budget: $ -

Total Scope Of Work Cost: 34,350,300
Percent of Total Contributed: 0.00% 43.67% 0.00% 12.66% 43.67% 100.00%
## How Will We Pay for This?

### Financing Phase 1—Scenario B: Science Labs/Health Sciences Renovation

($20 million capital campaign)

<table>
<thead>
<tr>
<th>Option A</th>
<th>Project</th>
<th>DKA Full Scope</th>
<th>Modified Scope</th>
<th>Referendum (Taxpayer)</th>
<th>Student Fee of $8.26</th>
<th>Debt Certificates</th>
<th>Fund 03 Balance</th>
<th>Capital Campaign</th>
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<tr>
<td></td>
<td>Student space (13%)</td>
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<tr>
<td>Subtotal</td>
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<td>34,350,300</td>
<td>34,350,300</td>
<td>12,500,000</td>
<td>1,850,300</td>
<td>20,000,000</td>
<td>34,350,300</td>
<td></td>
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</tr>
</tbody>
</table>

**Assumptions**

- Annual credit hours: $110,000.00
- Debt timeframe in years: 20.00
- Interest rate of: 4.00%

**Parcels**

- Total financed: $12,500,000
- Total interest: $5,679,410
- Total contributed: $20,000,000
- Total fund balance: $1,850,300
- Estimated total all in cost: $40,025,710

**Total Scope Of Work Cost**

<table>
<thead>
<tr>
<th>DKA Full Scope</th>
<th>Modified Scope</th>
<th>Referendum (Taxpayer)</th>
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<th>Debt Certificates</th>
<th>Fund 03 Balance</th>
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<td>34,350,300</td>
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<td></td>
<td>12,500,000</td>
<td>1,850,300</td>
<td>20,000,000</td>
<td>34,350,300</td>
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**Percent of Total Contributed**

- 0.00% for DKA Full Scope
- 36.39% for Modified Scope
- 0.00% for Referendum (Taxpayer)
- 5.39% for Student Fee of $8.26
- 58.22% for Debt Certificates
- 100.00% for Fund 03 Balance
- 100.00% for Capital Campaign
Recommendation

- It is Recommended that the College Move Forward with the Planning and Design of Phase 1 of a Renovation Project, to Include Science Labs, Health Sciences, and Student Engagement Space.

- Upon the Completion of Planning and Design, the College Will Make a Second Recommendation to the Board to Proceed with the Construction of the Project.

- The Financing of the Project Would Include a Combination of Funds Raised, a Student Infrastructure Fee, and Debt Certificates.
Questions/Discussion