Central
COMMUNITY
COLLEGE



Grand Island | Hastings | Columbus

2022 Comprehensive Facilities Plan

WILKINS

ARCHITECTURE | DESIGN | PLANNING

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2022 Comprehensive Facilities Plan

Introduction

Introduction

The master planning team began work in July 2021 and completed the study in April 2022. The team consisted of members representing faculty, staff, and administration. In addition, architectural consultants, Wilkins Architecture Design and Planning were used to direct the master plan process and manage construction issues.

This team reviewed the current and future campus educational needs, faculty needs and student needs, as they were developed along side the Academic Master Plan. This team also evaluated existing and new utility infrastructure, and building conditions. All existing buildings were studied to determine their suitability for current needs and future development. Consideration to CCC's commitment of being carbon neutral also played a key role in the analysis of each project. A focus on achieving a LEED Silver standard while also discussing energy alternatives was reviewed as each project was assessed.

The physical master plan recommendations are based on the current academic master plan and strategic plan of Central Community College. It was the commitment of the master plan team that the physical master plan always be driven by the educational goals and objectives of the campus and not the other way around. Any construction must enhance the educational mission of the college.

This document is divided into two main sections. The first section is supporting information. This is a summary of the information that was used to guide the development of the physical master plan. The second section is the physical master plan with is sub-divided into three parts: The Programmatic and Image Master Plan, College Priority Project Timeline, and Facilities and Infrastructure Master Plan. The Programmatic and Image Master Plan contains all renovation and new construction, which will be required to implement the educational and market goals. The College Priority Project Timeline highlights project priority and funding sources of the project. The Facilities and Infrastructure Master Plan includes all the items which will be required to support any new construction and maintain the existing campus infrastructure and buildings.

This document represents the proposed physical and educational direction of the college for the next 5 years with specific focus on achieving the top priorities, where federal funding is provided. It is a compilation of the master plans of the Columbus, Grand Island, and Hastings campuses.

It should be remembered that a master plan must be a living document that is revisited annually and revised as the direction of the College is adjusted. This is especially true for a community college, which is able to respond quickly to market changes and adjust its course accordingly. The document should reflect that same responsiveness to the needs of the campus.

2022 Comprehensive Facilities Plan

Supporting Information

History

The Central Community College (CCC) is one of six community college areas in Nebraska. This organizational structure was the result of 1971 state legislation that formed the six areas and required that all counties in the state become part of one of the community college areas.

Funding for the college is provided by property tax levied within CCC's 25-county service area, state aid, tuition and fees, grants and other sources.

An 11-member Board of Governors that is elected by the voters in the 25-county service area governs the College. The area is comprised of five districts, each represented by two Board members. The eleventh Board member is an at-large position.

The College has three full-service campuses. The Hastings Campus, located on the site of a former naval ammunition depot, opened in 1966 as Nebraska's first multi-county vocational-technical college. The Columbus Campus, originally known as Platte Junior College, opened in 1969 as Nebraska's first county-supported community college. The Grand Island Campus was established in 1976. Because the full-service campuses are on the eastern side of the service area, the college has established limited service sites at Kearney, Lexington, Ord, and Holdrege in its western region. The Extended Learning Services department cooperates with on-campus faculty and staff to provide credit and non-credit opportunities in 90 area communities.

Mission

Central Community College maximizes student and community success.

Instructional and Service Priorities

- Applied technology and occupational education
- Transfer education including general academic transfer programs
- Public service, adult continuing education, economic and community development, foundations education, customized workforce training, and personal development
- Applied research to enhance instructional programs, student achievement, institutional effectiveness, public service activities, and professional development.

Geographical Focus

25 counties in central/south central Nebraska

Values

STUDENTS
CCC believes in
- Student success and individual attention.
- Access to quality instruction.
- Preparation.

COMMUNITY
CCC believes in
- Partnerships.
- Diversity.
- Sustainability.

INNOVATION
CCC believes in
- Continuous quality improvement.
- Creativity.
- Leadership.

Vision

The best choice. . . . .
for students to achieve their educational goals.
- quality education
- personal service and individualized attention
- exceptional and passionate faculty and staff
- extraordinary value

for developing a skilled workforce.
- employability and/or successful credit transfers
- graduates who advocate for CCC
- business and industry partnerships
- state-of-the-art facilities and technologies

for advancing communities.
- educational partnerships
- strong alumni support
- foster economic development
- sustainability leaders

Impactful Initiatives

OPEN FOR BUSINESS

Central Community College has seen significant decreases in part-time adult enrollments in part due to a strong local economy and record high employment rates. While positive that employees have work, we also know better paying jobs require advanced education/training and skills that could be obtained from CCC. To reach this population, CCC needs to be available when individuals have time for this education & training which may include evenings, weekends, multiple start points and a mix of online and in person delivery throughout our service area.

SUCCESS COACH PROGRAM

Provide each full-time and part-time degree, diploma and certificate seeking student access to a Success Coach. We know this model works as evidenced by the success of Project HELP and TRIO. The goal is to increase retention, persistence and ultimately completion. With around 70% of our students being part-time their connection to a success coach is vital and may need to include support of all faculty, administrators and contract staff to serve in this capacity along with success coach specialists.

WORK BASED LEARNING/ APPRENTICESHIPS

With the growing competition for skilled workers the apprenticeship ‘earn while you learn’ model provides students with another option to further their education while supporting themselves through employment. In addition to potentially reducing the reliance on student’s loans, work-based learning opportunities are a tool for recruitment to High Demand, High Skill or High Wage (H3) careers. Using existing curriculum models and established employer connections, CCC could expand work based learning/apprenticeships across multiple divisions and disciplines while strengthening support of employer partnerships, scholarships, on-boarding and support services. The work-based programming aligns with current workforce initiatives promoted through our region, state and federally as a method to grow skilled talent which is a challenge facing the region, state and nation for the coming decade.

ACADEMIC PLAN SUMMARY

Overview

Central Community College offers certificates, diplomas, and Associate of Applied Science degrees, including a general education core, in 34 applied technology and occupational programs (See College Catalog, www.cccneb.edu). In addition, Central Community College offers Associate of Arts, Associate of Science Degrees and an Associate Degree of Nursing. The College provides non-credit business and industrial training courses, personal interest avocational courses, and foundations education courses as needed. Students can take courses and receive academic awards through traditional lecture, individualized instruction, on- and off- campus. In addition, students earn credits via distance learning (i.e. IP, video, and web-based).

The College is approved to offer degrees via distance learning by its accrediting agency, the Higher Learning Commission of the North Central Association of Colleges and Schools. Distance learning responds to the growing need of working adults in central Nebraska to have access to certificate, diploma, and degree programs in their local community. Distance learning uses the same curriculum and meets the same standards as the program offered on CCC's three campuses. Distance learning sites use web-based instruction, IP delivery, as well as individualized instruction. Learning Center managers coordinate the centers, monitor tests, apprise students of all college deadlines, and act as a liaison between faculty and student.

Academic Plan Highlights

All divisions will increase services offered to students by developing evening programs, weekend programs, and hybrid delivery of courses. The Virtual Campus will strategically expand course and program offerings.

ACADEMIC EDUCATION

1. Support Transfer students in health programs.
2. Increase transfer opportunities for AAS degree graduates.
3. Support programs like STEM (including Engineering), early entry students, Kearney Center programming, athletics, precision agriculture, medical assisting, pharmacy technician, honors curriculum, education, fine arts, and early childhood education.
4. Support accelerated courses in business administration, virtual campus,and academic transfer degrees.
5. Support foundations coursework and English Language Learners.

BUSINESS

1. Increase enrollments in Agriculture Sciences in precision ag and transfer. Increased students enrollments by partnering with the Hospitality and Culinary Arts program. Areas include farm-to-table, aquaponics, raised bed crops, and sustainable agriculture. Early college with Kearney Public Schools.
2. Hospitality Management and Culinary Arts partnership with Hastings College. Expansion of online and hybrid courses. Offering a night and weekend program for part-time student program. American Culinary Federation accreditation.
3. Explore a viticulture program for Agriculture and Culinary Arts programs.
4. Business Administration growth in the evening program.
5. Business Technology challenge is to define the graduate's place in the workforce and to market these opportunities to students.
6. Increase Information Technology enrollment through teaching and learning modalities and spaces, blended and hybrid learning, and the Tech Hire model.

EXTENDED LEARNING SERVICES

1. Expand early college opportunities including additional Career Pathways.
2. Expand nurse aid training including early college students.
3. Increase number of students matriculating to CCC from AE and GED ` programs.
4. Increase youth programming.
5. Increase training to accommodate area workforce needs.
6. Expansion of space for Lexington Center.
7. Increase use of GAP funding for students.
8. Increase use of high school labs such as Career Pathway Institute (CPI), Grand Island Public Schools

SKILLED AND TECHNICAL SCIENCES

1. Expand summer offerings.
2. Advanced Manufacturing Technology expansion at the Kearney Center.
3. Automotive Technology and Autobody Technology are researching the addition of Collision Repair.
4. Increase matriculating students from career academies in Construction Technology. The Kearney Center has a construction area and the college is currently deciding how to use this space.
5. Commercial construction is a possible new program.
6. Plumbing is a possible new program.
7. Diesel Technology enrollment could be increased utilizing nights, weekends, hybrid courses, and summers for a part-time students program.
8. Increase Electrical Technology enrollment using hybrid courses, expansion of the night program and weekends. The Kearney Center will have a certificate program.
9. Heavy Equipment Operator Technician program will offer industry training.
10. Mechatronics is expanding to add instrumentation. Offering a diploma at the Kearney Center.
11. Offer Renewable Energy program with Wind Turbine in Hastings.

SUSTAINABILITY

Overview

Central Community College's commitment to our communities, local and worldwide, is no more obvious than in the commitment we have to being carbon neutral. To accomplish this goal, there are several implications to our facilities plan. First, we must design and construct buildings and remodels in a manner that would be most efficient in energy use during its operations. We also must commit to producing renewable and clean energy on-site at our campus locations. Lastly, we need to have engineering solutions that help occupants with bad energy habits instead of relying on the habits to change.

CONSTRUCT EFFICIENT SPACES

For our carbon neutral plans, we look at designing buildings that meet at least LEED Silver standards and have an expectation of operating between 30-35 BTUs per square foot. Also energy efficiency renovations are planned annually for upgrades to daylighting, lighting, sealing building envelopes, boiler/chiller efficiency, low flow sinks/toilets, planning future public transportation, electric vehicle charging stations, native climate tolerant water-wise plants, rain gardens, pollinator gardens, and overall sustainable landscape practices. Management at CCC has been offered evidence that building more efficient spaces does not raise costs in any measurable amount. However, through our experiences and history, we see a moderate increase in costs due to increase design and engineering costs. Our expectation for construction costs were between $220-$270 per square foot depending on several variables including new construction vs. renovations. Our current standards as expressed in this document would move that expectation to between $290-$350 per square foot. So for budgeting, we should split the difference, unless evidence indicates differently, and for this document plan on $320 per square foot as the new construction planning cost factor.

BUILD RENEWABLE AND CLEAN TECHNOLOGIES

Energy alternatives include solar panels, wind turbines, and future renewable and clean technologies. We already have a standard of using geothermal whenever possible and plan to maintain that standard, and within every 5 year plan, aim to have at least one project that is designed specifically to use energy alternatives with the goal of producing at a minimum of 25% of the local campus's energy needs. We also plan to increase our public transportation and electric vehicle charging stations services. We must consider future planned growth of the campus when planning and estimating the 25% of energy needs and forecast that need at the end of all planned construction.

DESIGN USER FRIENDLY BUILDINGS

There is much waste in energy due to the habits people have established during their lifetimes. While there will be some need to have people change habits it is also not something that is totally within our control nor can we count on some point when everyone's habits have now changes, especially when you consider several new hires a year. Therefore, within our engineering we should have solutions for the most common of bad habits. Failing to turn equipment and lights off, failure to shade windows, and leaving doors open, especially entrances. There are solutions that can be engineered into our spaces that we should take advantage of. This document addresses carbon neutrality for the most part but here is a good example where we can consider water, waster, and natural lighting as well.

In the end, we should construct buildings and renovations that continue to lead us towards carbon neutrality and not deter us from that goal. Also keep in mind the human element and make beautiful spaces that inhabitants feel comfortable and valued, which increases overall productivity and increases resiliency to energy cost and extreme weather events, monitor tests, apprise students of all college deadlines, and act as a liaison between faculty and student.

2022 Comprehensive Facilities Plan

Physical Master Plan

PROGRAMMATIC & IMAGE MASTER PLAN

The following pages are a synthesis of the Programmatic and Image Master Plans for the Grand Island, Hastings, and Columbus campuses. The projects listed represent the top 13 projects out of all the identified projects. The cost of these programmatic and image projects totals $52,500,690, $9,000,000 from Federal Funds, $37,865,690 from Capital Improvement funds, and $5,635,000 Revenue Bond.

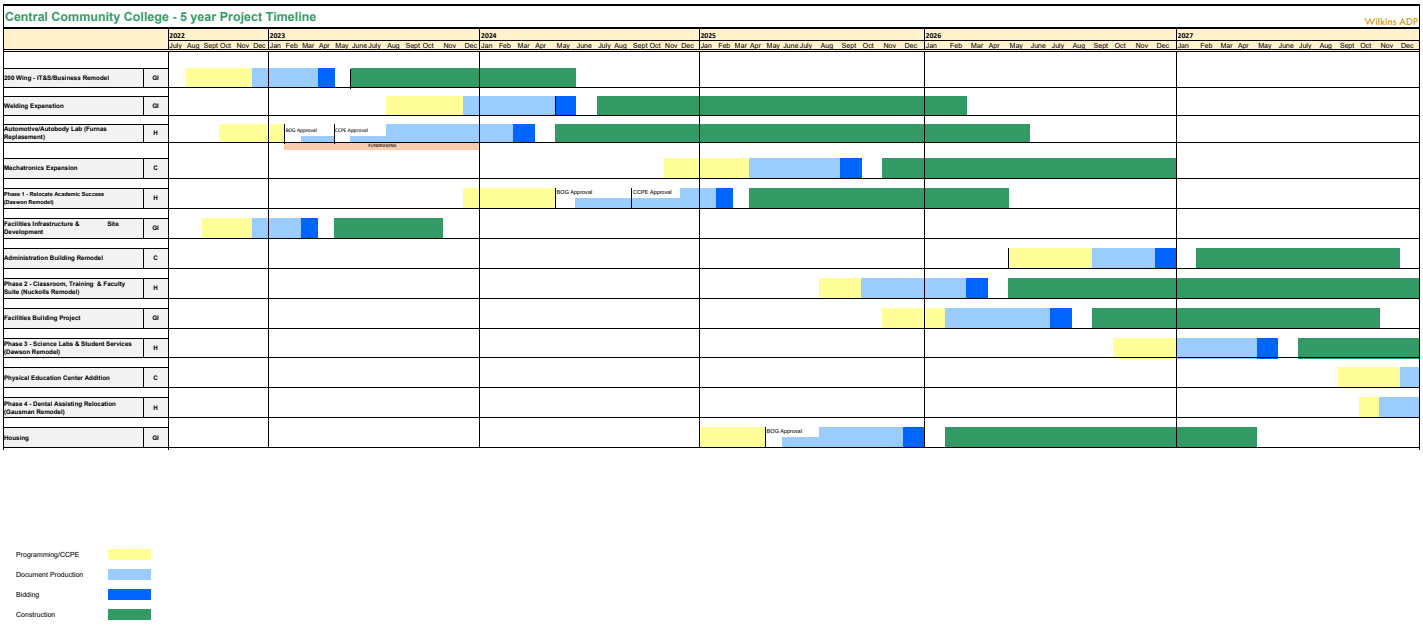
The projects were first ordered based on each campuses needs. Then the list was resorted based on the needs of the overall college. The list below reflects the final reprioritization.

Central Community College Priority Project Summary				
Priority	**Campus**	**Description/Location**	**Federal Funding**	**Capital Funding:**
1	G	200 Wing - IT&S and Business	$1,000,000	$1,645,496
2	G	Welding Expansion	$3,300,000	$1,944,000
3	H	Automotive/ Autobody Lab (Furnas Replacement)	$3,000,000	$7,500,000
4	C	Mechatronics Expansion	$1,700,000	$1,246,000
5	H	Phase 1 - Relocate Academic Success (Dawson Remodel)	$0	$4,683,375
6	G	Facilities Infrastructure & Site Development	$0	$1,200,000
7	C	Administration Building Remodel	$0	$1,942,597
8	H	Phase 2 - Classroom, Training & Faculty Suite (Nuckolls Remodel)	$0	$6,634,820
9	G	Facilities Building Project	$0	$2,455,400
10	H	Phase 3 - Science Labs & Student Services (Dawson Remodel)	$0	$3,779,280
11	C	Physical Education Center Addition	$0	$4,052,800
12	H	Phase 4 - Dental Assisting Relocation (Gausman Remodel)	$0	$781,920
				Revenue Bond Funding:
13	G	Housing	$0	$5,635,000

TIMELINE 5-YEAR

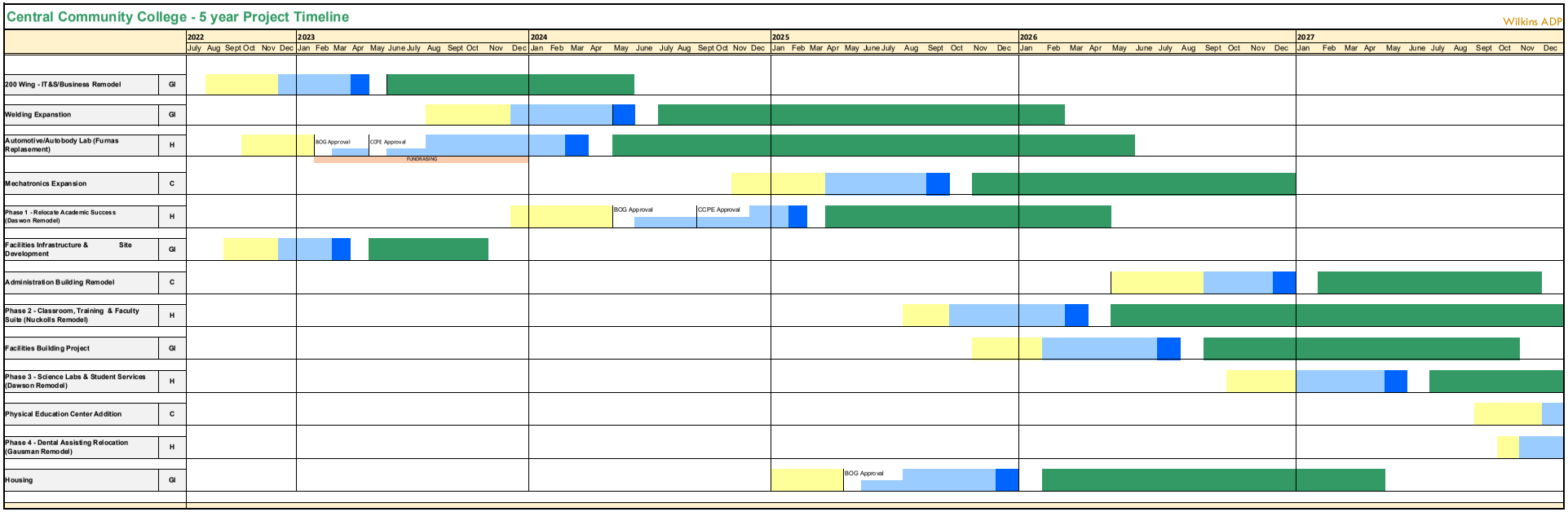
To achieve the College's goals, these core projects have been identified as priorities based on the existing and new program objectives.

The projects were first ordered based on each campuses needs. Then the list was resorted based on the needs of the overall college. This timeline was established considering funding sources, as well as time required to establish program and design needs.



Central Community College - 5 year Project Timeline

Wilkins ADP



Programming/CCPE

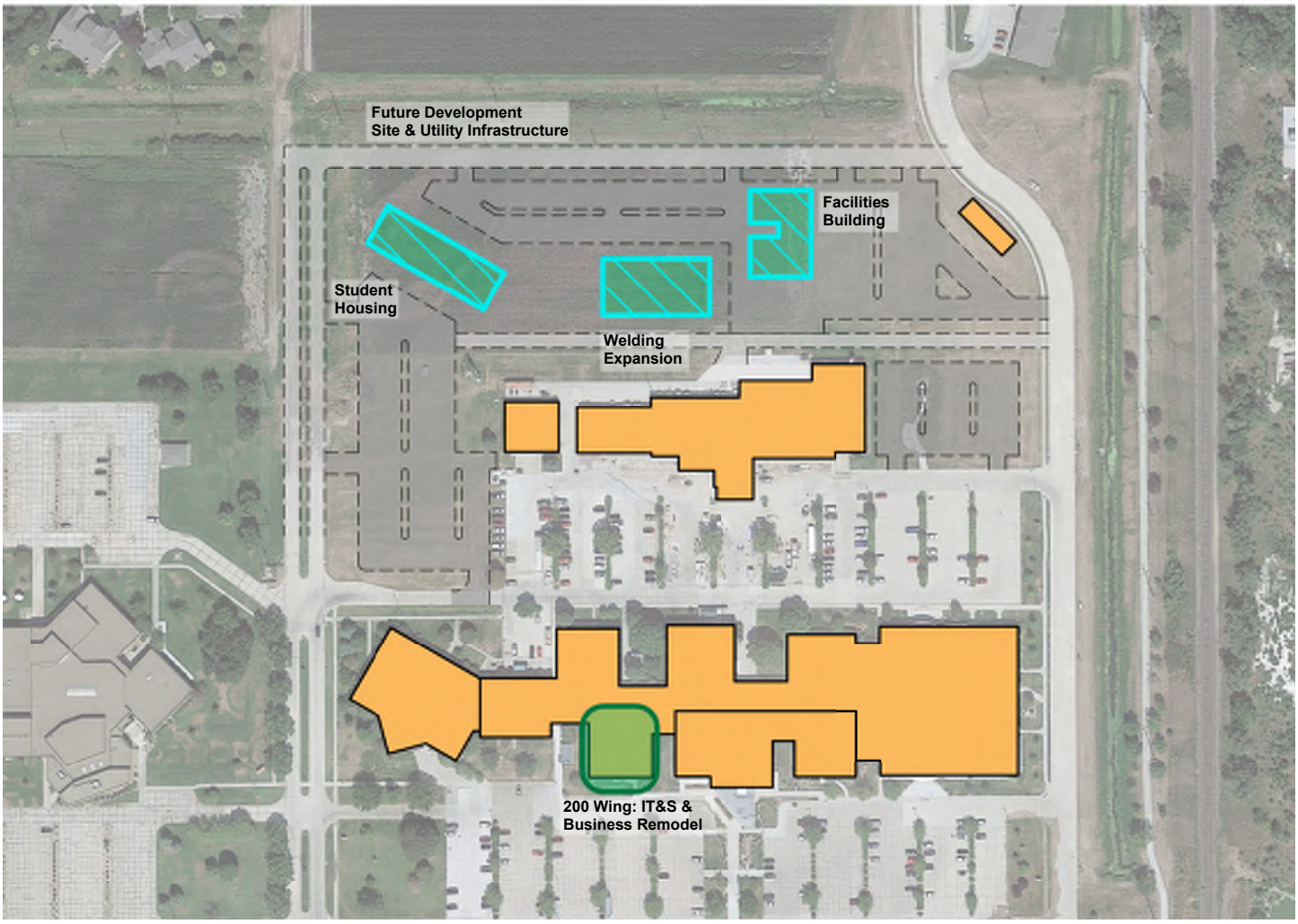
Document Production

Bidding

Construction

Grand Island Campus

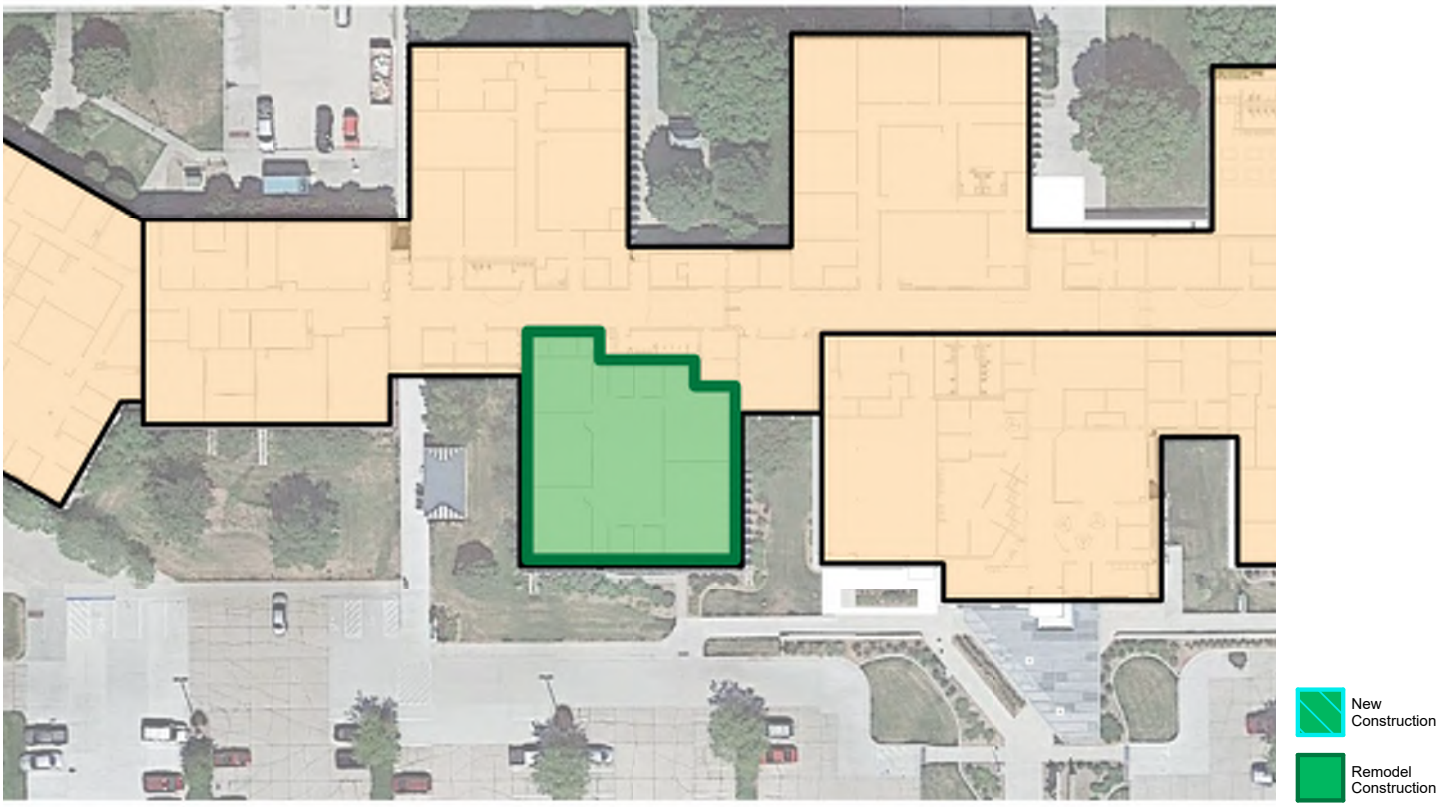
Central Community College



Grand Island | 200 Wing - IT&S And Business Remodel

Projected Cost Estimate

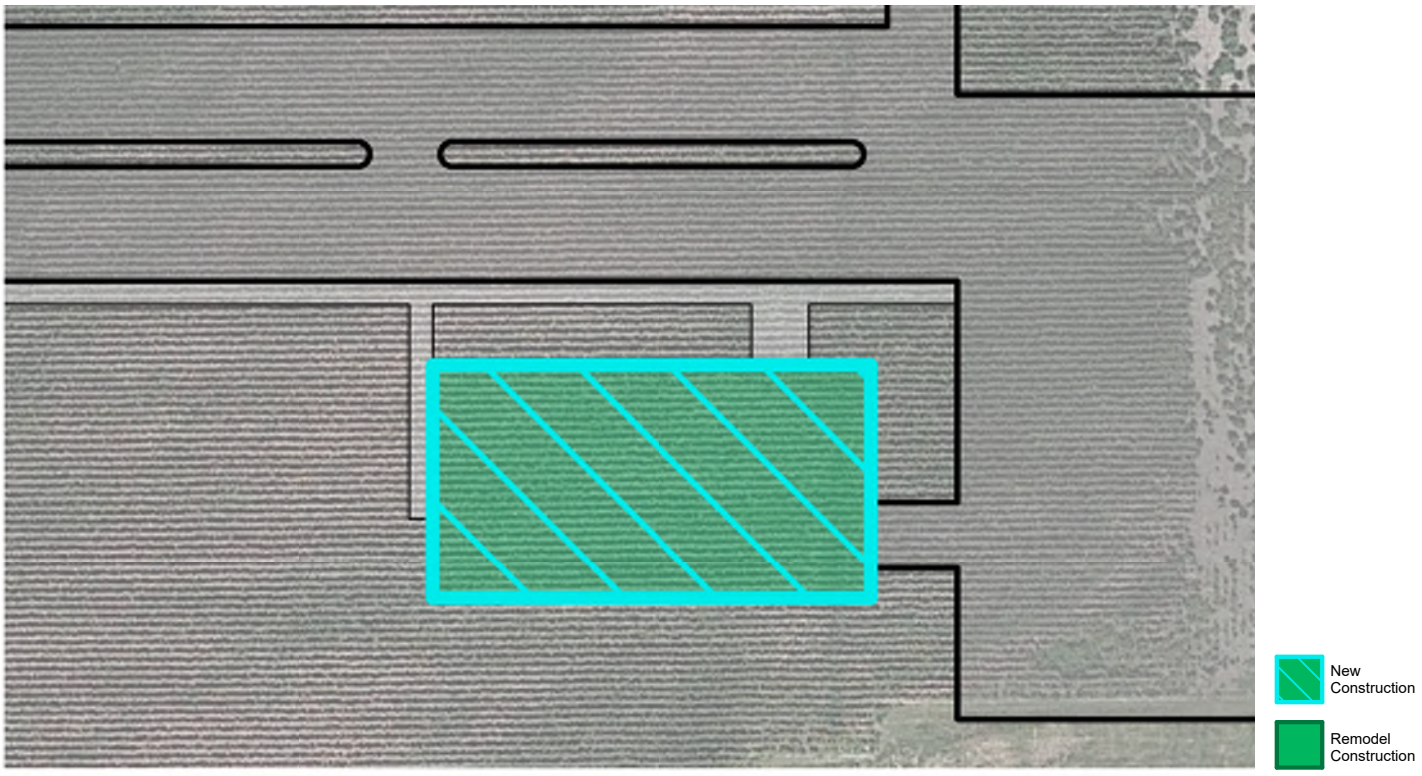
New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**8,120 S.F.**
Cost per S.F.	**$260**
Total Construction Cost	**$2,211,200**
Furniture, Fees & Equipment	**$323,176**
Inflation (10%)	**$211,120**
Total Project Cost	**$2,645,496**



Grand Island | Welding Expansion

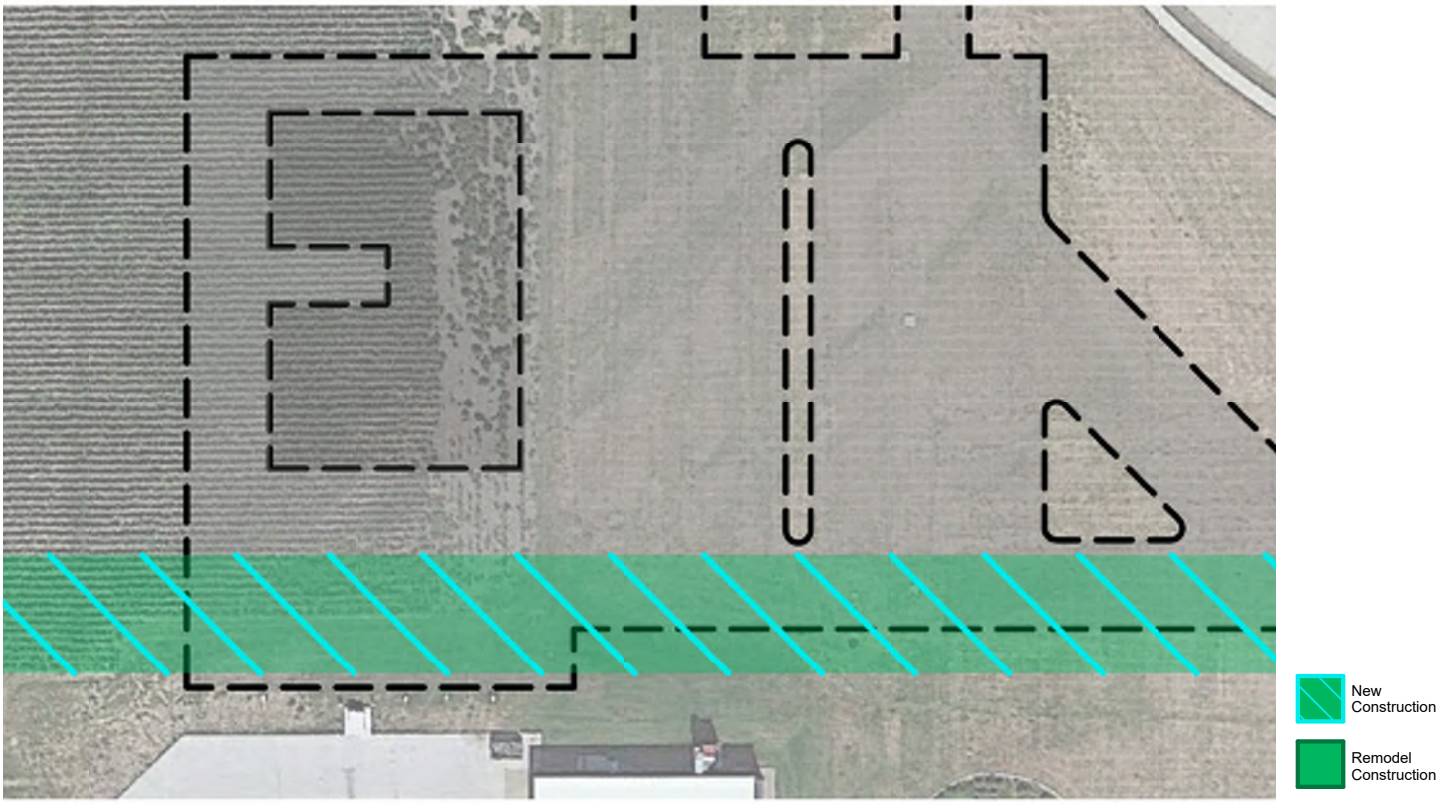
Projected Cost Estimate

New Area S.F.	**12,000 S.F.**
Cost per S.F.	**$350**
Remodel Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Total Construction Cost	**$4,200,000**
Furniture, Fees & Equipment	**$624,000**
Inflation (10%)	**$420,000**
Total Project Cost	**$5,244,000**



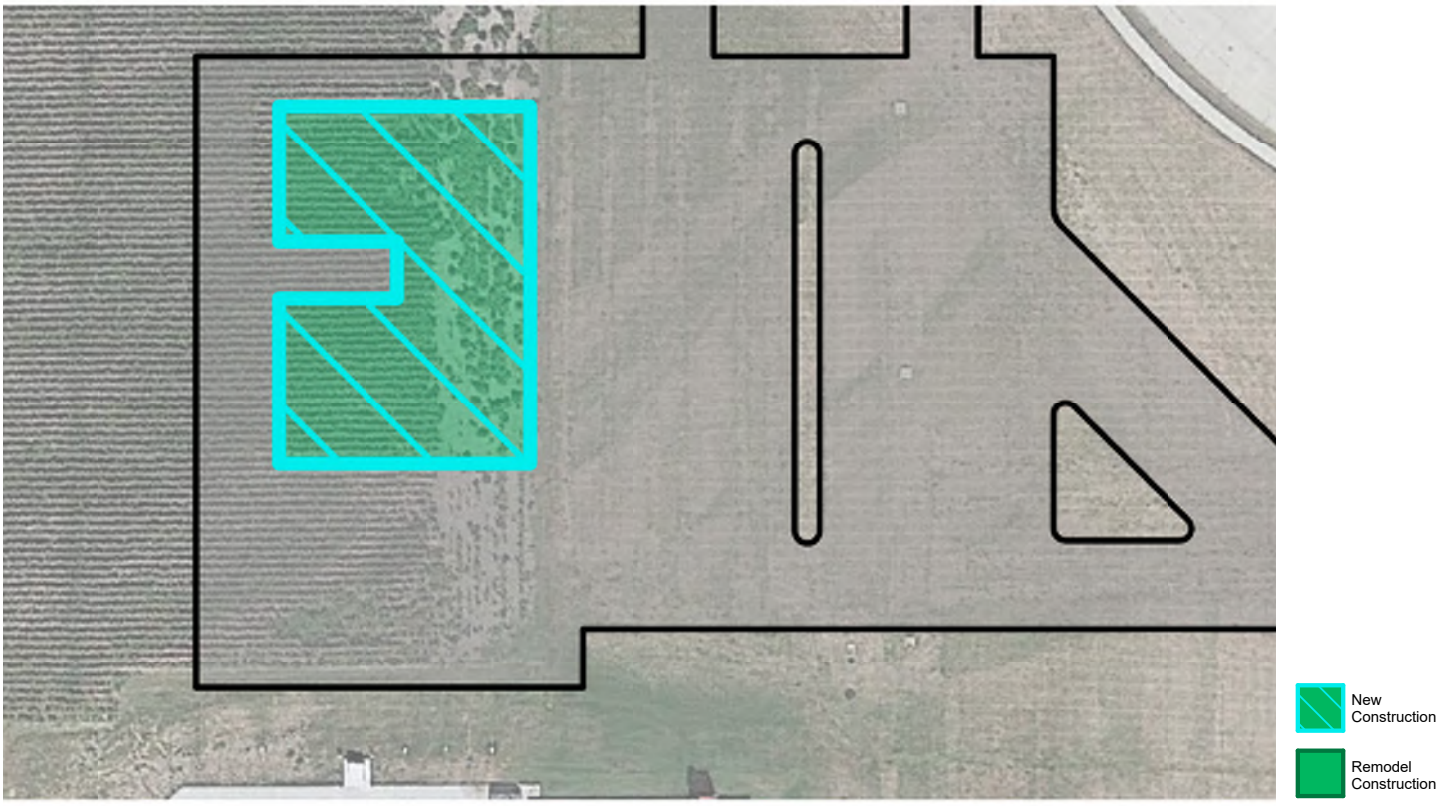
Projected Cost Estimate

Total Site Development Project Cost	**$1,200,000**



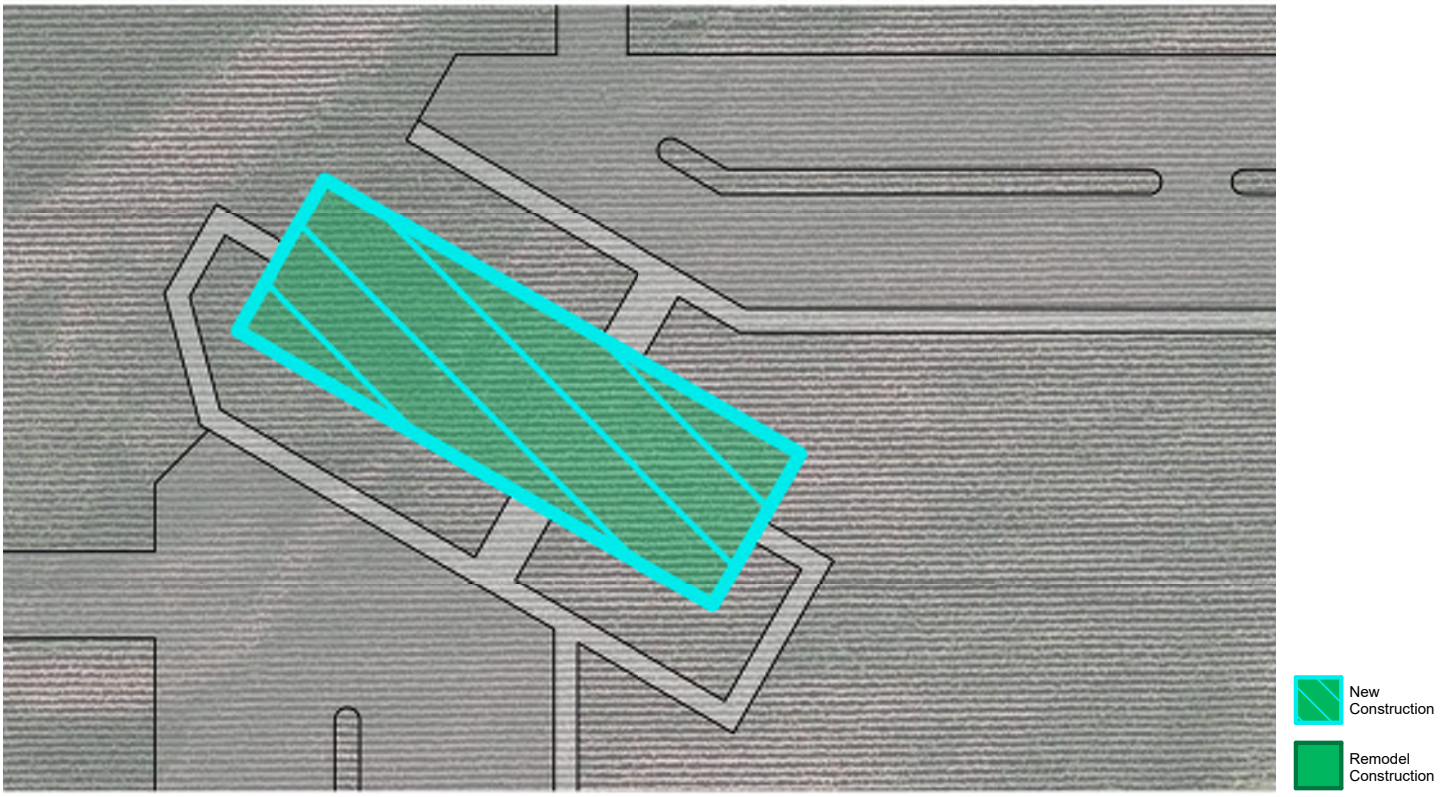
Projected Cost Estimate

New Area S.F.	**7,366 S.F.**
Cost per S.F.	**$300**
Remodel Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Total Construction Cost	**$2,209,860**
Inflation (10%)	**$245,540**
Total Project Cost	**$2,455,400**



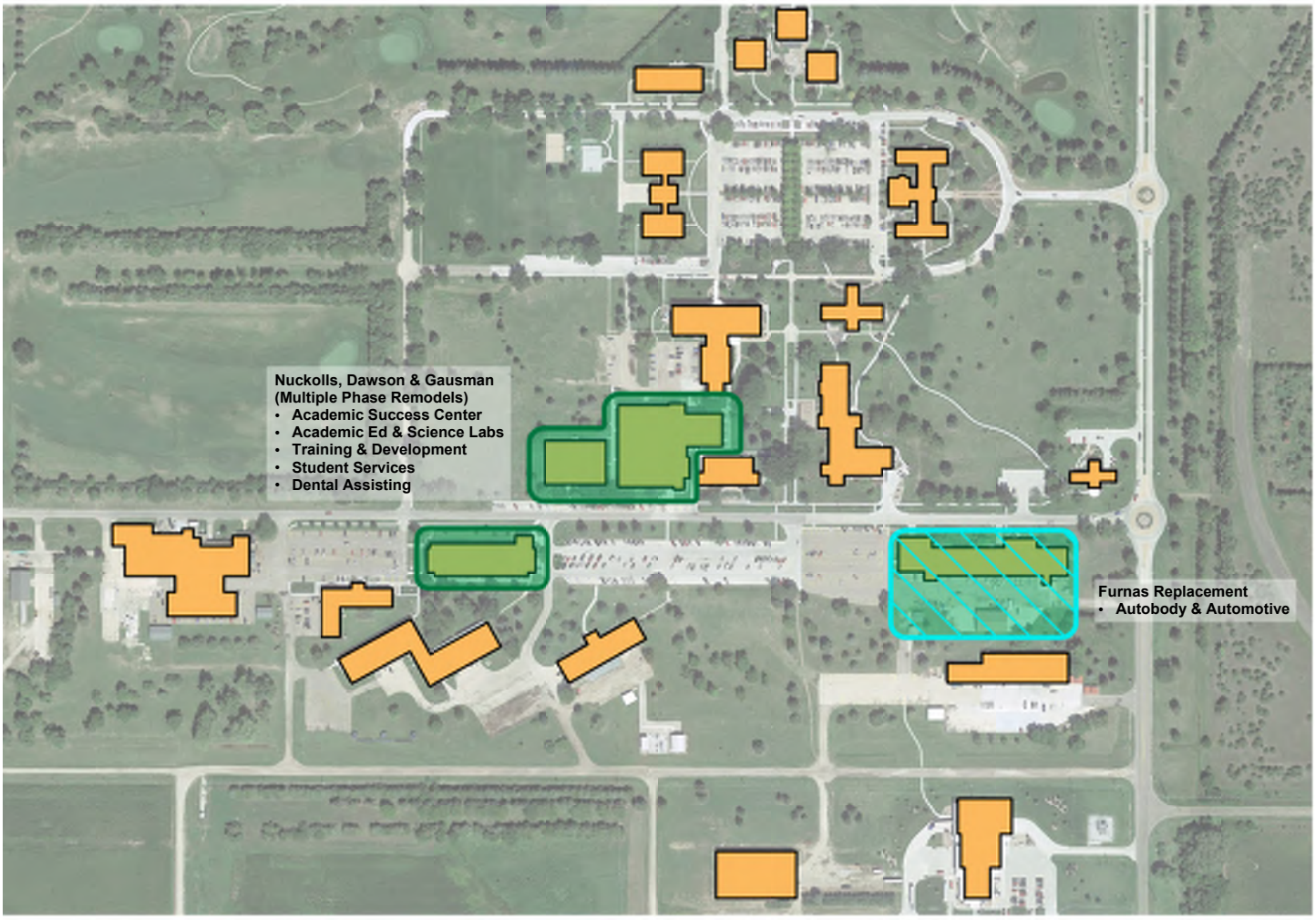
Projected Cost Estimate

New Area S.F.	**14,000 S.F.**
Cost per S.F.	**$325**
Remodel Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Total Construction Cost	**$4,550,000**
Furniture, Fees & Equipment	**$630,000**
Inflation (10%)	**$455,000**
Total Project Cost	**$5,635,000**



Hastings Campus

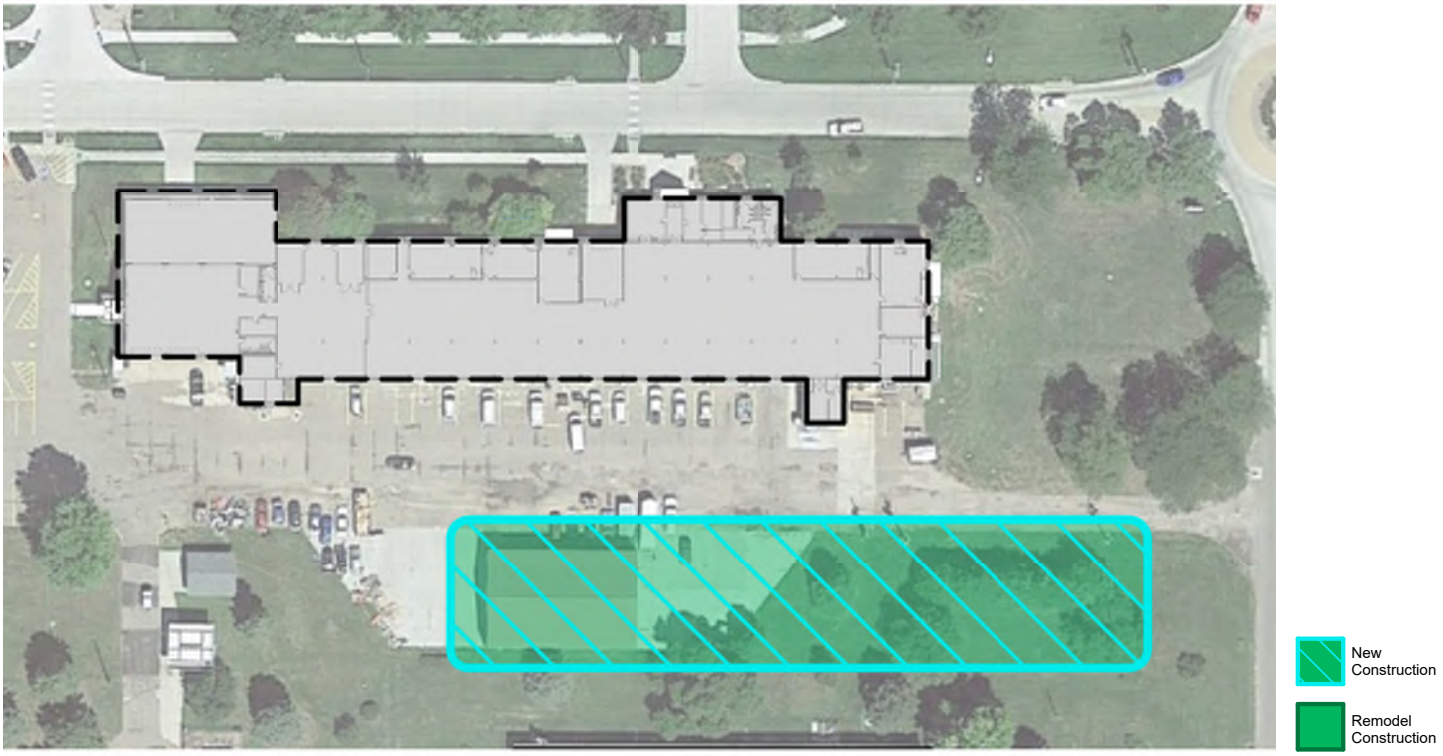
Central Community College



Hastings | Automotive/ Autobody Lab (Furnas Building Replacement)

Projected Cost Estimate

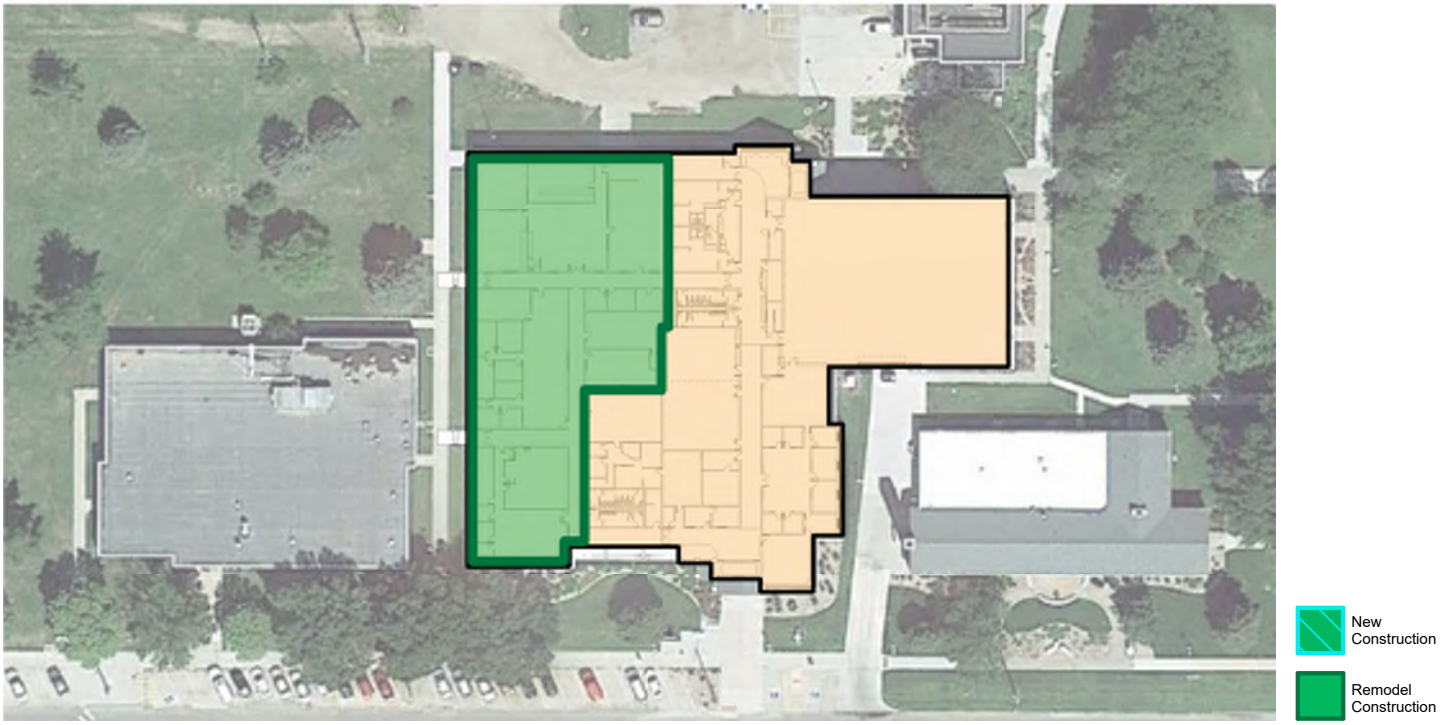
New Area S.F.	**30,000 S.F.**
Cost per S.F.	**$350**
Remodel Area S.F. (Demolition)	**0 S.F.**
Cost per S.F.	**-**
Total Construction Cost	**$10,500,000**
Furniture, Fees & Equipment	**$1,410,000**
Inflation (10%)	**$1,050,000**
Total Project Cost	**$12,960,000**



Hastings | Library / Academic Success + Science (Phase 1: Dawson Remodel)

Projected Cost Estimate

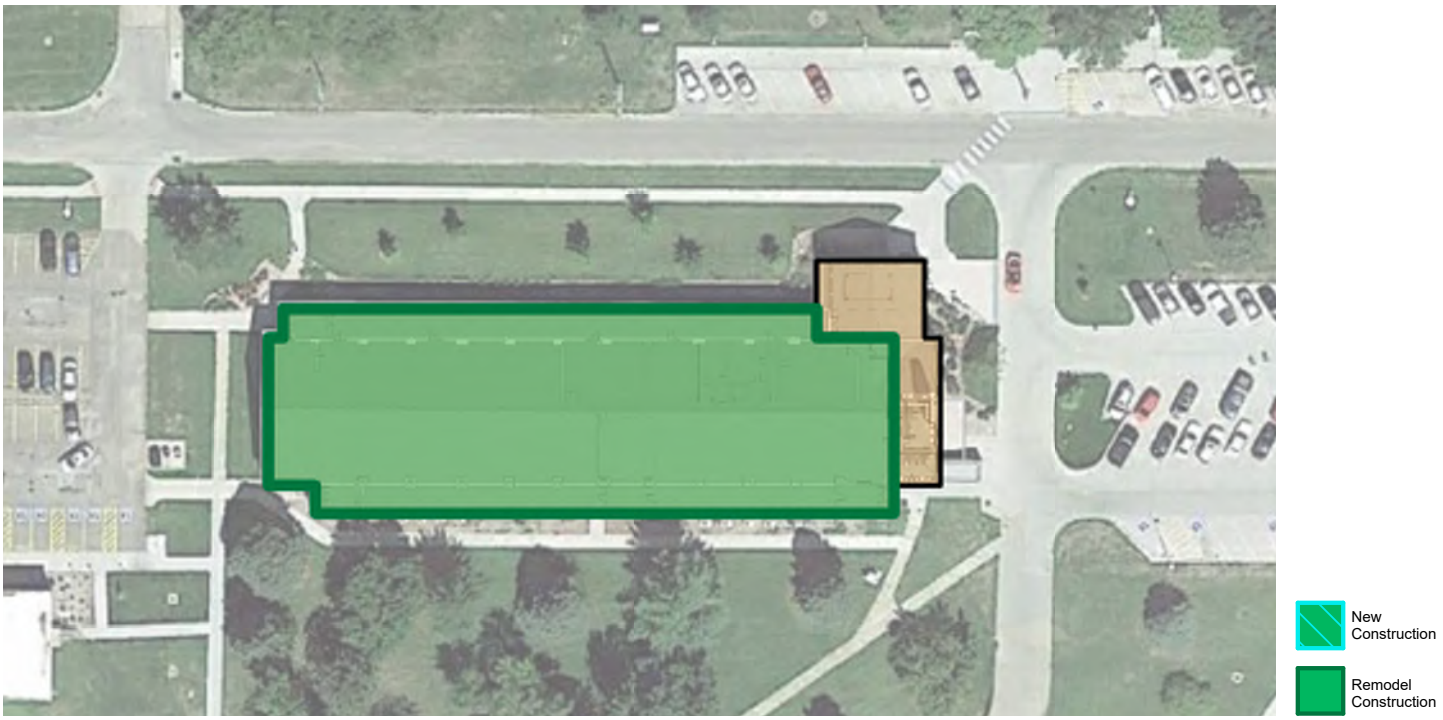
New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**14,375 S.F.**
Cost per S.F.	**$260**
Total Construction Cost	**$3,737,500**
Furniture, Fees & Equipment	**$572,125**
Inflation (10%)	**$373,750**
Total Project Cost	**$4,683,375**



Hastings | Classroom / Training/ Offices (Phase 2: Nuckolls Remodel)

Projected Cost Estimate

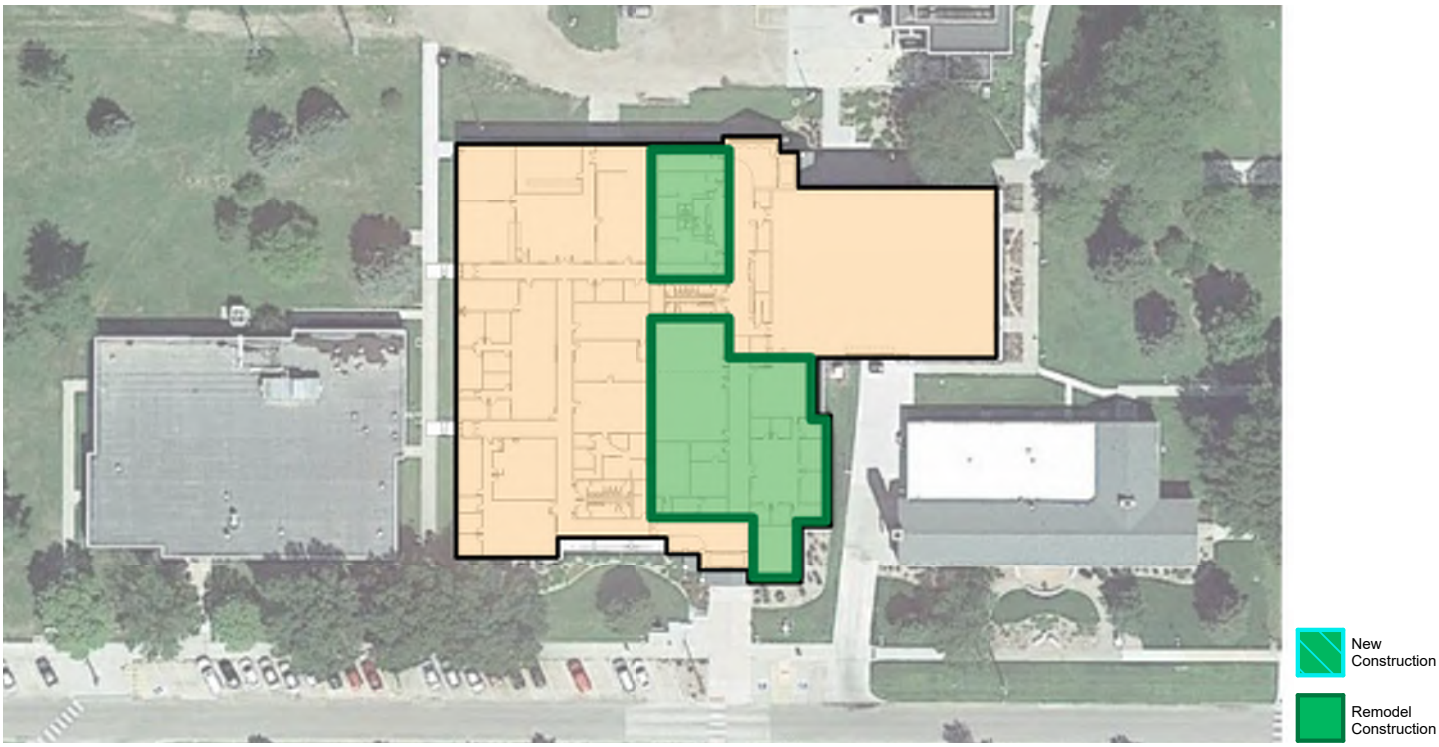
New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**21,130 S.F.**
Cost per S.F.	**$250**
Total Construction Cost	**$5,282,500**
Furniture, Fees & Equipment	**$824,070**
Inflation (10%)	**$528,250**
Total Project Cost	**$6,634,820**



Hastings | Science + Welcome Center (Phase 3: Dawson Remodel)

Projected Cost Estimate

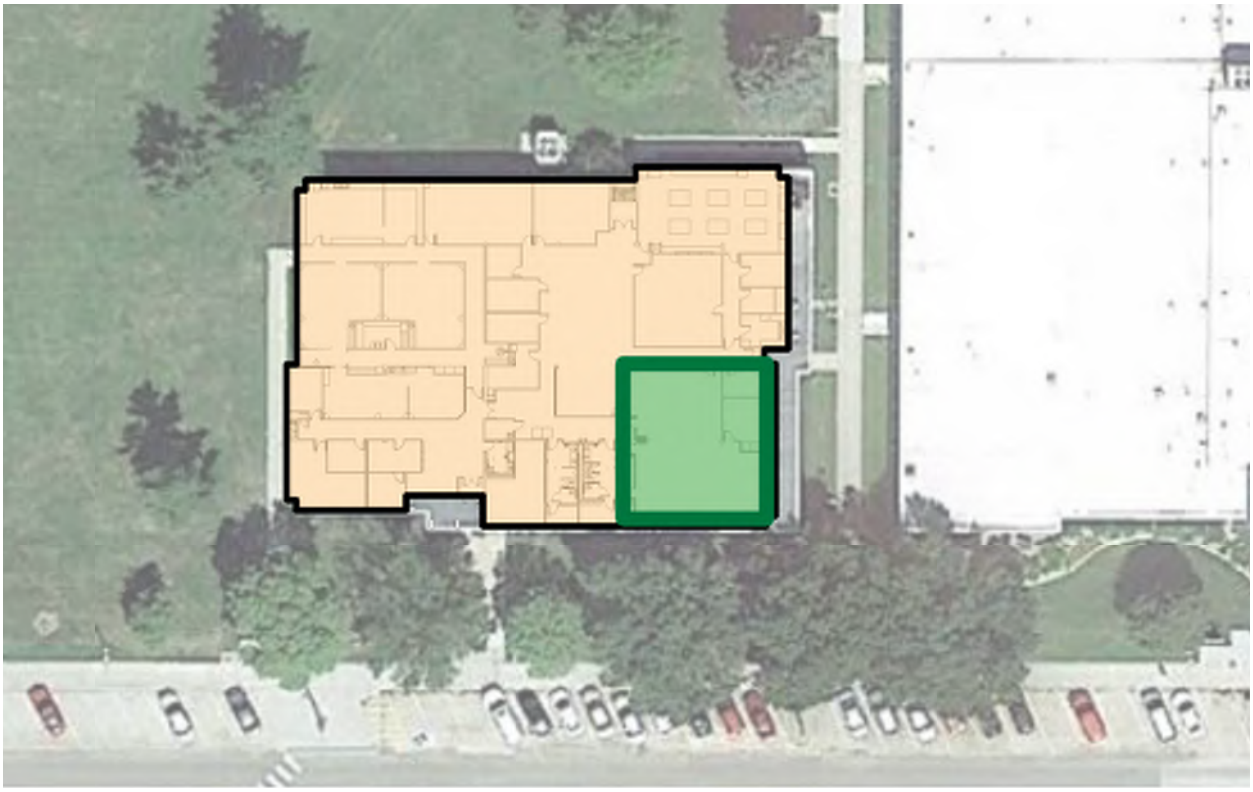
New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**11,600 S.F.**
Cost per S.F.	**$260**
Total Construction Cost	**$3,016,000**
Furniture, Fees & Equipment	**$461,680**
Inflation (10%)	**$301,600**
Total Project Cost	**$3,779,280**



Hastings | Dental Assisting Relocation (Phase 4: Gausman Remodel)

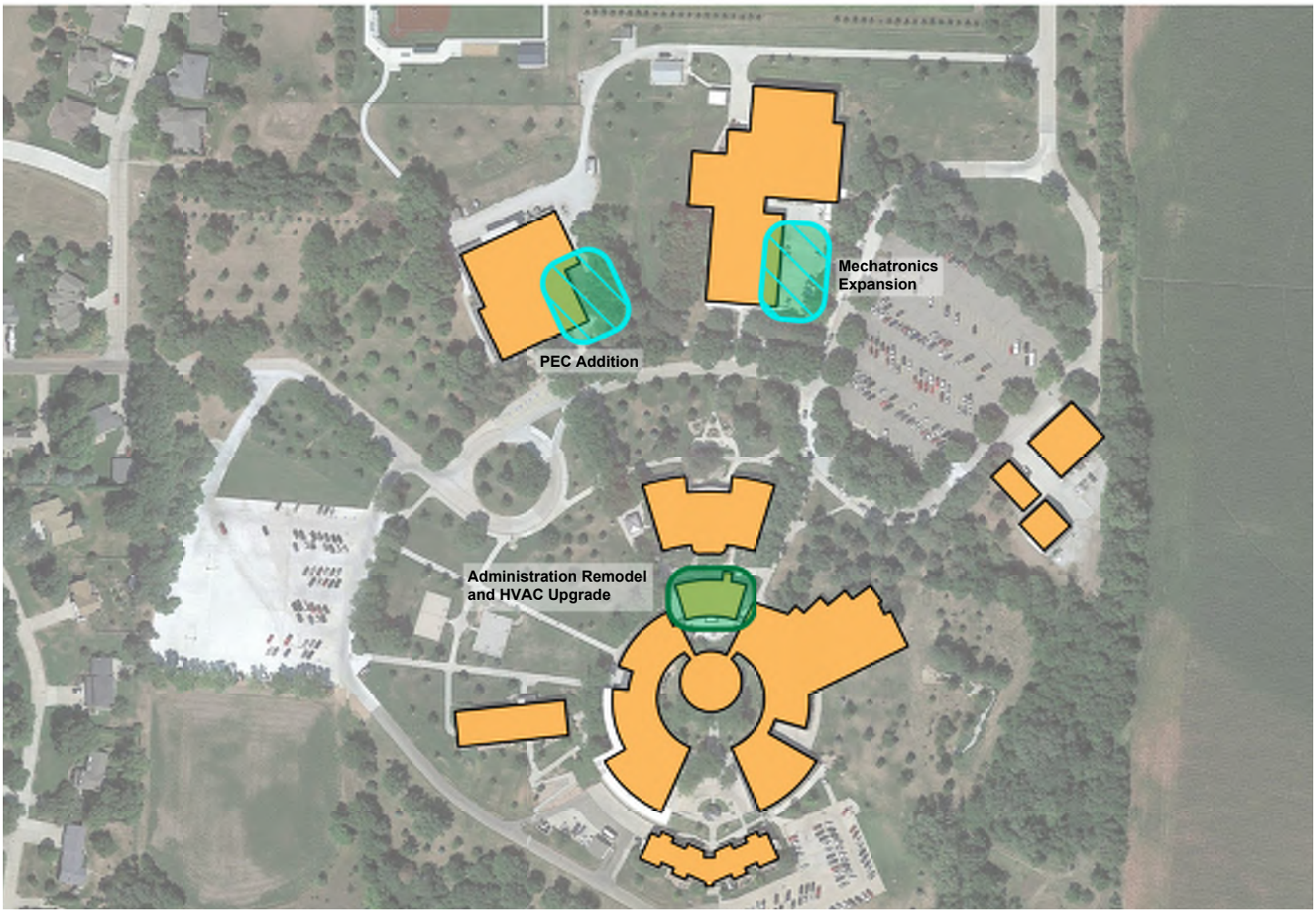
Projected Cost Estimate

New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**2,400 S.F.**
Cost per S.F.	**$260**
Total Construction Cost	**$624,000**
Furniture, Fees & Equipment	**$95,520**
Inflation (10%)	**$62,400**
Total Project Cost	**$781,920**



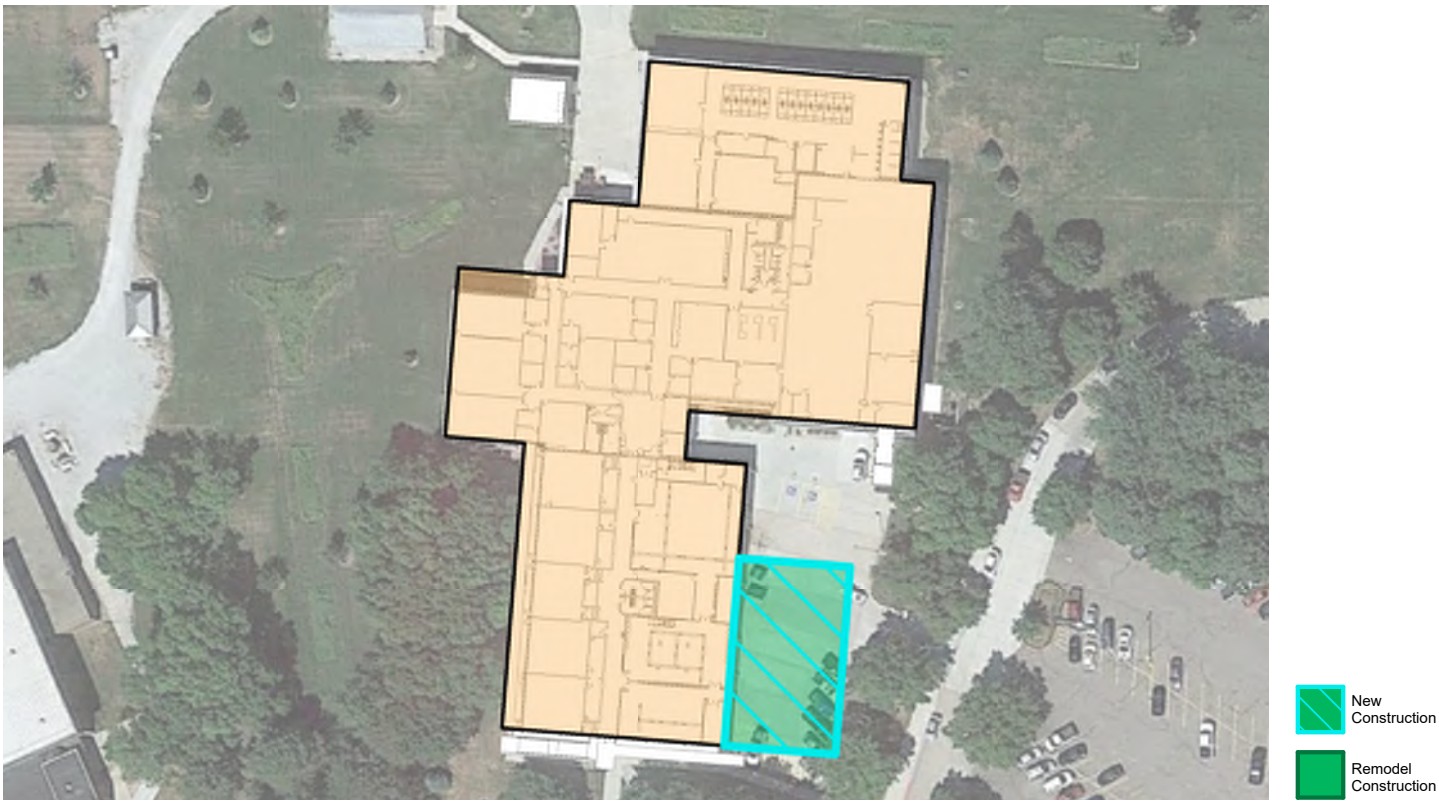
Columbus Campus

Central Community College



Projected Cost Estimate

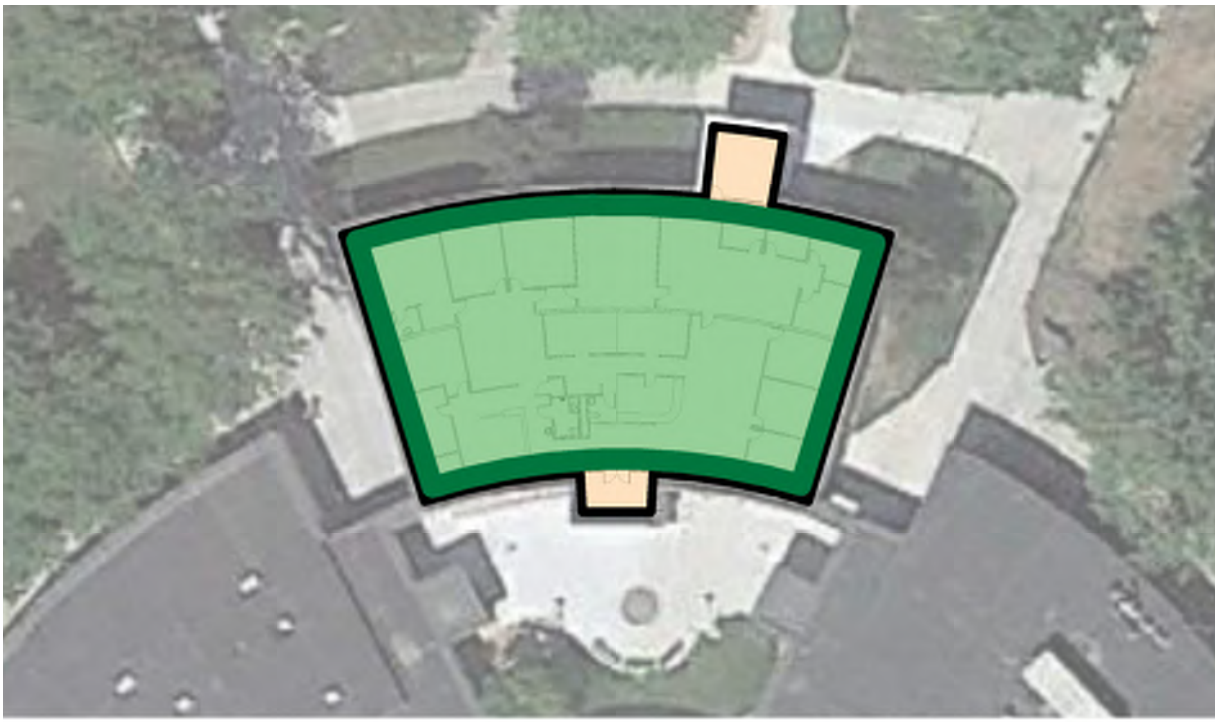
New Area S.F.	**6,000 S.F.**
Cost per S.F.	**$400**
Remodel Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Total Construction Cost	**$2,400,000**
Furniture, Fees & Equipment	**$306,000**
Inflation (10%)	**$240,000**
Total Project Cost	**$2,946,000**



Columbus | Administration Building Remodel

Projected Cost Estimate

New Area S.F.	**0 S.F.**
Cost per S.F.	**-**
Remodel Area S.F.	**6,370 S.F.**
Cost per S.F.	**$245**
Total Construction Cost	**$1,560,650**
Furniture, Fees & Equipment	**$245,882**
Inflation (10%)	**$156,065**
Total Project Cost	**$1,962,597**



Projected Cost Estimate

New Area S.F.	**5,600 S.F.**
Cost per S.F.	**$400**
Remodel Area S.F.	**4,000 S.F.**
Cost per S.F.	**$260**
Total Construction Cost	**$3,280,000**
Furniture, Fees & Equipment	**$444,800**
Inflation (10%)	**$328,000**
Total Project Cost	**$4,052,800**

