

Neosho County Community College  
**Capital Improvement Plan Implementation**  
FY 2022 - 2032

The Capital Improvement Plan (CIP) is Neosho County Community College’s plan for growth and development for the fiscal years 2022–2032. The college faces a challenge in meeting its capital needs with limited financial resources. The purpose of this ten-year plan is to identify all necessary facility projects and large replacement infrastructure equipment costs. Since the plan is intended to be a “living document”, improvements and modifications to this CIP plan will continue to be made in future years as the college expands and develops this process and completes projects.

**Scope**

The Capital Improvement Plan includes all general and special fund facilities and major infrastructure equipment purchases greater than \$5,000.00 with a useful life of at least three years. The CIP document does not include projects that can be routinely absorbed by the normal maintenance operating budget. The CIP document does also not include vehicles that are purchased as part of the operating budget. These items will be accounted for separately in the normal budget process. The CIP likewise does not include any technology-related items which are covered under the Strategic Technology Plan which are funded by the various technology funds and operating budgets.

Summaries of the projects are listed by year specifying the project code, building involved, project location, project title, total cost, total funded dollars, possible funding source, and a project status. The capital budget is an aggregation of the costs and financing of all capital projects for Neosho County Community College between now and the year 2032. The CIP plan will not fund all college needs but will fund high priority projects as recommended by the Strategic Planning Committee and Executive Committee and approved by the NCCC Board of Trustees.

This capital budget is updated annually as part of Neosho County Community College’s strategic planning and regular budget processes. The purpose is to show what projects are already on line, what projects will need funds in the upcoming budget year, and what projects will be started in future budget years. Coordinating the comprehensive capital budget with the operating budget and College Financial Plan should give the college more insight into long range planning. The information helps the

administrative team improve coordination of services for greater efficiency and assess short-run financing requirements in the context of long-run fiscal needs and constraints.

Choosing among the various projects is a difficult process, as the college must decide how to provide a list of projects to an affordable level and balance competing college and community needs. Priorities are set based on legal mandates, budget impacts, health and safety issues, environmental issues, economic development impacts, project feasibility, and relationship to other projects. This plan is a constantly changing one. Projects included here do not necessarily mean a guarantee for funding since priorities are constantly changing. However, this is a crucial tool to help the college in adequately preparing for future costs.

## **Financing**

The two basic methods to fund the CIP projects are pay-as-you-go, which requires use of current revenues or cash on hand, and lease-purchase, which involves leveraging debt to spread the acquisition expenditures over the period of time as allowed by applicable Kansas statutes. Funding available includes local property taxes, capital outlay mil levy, grants, tuition and fees, donations, trust funds, and annual capital transfers from the general fund. Both of these financing approaches are useful and whichever method is utilized would depend upon the nature of the project being financed.

A third method for funding specific projects exists under the Facilities Conservation Improvement Program (FCIP) of the Kansas Corporation Commission. Under the FCIP program, energy performance contracts (EPCs) allows institutions to utilize future energy savings to help offset the cost of capital improvement projects. Although the projects must have specific energy-savings components, this method can be extremely advantageous for funding large expenditure infrastructure items such as chillers and boilers that have long useful life spans.

A fourth method for funding specific projects used to include state bonds and tax credit donations as a result of HB 2237 passed during the 2007 legislative session.

As reflected in the following summary project pages by year, the college has projects for the next 10 years. The college's original list of potential capital projects totaled approximately \$10,750,000. As the college has grown and developed its CIP process, the plan has been a useful management tool when assessing all needs of the community and its citizens.

## **Major Initiatives**

### **Heating/cooling system replacement**

The original piping system was installed in 1968 when the college campus was first constructed. In the 2017-2018 the energy performance contract (EPC) on the main Chanute campus replaced the original two-pipe infrastructure with individual variable refrigerant flow (VRF) systems. The current system has been plagued with reliability issues. The contractor and manufacturer have, thus far, been unable to fix these issues which is costing the institution tens of thousands of dollars annually in repair costs. It may become a priority to replace the current LG system with a more reliable system such as Mitsubishi achieve the stability and comfort levels required.

### **Roof replacement**

The roofs of the original campus buildings including Sanders Hall, Stoltz Hall, Chapman Library and the gymnasium/boiler room were replaced in 2005 with standing metal seam roofs and are expected to have useful lives beyond the timeframe of this CIP. The chapel portion of the Snyder Chapel was also replaced in 2005 with standing metal seam roof, although the lower section was not replaced at that time.

Rowland's metal-seamed roofing was installed when the building was modified in 1996, and is in need of replacement due to leakage that is occurring around roof penetrations and seams. The student union roof and cafeteria roof were replaced in 2017 with 20-year EPDM roofs. These roof should be replaced with standing seam at the next replacement cycle to due the longevity of the lifecycle. The breezeway roof was replaced in 2020 and is in good condition. Bideau Hall was reroofed in 2017 with a standing metal seam roof and is expected to have a useful life beyond the timeframe of this CIP.

The Ottawa campus was opened in March, 2011. The useful life of the Ottawa campus roofing system fall's outside the timeframe of this plan.

### **Fire Alarm Replacement**

The fire alarms in Sanders, Stoltz, Bideau, and NeoKan are all in need of replacement. A patchwork of additions over the years in the Sanders/Stoltz system have led to a complicated system that is temperamental about silencing and panel resets. The Bideau and NeoKan systems are old

systems that are zoned, but not addressed meaning that if an alarm is triggered you can only tell the location of the alarm down to a floor and hall level. Because of this configuration it is impossible to pinpoint the nature of the alarm without visiting every room in the hallway to determine the location of the trouble. Both are high voltage systems that vendors are becoming increasingly unwilling to work with.

An addressable low-voltage system is recommended by the local fire department which will provide timely and accurate alerts that make it easy to determine the source of the trouble. These low-voltage systems are easy to service and maintain and can be serviced by anyone with alarm qualifications.

### **Parking lot resurfacing/sealing**

The college's Chanute campus has five parking lots totaling approximately 240,000 square feet. The three oldest lots were milled and resurfaced in 1993 and resealed with creosote sealer in 1999. The fourth lot for Bideau Hall parking was installed in 2000. The fifth lot for the new softball field and Chapman Hall was completed in 2012. The lots are patched annually. Thanks to a large donation, partial milling, overlay and restriping was completed in summer, 2017, and cost about \$210,000. Lots 1, 2, 3, and 5 will need a reseal and restripe in 2028. Although the Bideau Hall parking was resurfaced in 2017, it is anticipated the entire parking lot will need to be replaced in 2025 due to instability of the base layer. This plan includes replacement of that lot with concrete.

The Ottawa campus parking lot was installed in 2011 and has not been resealed but should be resealed in 2022. Major cracking and pothole issues surfaced in 2017 near the entrance drive and were repaired with concrete in late 2017&2018.

### **Business Office Remodel**

The business office, including the mail room and copy center, were in need of a major renovation. Aging carpet, tile, paint and stained ceiling tiles were found throughout. Partial renovation has already taken place and the remaining front office area will be completed in the summer of 2022.

### **Greenhouse**

Through a generous donation in 2021 a new greenhouse will be constructed in the summer of 2022. The structure will be 500 square feet, and feature a gas fired heater, commercial shutter fans, and

a two stage thermostat. IT will be constructed on the east side of Stoltz Hall and conform to all safety and ADA building requirements. Estimated completion for this structure will be July of 2022 at a cost of roughly \$80,000.

### **Ross Lane property**

The College purchased a 64,000 sq. ft. manufacturing facility at 4101 Ross Lane in 2018. This facility has had some initial minimal repair and upkeep done, as well as some improvements for networking, security, access control, athletics and storage space.

In 2021 phase 1 of was completed in the south portion of the building. This phase added an Aero-Structures Lab, Industrial Maintenance Technology lab, and a classroom to the space.

Later 2021 a generous donation was received by the college that has enabled us to continue to build out that end of the facility and create what will now be known as the Mitchell Career and Technology Center (MCTC). This new phase 2 of the project will add 4 classrooms, 5 labs, a lobby and common area gathering space, and a conference room. It will also enable us to bring 3 new programs into to the facility and move 2 existing programs from their current location at the Chanute High School facility into the space. Construction has already begun and is expected to be complete in late summer of 2022. Estimated construction costs currently stand at 3.6 million.

### **Lafayette property**

The College purchased a 1,100 sq. ft. residential house at 1007 S. Lafayette along with an adjoining lot in 2018. This facility had some initial minimal repair and upkeep done, as well as some improvements for networking, security, access control, and sprinkler system.

The facilities master plan call for the addition of up to 3 additional housing structures on that property adjacent to the current structure. The “Panther Village” houses as they will be known will each be approximately 1600 Sq.Ft. and up to 3 can be placed on the existing lot. These structures will be 6 bedroom, 2 bathroom homes with a full kitchen, dining bar, and living room area.

Current material costs have prohibited us from moving forward with this project but we are hopeful that by 2024 costs will have receded to the point which the project becomes feasible again. At this time costs and need have pushed the project to a lower priority.

**Other deferred maintenance of note**

Unless otherwise noted in the plan, routine maintenance items, such as those listed below, will be absorbed by annual operational maintenance budgets.

1. Regular sidewalk repair and replacement
2. Painting, both interior and exterior
3. Carpeting/tile/flooring
4. Expansion joint caulking
5. Tuck-pointing brick mortar joints

Neosho County Community College - Capitol Improvement Plan 2022 - 2032

2022	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	N/A	NeoKan Residence Hall	1st & 2nd Floor South Restroom Renovation (Phase I)	\$ 80,000.00	\$ 80,000.00	Operational Budget	Construction
	Ross2020	NCCTC	Aero & IMT Classroom Additions	\$ 202,000.00	\$ 202,000.00	Grant (\$75,000) / Fund 12 (\$127,000)	Complete
	TURF2021	Baseball & Softball Facilities	Softball Turf Install / Baseball Turf Replacement	\$ 431,253.00	\$ 431,253.00	Bookstore / Out-District	Construction
	Ross2021	MCTC	TechEd Center Construction (Phase II)	\$ 3,600,000.00	\$ 3,600,000.00	Donations/Grants/Operational Budget	Construction
	N/A	Multi-Purpose Building	Add Air Conditioning	\$ 20,000.00	\$ 20,000.00	Operational Budget	Scheduling
	N/A	Cafeteria	New Heated Serving Carts	\$ 12,000.00	\$ 12,000.00	Fund 16	On Order
	Sanders21	Sanders	Business Office Remode	\$ 100,000.00	\$ 100,000.00	Operational Budget	Construction
<b>2022 SubTotal</b>				<b>\$ 4,445,253.00</b>	<b>\$ 4,445,253.00</b>		

2023	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	N/A	Student Union	Plaza	\$ 300,000.00	\$ -	Donations / Fund 16	On Hold
	N/A	Ottawa Campus	Parking Lot Seal	\$ 80,000.00	\$ -	Deferred Maintenance	Pending Funding
		Stoltz	Greenhouse	\$ 80,000.00	\$ 80,000.00	Donations	On Order
	TBD	CAVE	Ceiling Tile Replacement	\$ 17,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Sanders	Ceiling Tile Replacement	\$ 18,000.00	\$ -	Operational Budget	Pending Funding
	N/A	Cafeteria	New Steamer	\$ 10,000.00	\$ -	Fund 16	Pending Funding
	N/A	Cafeteria	New Cooler	\$ 130,000.00	\$ -	Fund 16	Requesting Bids
	TBD	Rowland	New Carpet	\$ 26,000.00	\$ -	General Fund	Pending Funding
<b>2023 SubTotal</b>				<b>\$ 661,000.00</b>	<b>\$ 80,000.00</b>		

2024	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Rowland	Roof Replacement	\$ 280,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Student Union	Ceiling Tile Replacement	\$ 15,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Stoltz	Ceiling Tile Replacement	\$ 19,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Sanders	Bathroom Renovation	\$ 15,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Lafayette Property	Panther Village House	\$ 300,000.00	\$ -	Fund 16	Pending Funding
<b>2024 SubTotal</b>				<b>\$ 629,000.00</b>	<b>\$ -</b>		

2025	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Bideau	Lot 4 Rebuild / Resurface	\$ 400,000.00	\$ -	Fund 16	Pending Funding
	TBD	NeoKan	HVAC Controls	\$ 30,000.00	\$ -	Fund 16	Pending Funding
	TBD	Stoltz	Bathroom Renovation	\$ 25,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Ross	Storage Area Cages	\$ 40,000.00	\$ -	Operational Budget	Pending Funding
<b>2025 SubTotal</b>				<b>\$ 495,000.00</b>	<b>\$ -</b>		

2026	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Bideau / NeoKan	Fire Alarm Replacement	\$ 100,000.00	\$ -	Fund 16	Pending Funding
	TBD	Ross Lane	North Roof Replacement	\$ 140,000.00	\$ -	Operational Budget	Pending Funding
<b>2026 SubTotal</b>				<b>\$ 240,000.00</b>	<b>\$ -</b>		

2027	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Sanders / Stoltz	Fire Alarm Replacement	\$ 80,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Gym	Volleyball Locker Room Update	\$ 30,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Auditorium	Seating	\$ 120,000.00	\$ -	Operational Budget	Pending Funding
<b>2027 SubTotal</b>				<b>\$ 230,000.00</b>	<b>\$ -</b>		

2028	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Parking Lots	Re-Seal (Lots 1,2,3,5)	\$ 300,000.00	\$ -	Operational Budget	Pending Funding
	TBD	Auditorium	Lights Replacement	\$ 8,000.00	\$ -	Operational Budget	Pending Funding
<b>2028 SubTotal</b>				<b>\$ 308,000.00</b>	<b>\$ -</b>		

2029	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Rowland	HVAC Replacement (Convert to Mitsubishi VRF)	\$ 800,000.00	\$ -	EPC?	Pending Funding
	TBD	CLC/Sanders/Stoltz/Student Union	HVAC Replacement (Convert to Mitsubishi VRF)	\$ 2,500,000.00	\$ -	EPC?	
<b>2029 SubTotal</b>				<b>\$ 3,300,000.00</b>	<b>\$ -</b>		

2030	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Stoltz	Lecture Hall Renovation	\$ 500,000.00	\$ -	Operational Budget	Pending Funding
<b>2030 SubTotal</b>				<b>\$ 500,000.00</b>	<b>\$ -</b>		

2031	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
	TBD	Student Union	Re-Roof / Standing Seam conversion	\$ 400,000.00	\$ -	Fund 16	Pending Funding
<b>2031 SubTotal</b>				<b>\$ 400,000.00</b>	<b>\$ -</b>		

2032	Project Code	Project Location	Project Title	Total Cost	Total Funded	Funding Source	Project Status
		Ottawa	Replace RTU 1-4 (Unit 1 50 ton, Unit 2 50 ton, Unit 4 40 ton)	\$ 500,000.00	\$ -	Operational Budget	Pending Funding
<b>2032 SubTotal</b>				<b>\$ 500,000.00</b>	<b>\$ -</b>		

				Total Cost	Total Funded	Gap	
<b>Grand Total</b>				<b>\$ 11,708,253.00</b>	<b>\$ 4,525,253.00</b>	<b>\$</b>	<b>7,183,000.00</b>