

Facilities Advisory Forum

Meeting 2: May 23, 2023



At this meeting, we will:

- Provide answers to questions from our last meeting.
- Review OFCC updated building and cost information.
- Weigh pros and cons of available options.
- Recommend a plan for SCCTC to move forward.

Answering Your Questions

What is the size of current CTC facilities?

182,146 sf

What is the anticipated size of new facilities?

209,598 sf

When will CTC need new operating dollars?

We have not asked voters for a new operating levy in over 20 years. Several factors can change (e.g., enrollment, state budget, etc.), but our current five-years forecast shows a conservative estimate of what we currently know.

How much does it cost to operate current buildings? How would that change with a new building?

Our current annual operating costs are approximately \$1.5 million - and electric costs alone are \$150,000. With new construction and energy efficient systems, we anticipate a significant decline in both operational and emergency repair costs. However, additional square footage & inflation are also factors that can impact future operating costs.

Where would a new facility be located?

Pending wetland delineation and soil borings, a site has been identified on the existing campus (to the south of the administration building). Therefore, we would not need to acquire new land.

How would CTC manage student instruction during the building project?

- If we were to build new on the identified site, students would not be impacted during construction process.
- If we were to renovate, students would need to be displaced.

How long would a new facility last?

The OFCC plans for new buildings to last for 60 years.

How will student and instructor input be used to design the facility?

If/when a bond issue is approved by voters, a design visioning process begins with the architects. They will actively seek student and instructor input during that process, prior to final design.

How will CTC anticipate the top trades/skills needed by local businesses?

All of CTC's programs keep the needs and trends of industry in mind when planning curriculum, labs, projects, and other learning opportunities. Each program also has a Business Advisory Council (BAC), comprised of industry-related professionals, experts, managers, and business owners who volunteer to provide insight recommendations, and opportunities for the program.

Updated information from OFCC

- The OFCC's assessment determined the cost to renovate our facilities to STATE MINIMUM STANDARDS, compared to the cost to build new is 77%.
 - The OFCC's benchmark to replace versus renovate is 66.67% ($\frac{2}{3}$). This means that when the cost of renovation exceeds $\frac{2}{3}$ the cost of a new building, the state recommends new construction – and will assist with funding that option.

Updated information from OFCC

- Renovating our facilities to STATE MINIMUM STANDARDS, would cost >\$51 million.
 - OFCC unlikely to contribute any funding to this option, so cost would need to be fully locally funded.
- Replacing with a new facility would cost \$63.4 million.
 - The state would pay 62% of the \$63.4M.
 - The local portion would be 38% (approx \$25 million) + any LFIs.

**What would the resulting
cost to taxpayers be for
a potential ballot issue?**

Last meeting, we asked what the CTC's facility goals should be. You told us:

1. **Additional Space**: To prevent having to turn away students and prevent overcrowded hallways and classrooms.
2. **Future Thinking**: Ability to adapt with opportunities for change & future growth.
3. **Safety & Security**: Students walking from building to building; proper ventilation and equipment inside classrooms and labs (such as eyewash stations & PPE)
4. **Technology & Electricity Upgrades**: Issues with PA system and computers; electrical system not able to handle all school's needs currently.
5. **Money**: Consider costs of maintaining the buildings day-to-day, potential operational and energy efficiencies, state contribution to project, and our local taxpayers' cost.

That leaves us with three options...

Option 1: Renovate

Option 2: Replace/Build New

Option 3: Do Nothing

Discuss pros/cons of each option.

**Please vote to select
YOUR preferred option.**

CTC Facilities Website

www.scctc.org/facility-project