



St. Joseph Regional Career Hub

November 20, 2024

Recommendation



PROJECT TEAM

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DJ Charmat**

CTE Courses

Industry 4.0

Automation and Robotics

Welding Technology

Construction Trades

Automotive Services

Precision Machining

Cybersecurity

IT Support

TV & Radio Broadcasting

Digital Design

Supply Chain & logistics

Entrepreneurship

Criminal Justice

Cosmetology

Human and Social Services

Culinary Arts

Hospitality Management

Early Childhood

Education Careers



Evaluation Criteria

A selection of existing SBCSC facilities have been evaluated based on the recent availability of Zone Schools returned to SBCSC. Sites have been reviewed based on factors related to the effectiveness to function as a Hub for Career & Technical Education, including:

- Location within City of South Bend
- Cost of Renovation
- Public Transportation Accessibility (*transpo bus line*)
- Timeline to Completion (*opening August 2025*)
- Opportunities for Program Expansion (*enrollment capacity*)
- Potential for Parking Expansion
- Impact on District Students (*graduation pathways*)
- Proximity to Industry & Education Partners
- Alignment with Master Facilities Plan



Site Selection

Site Considerations:

- Studebaker 84
- Navarre
- Hamilton
- Warren
- Perley
- New Establishment
- Coquillard



Coquillard



Coquillard Elementary:

Current use as K-5 Washington District School

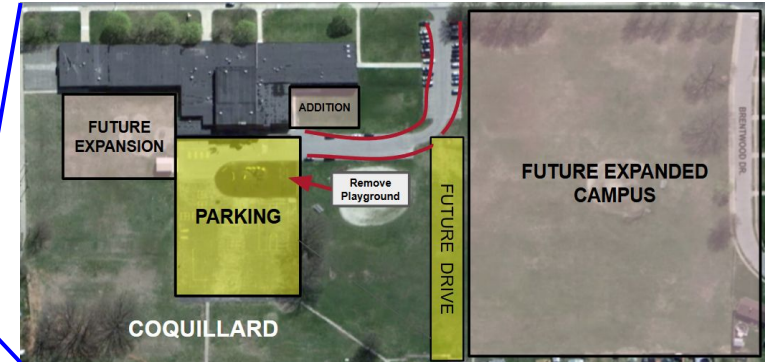
Coquillard Elementary School

19.33 Acres | 73,806 Square Feet

- ★ Establishes CTE District; proximity to Medical Magnet, Airport, and Industrial Park areas
- ★ Proximity to record Industry Investments on West Side
- ★ Convenient to US 20, US 2, and Toll Road
- ★ Available via Public Transportation
- ★ Land for Future Expansion and Parking
- ★ Supports all originally intended Pathways and Enrollment
- ★ Supports the K-8 transition at Dickinson, resolving enrollment concerns for both buildings
- ★ Possible host for SBCSC Daycare

Opening in August 2025

(requires ongoing construction during 2025-2026 school year)

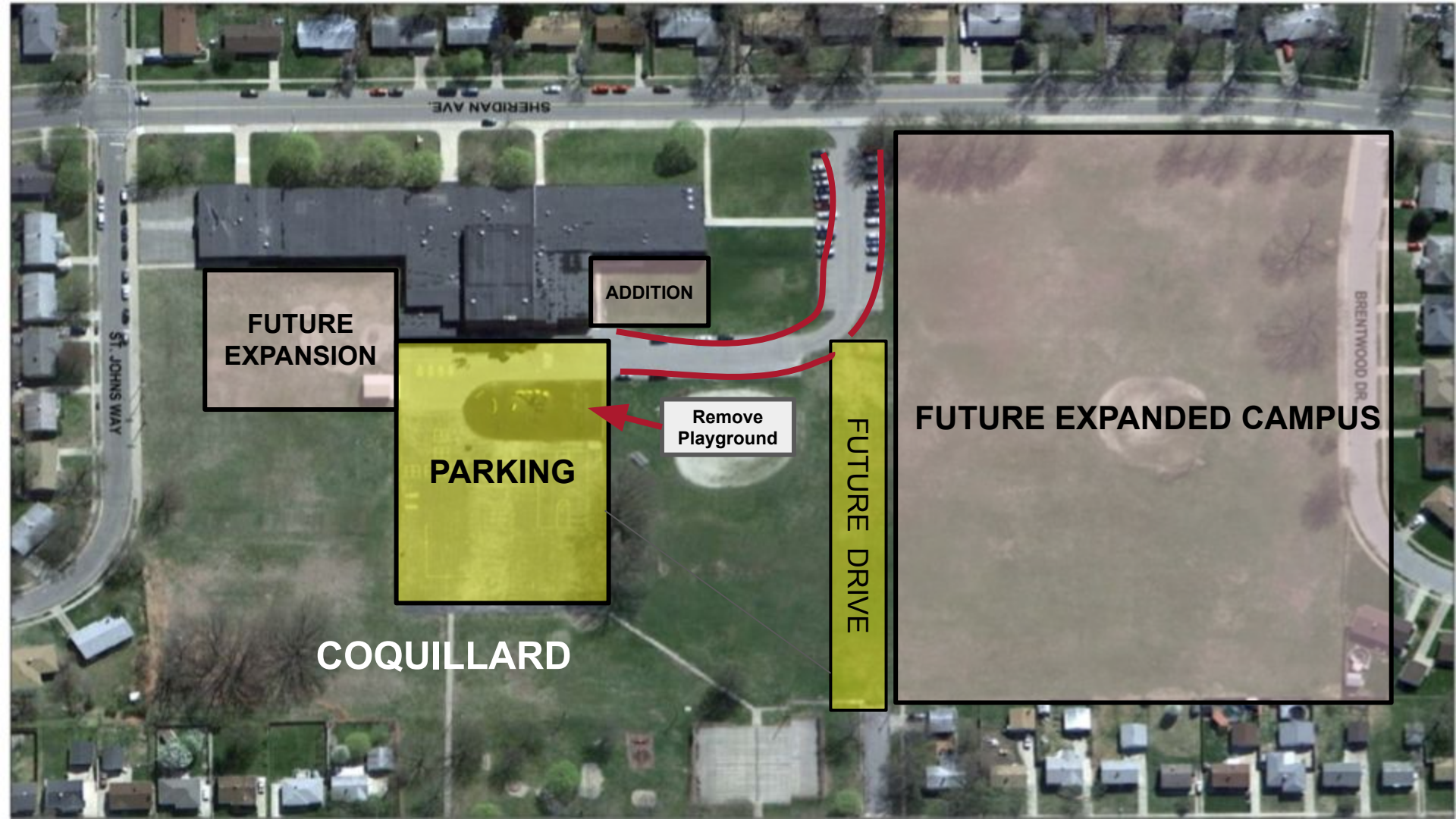


Cost of Renovation: ~\$10.5M

Targets:

- > 500 total students
- ~ 400 SBCSC students
- ~ 100 sending students





SHERIDAN AVE.

ST. JOHN'S WAY

FUTURE
EXPANSION

ADDITION

PARKING

Remove
Playground

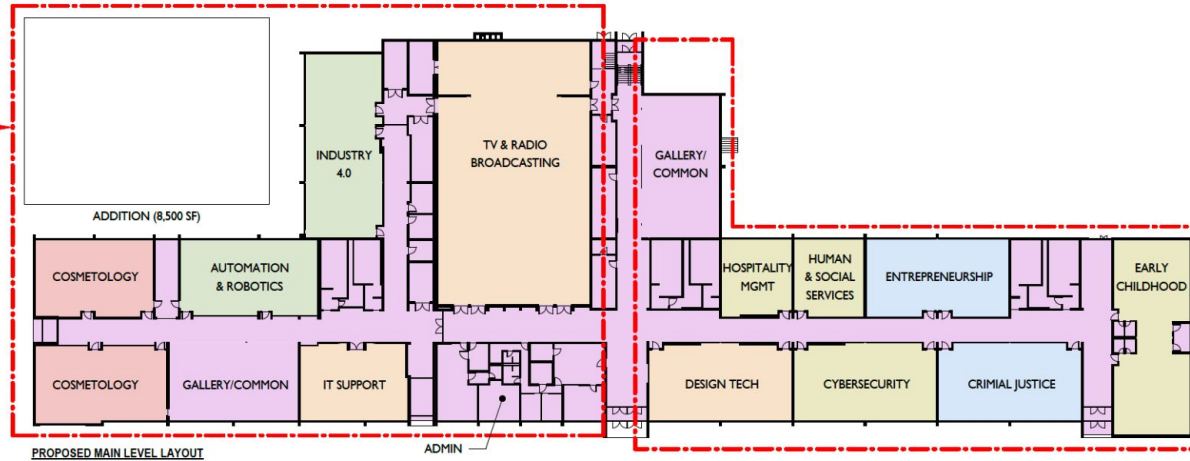
FUTURE
DRIVE

FUTURE EXPANDED CAMPUS

BRENTWOOD DR

COQUILLARD

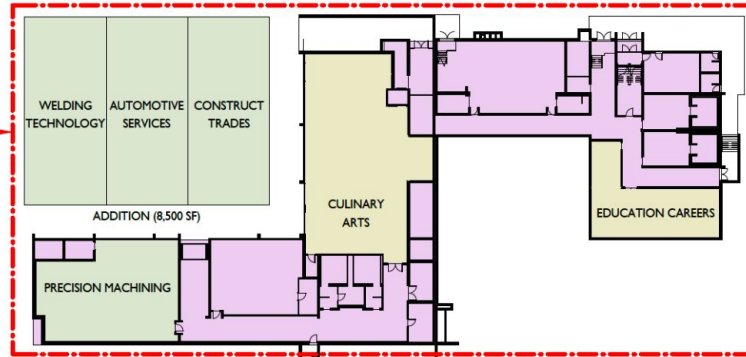
PHASE 1:
SUMMER
2025 - 2026



PHASE 2:
SUMMER
2026

PROPOSED MAIN LEVEL LAYOUT

PHASE 1:
SUMMER
2025 - 2026



PROPOSED LOWER LEVEL LAYOUT

Existing: 73,806 SQ. FT.

Addition: 8,500 SQ. FT.

ST. JOSEPH COUNTY CAREER HUB - COQUILLARD LOCATION

PROPOSED FLOOR PLAN LAYOUTS

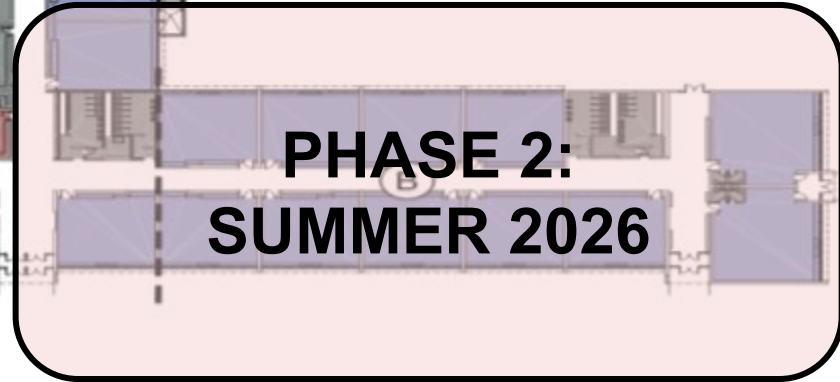
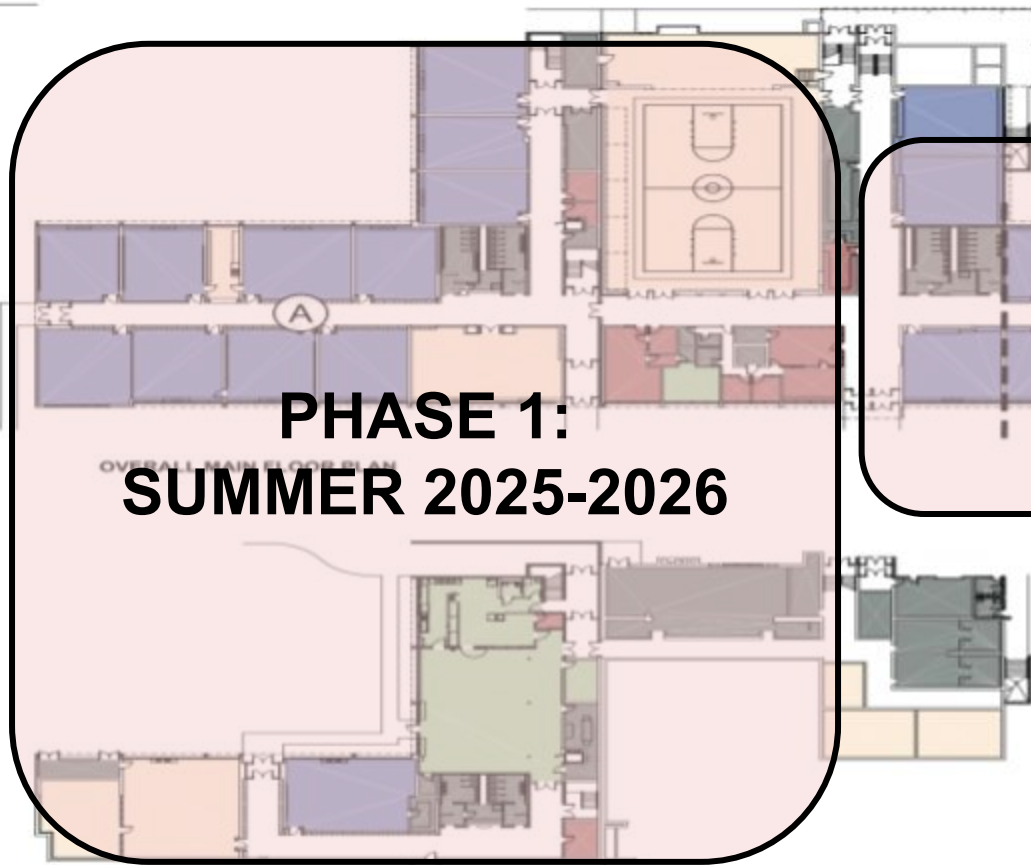
11/20/2024

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Key

- 1 Classroom
- 2 Gymnasium
- 3 Library
- 4 Computer Lab
- 5 Cafeteria
- 6 Stage



Opening
August 2025

- Classroom
- Administration/ Staff
- Instructional Support
- Facility Support
- Corridors
- Other

OVERALL LOWER FLOOR PLAN

FACILITY ASSESSMENT SURVEY FOR:
Conzillard Primary Center

FIXED CAPACITY BREAKDOWN		
K-1 (11) x 22	=	242
2-4 (13) x 28	=	364
(24)		586
NIC		
1 - LOI		
1 - MUSIC		
1 - ART		

Recommendation for Coquillard

Recommend pursuit of Coquillard as site for the St. Joseph County Career Hub

Coquillard provides a financially advantageous option at **19.33 acres** and **73,806 square feet** within city limits, access to public transportation, and an estimated construction cost of **\$10,500,000**.

Opening in August 2025, this location resolves enrollment concerns for two buildings and supports the **K-8 transition at Dickinson** per the Master Facilities Plan. This space allows for phased opportunities of SBCSC daycare facilities, adult education programs, and community-based career exploration across K-12.

The location provides centralized accessibility for regional feeder high schools and space for expanded enrollment and program development. Proximity to existing industrial park areas and emerging industry investment provides greater opportunities for partnership and investment.

Renovations will require construction to continue through the 2025-2026 school year and into the summer of 2026. This timeline may create temporary disruptions. Other site options required similar construction timelines.



Lessons Learned

Timing

Calendar Year vs School Year

Scope of Work

Identified Scope (no surprises)

Communication

Shared Understanding with all Stakeholders

Increased conversations with buildings and district levels



Comparative Costs for Location

Capital Funds

Funding Source	Amount	Commitment Status
SBCSC Bond/Capital Funds	8,500,000	Available
Other Commitments/Sources	2,000,000	Promised

Total Funds for Location*	10,500,000
Total Renovations/Location Cost Estimate	10,500,000

*Does not include all commitments, corporate sponsorships, future grants or a READI potential request. The other funds will be utilized for non-location costs of the project

Cost Evaluations

New Building	Studebaker	Coquillard*
11 pathways	19 pathways	19+ pathways
52,883 square feet	40,000 square feet (38,000 usable)	73,806 square feet (8,500 expansion)
\$21.8M (\$19.8M construction)	\$14M (\$9.4M construction)	\$10.5M (initial estimate)

*Coquillard renovation estimates pending formal design work to create concept drawing for utilization of space and projected cost of construction.



Tentative Cost Breakdown

Coquillard	
Addition	\$3,400,000.00
Infrastructure	\$975,000.00
Renovations	\$3,350,000.00
Total Construction	\$7,725,000.00
20% Contingencies	\$1,760,000.00
9% Soft Costs	\$950,400.00
Total	\$10,435,400.00



Distance / Travel Times

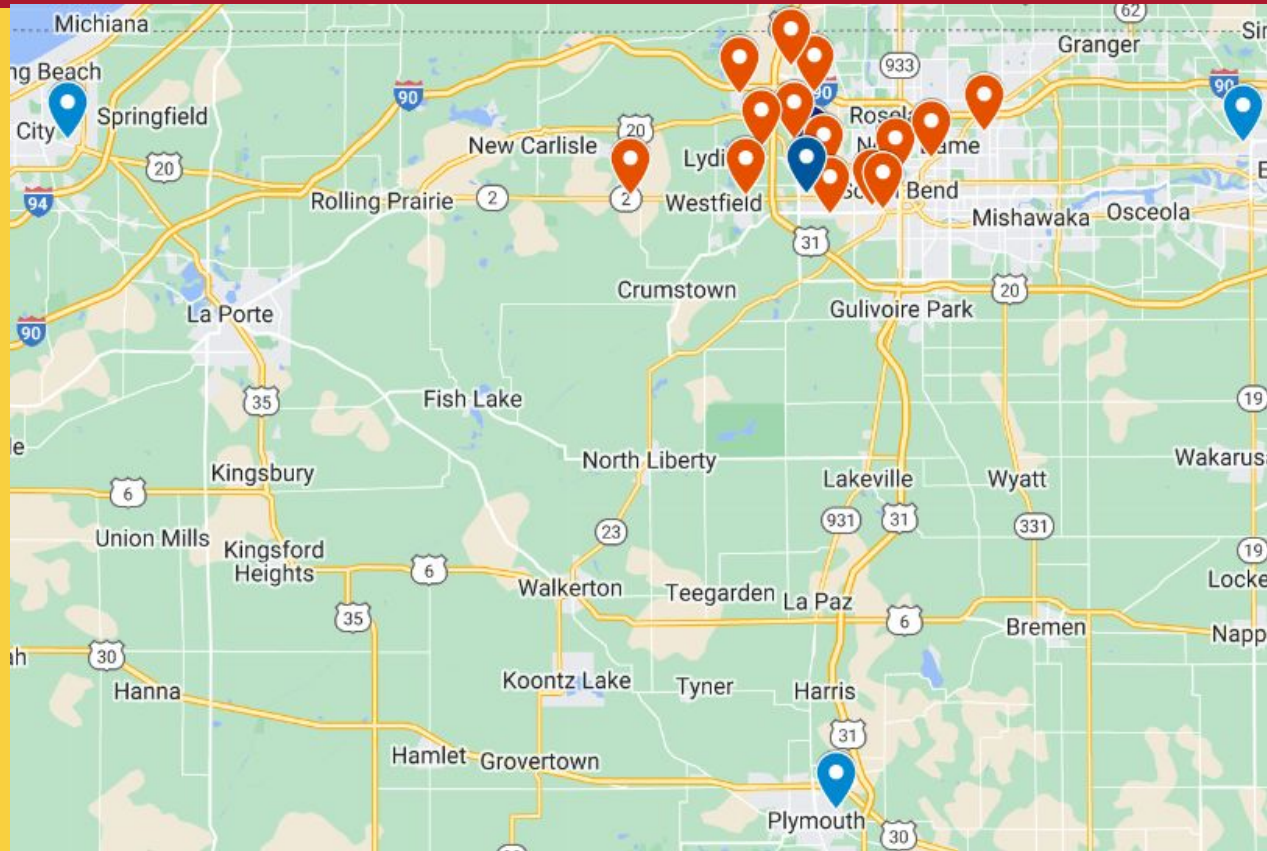
(county-wide equitable access)

South Bend Area High Schools	Travel Times	Travel Miles
Washington High School	6 min.	1.9 miles
Riley High School	15 min.	5.2 miles
Adams High School	15 min.	5.6 miles
Rise Up Academy	15 min.	4.6 miles
SB Adult Education (HS Equiv.)	6 min.	2.8 miles
St. Joseph HS	12 min.	4.3 miles
Marian HS	20 min.	7.6 miles
Purdue Polytechnic HS	11 min.	3.8 miles
Career Academy SB	10 min.	5.0 miles
Trinity at Greenlawn	14 min.	5.2 miles
The Portage School of Leaders	8 min.	3.0 miles

County-wide High Schools	Travel Times	Travel Miles
Mishawaka High School	21 min.	8.7 miles
New Prairie High School	20 min.	15.3 miles
Penn High School	24 min.	11 miles
LaVille High School	27 min.	17 miles
John Glenn High School	32 min.	22.1 miles
Niles High School	21 min.	16 miles
Regional Career Centers	Travel Times	Travel Miles
Elkhart Area Career Center	36 min.	17 miles
AK Smith (Michigan City)	42 min.	33 miles
North Central Coop (Plymouth)	36 min.	31 miles

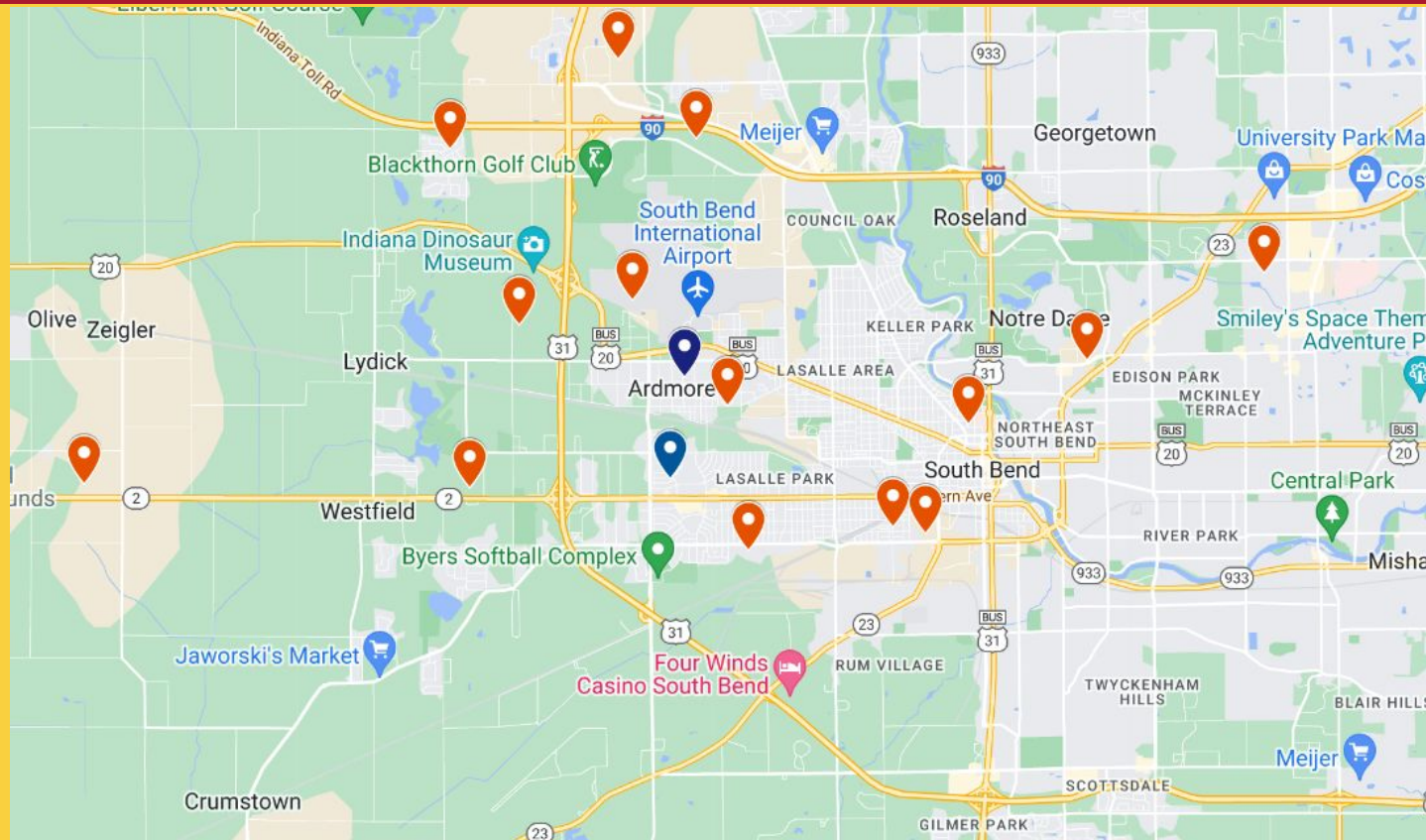
St. Joseph Regional Career Hub Centrality

- AK Smith Career Center/ MC
- Elkhart Area Career Center
- North Central CTE Cooperati...
- St. Joseph Regional Career ...
- WHS Medical Magnet
- AWS / GM EV Battery / IN Tek
- Tire Rack / General Stampin...
- Steel Warehouse
- SBN International Airport (In...
- Gurley Leep / Gates Auto (Gr...
- Honeywell / Bendix Corp.
- Indiana Dinosaur Museum / ...
- Memorial Hospital (Beacon)
- ND Innovation Park (IDEA)
- Ignition Park
- Lippert Components
- Schaefer Gear
- AM General
- IBEW #153



St. Joseph Regional Career Hub Accessibility

- St. Joseph Regional Career ...
- WHS Medical Magnet
- AWS / GM EV Battery / IN Tek
- Tire Rack / General Stampin...
- Steel Warehouse
- SBN International Airport (In...
- Gurley Leep / Gates Auto (Gr...
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- Schaefer Gear
- AM General
- IBEW #153



Support for the Hub

The Career Hub concept has received a wealth of **Letters of Support from industry, community, and education partners** across the region. Representatives from Sending Schools engaged with the Steering Committee planning team have voiced **overwhelming support for Coquillard** as host for the Hub.

Steering Committee Sending Schools	Representatives
Penn-Harris-Madison	Josiah Parker
School City of Mishawaka	Ben Modlin Julie Fiset
New Prairie United School Corporation	Tara White
Marian High School	David Mangel Mark Freund
St. Joseph High School	John Kennedy
Purdue Polytechnic	Shatoya Ward Justin Zobrosky Eric Stewart

Industry & Community Partners	
Regional Chamber of Commerce	City of South Bend
Amazon Web Services	enFocus
St. Joseph County Dept. of Infrastructure, Planning, & Growth	United Way of St. Joseph County
Northern Indiana Workforce Board	Steel Warehouse
North Central CTE	Memorial Hospital
Everwise	Alkegen
Public Library of St. Joseph County	Home Builders Association
Ivy Tech	Value Tool and Engineering
Goodwill	Junior Achievement

*Many industry partners have demonstrated an interest in future investment in the Hub, and excitement about a West-side location.



Letters of Support



August 29, 2024

North Central Indiana Regional Development Authority
C/O South Bend-Elkhart Regional Partnership
635 S. Lafayette Blvd., Suite 123
South Bend, IN 46601

READI 2.0 Application Review Committee:

The South Bend Regional Chamber supports the development of a St. Joseph County Career Hub (SJCCH), led by the South Bend Community School Corporation (SBCSC), and believes the investment of READI funds in this project will positively impact the region for years to come. The Chamber shares the state and regional goals to accelerate population growth by supporting the implementation of regional economic development strategies. The development of our talent is critical to those strategies. Access to high-quality, relevant career and technical education pathways aligned with current and emerging regional workforce needs are imperative.

The Chamber has been highly engaged in the multi-district, collaborative planning process facilitated by enFocus and are impressed with how multiple voices have been thoughtfully integrated into the selection of pathways, physical space planning and development of leadership structure. The SJCCH will connect students, schools, and employers through its centralized approach.

Although SBCSC will serve as an anchor institution for the Hub, strategic decisions will be guided by dedicated staff and advisory boards, including industry, nonprofit, and higher education partners working collaboratively to build a foundation for continuous learning. Partners will advise the Hub and participating schools on how to best align curriculum, dual credits, industry certifications, and work-based learning opportunities to help students develop strong skill sets needed within our region.

Short and long-term success requires alignment of a broad group of community, industry, and government stakeholders. A Career Hub open to students from public, private, charter or homeschool programs is imperative to expand access to quality instruction, innovative learning spaces, and employer engagement. Together, our community can build regional workforce capacity by focusing resources and working to reduce duplication of facilities and programs.

Collaboration will not stop at county lines, as the Hub will continue to work with other regional CTE centers, cooperatives, higher education programs, and regional workforce development organizations to best understand and serve regional needs.

The development of our workforce is the number one priority of industry, the 1300 member businesses we serve, and the more than 60,000 individuals they employ in our region. We see the SJCCH as a critical project to help meet employer needs and support students as they prepare for college and career opportunities. We look forward to continued collaboration with the St. Joseph County Career Hub and appreciate your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Rea'.

Jeff Rea, President & CEO

101°N, 84°WIGAN 51° SOUTH 200° SOUTH- BEND IN 46601 314.234.0301 sbchamber.com



August 28, 2022

Northern Indiana Regional Development Authority
South Bend Elkhart Regional Partnership
635 S Lafayette Blvd., Ste 123
South Bend, IN 46601

Dear READI 2.0 Application Review Committee Members,

I am writing to express my support for the St. Joseph County Career Hub (SJCCH) led by the South Bend Community School Corporation (SBCSC). The Hub will house Career & Technical Education (CTE) programs across District 7 and provide regional accessibility to pathways that will equip students with the skills necessary for high-wage, high-demand jobs in industries across the region. All students, regardless of whether they attend public, private, charter, or homeschool programs will have access to the Hub.

The SJCCH will connect students, schools, and employers through its centralized approach. Although the SBCSC will serve as an anchor institution for the Hub, strategic decisions will be guided by its dedicated staff and Advisory Boards, including industry, nonprofit, and higher education partners to provide collaborative guidance. Partners will advise the Hub and participating schools on how to best align curriculum, dual credits, industry certifications, and work-based learning opportunities to help students develop strong skill sets needed within our region. Collaboration will not stop at county lines, as the Hub will continue to work with other regional CTE centers, cooperatives, higher education programs, and regional workforce development organizations to best understand and serve regional needs.

This investment in the Hub is critical for the region's economic future, supporting employers to fill vacancies and grow their businesses, while assisting students in navigating college and career opportunities. We look forward to collaborating with the St. Joseph County Career Hub and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiand'.

Andrew Wiand
President
enFocus, Inc.

Numerous similar Letters of Support for the Career Hub have been received from the listed partners.



Questions?

