

Southcentral Michigan Planning Council

300 South Westnedge Avenue · Kalamazoo, Michigan 49007

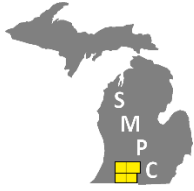
Phone: (269) 385-0409 · Fax: (269) 343-3308 · Email: info@smpcregion3.org

Board Meeting Agenda

MEETING DATE: Tuesday, December 6, 2022
MEETING TIME: 11:30 am
MEETING LOCATION: Road Commission of Kalamazoo County
3801 E Kilgore Rd
Kalamazoo, MI 49001

1. Call to Order
2. Representative Attendance
3. Approval of the Agenda **[Action]**
4. Approval of the Minutes **[Action]**
5. Public Comment
6. Transportation
 - a. KATS report
7. Update on EDA Relationship and work
 - a. Staff update
8. EPA Regional Brownfield Grant
 - a. Update on the work
 - b. <https://app.box.com/s/dejy2yy9vjrau90z6gu7lm03ojbwhb8l>
9. Staff Report/Other
 - a. Update on Planning Work
 - b. Monthly Correspondence
10. Representative Comments
11. Adjournment **[Action]**

Next Meeting: March 7, 2023



Southcentral Michigan Planning Council

300 South Westnedge Avenue · Kalamazoo, Michigan 49007

Phone: (269) 385-0409 · Fax: (269) 343-3308 · Email: info@smpcregion3.org

Board Meeting Minutes

MEETING DATE: Monday, October 3, 2022
MEETING TIME: 11:30 am
MEETING LOCATION: Road Commission of Kalamazoo County
3801 E Kilgore Rd
Kalamazoo, MI 49001

- I. Call to Order
 - a. The meeting was called to order at 11:45am.
2. Representative Attendance
 - a. Representatives present:
 - i. Bomba
 - ii. Carahaly
 - iii. Drost
 - iv. Frisbie
 - v. Gisler
 - vi. Hazelbaker
 - vii. Pangle
 - b. Representatives excused:
 - i. Greive
 - ii. Kale
 - c. Others present:
 - i. Adams, staff
3. Approval of the Agenda
 - a. **Frisbie made a motion to approve the minutes as presented.**
 - i. Pangle seconded the motion.
 - b. The motion carried.
4. Approval of the Minutes
 - a. **Pangle made a motion to approve the minutes as presented.**
 - i. Drost seconded the motion.
 - ii. **The motion carried.**
5. Annual Meeting Items
 - a. Election of Officers
 - i. **Frisbie made a motion to reappoint the current officers.**
 - 1) Pangle seconded the motion.
 - ii. **The motion carried.**
 - b. Annual Meeting Schedule/Public Notice
 - i. **Drost made a motion to approve the public notice as amended.**
 - 1) Bomba seconded the motion.
 - ii. **The motion carried.**
 - c. FY 2023 Budget
 - i. **Pangle made a motion to approve the budget as presented.**
 - 1) Frisbie seconded the motion.
 - ii. **The motion carried.**

6. Public Comment
 - a. None made
7. Transportation
 - a. A written KATS report was included in the packet.
 - b. KATS staff also gave a verbal report.
8. SMPC/Upjohn Institute Agreement
 - a. The current agreement expires 9/30/22. Staff would like the Board to review the agreement and authorize an extension. Staff presented a proposed extension and the board discussed.
 - b. **Frisbie** made a motion to approve the proposed extension.
 - i. **Pangle** seconded the motion.
 - ii. **The Motion carried.**
9. EPA Regional Brownfield Grant
 - a. Staff gave an update on the recent brownfield work.
10. Staff Report/Other
 - a. Included in the packet.
11. Representative Comments
 - a. Discussed Marshall Mega Site
 - b. Pangle: Discussed ARPA funding distributions within the county
 - c. Drost: gave updates on the work of SMF and the economic development world – the downtown Kalamazoo Arena was the biggest of note
 - d. Randall: Jail, they are building electricity from Hart Solar and hydro from Ohio
 - e. Gisler: budget, mentioned supply chain issues with supply chain issues building the County Justice Center, didn't get any bids for office moving.
12. Adjournment
 - a. The meeting was adjourned at 12:57p.

Next Meeting: December 6



The Metropolitan Planning Organization for the Greater Kalamazoo Area

5220 Lovers Lane, Suite 110

Portage, MI 49002

☎ 269-343-0766

✉ info@KATSmpo.org

TO: South Central Michigan Planning Council Board

FROM: Steven Stepek, KATS Executive Director

DATE: March 31, 2022

SUBJECT: Southcentral Michigan Planning Council Report

During the month of January 2022, KATS staff worked on the Michigan Department of Transportation (MDOT) Planning Activities for the Southcentral Michigan Planning Council (SMPC). Work was concentrated in the following activities:

- Participated in the MDOT March Rural Task Force (RTF) monthly meeting
- Continued work on the 2021 Federal Aid Road Condition Reports for submittal to the Transportation Asset Management Council. Copies of the reports will be made available on the SMPC website or by request when completed
- Prepared materials for and facilitated meetings of the Albion and Coldwater-Quincy Small Urban Task forces to discuss and approve changes to the 2022 programs. The changes were additional work using funding made available in February through a supplemental call for projects. Approvals at public meetings were necessary for MDOT to program the changes
- Continued to update programming for the 2021 – 2026 Rural Task Force program as project data sheets were submitted by road and transit agencies
- Conducted online polling of Rural Task Force voting members to approve administrative modifications to program additional funding for previously approved projects. The increased funding targets were released by MDOT after the last full Rural Task Force #3 meeting.
- Started preliminary work on scheduling 2022 PASER road condition rating by contacting county road agencies to inquire what their preferred time frame for rating would be. It is anticipated that rating will begin in late April or early May

Anticipated future activities include:

- Updating and entering project data in JobNet for the 2021 - 2023 and 2023 - 2026 Transportation Improvement Programs as project data sheets are submitted or as otherwise needed
- Scheduling of federal aid PASER road rating in Barry, Branch, Calhoun and St. Joseph Counties
- Completing and distributing 2022 federal aid road condition reports for Region 3 counties
- Working with Region 3 agencies on approving and programming of projects and activities using recently authorized federal Highway Infrastructure Program (HIP) and HIP COVID Relief funding
- Disseminating information as it becomes available and scheduling meetings as necessary to allow member agencies to utilize any applicable resources that may become available as a result of the adoption of the federal Infrastructure Investment and Jobs Act



September 30, 2022

Southcentral Michigan Planning Council
Mr. Lee Adams, Director
300 S. Westnedge Ave.
Kalamazoo, MI 49007

By email: adams@upjohn.org

Dear Mr. Adams,

The Glen Oaks Community College in St. Joseph County is in the process of applying to the Community Facilities Program (CFDA 10.760) at USDA Rural Development. They plan on making improvements to their Main Building on the campus. The estimated project cost is \$7,700,000.

A project description and a map are attached. They are still early in the application process. The attached description is subject to change.

We welcome your comments on the proposed project and its compliance with the area comprehensive development plan. Any additional comments are welcome. Please call me at 616 222-5825, if you have questions.

Comments can be emailed or sent to me at my office:

USDA Rural Development
3260 Eagle Park Dr., Suite 107
Grand Rapids, MI 49525
Katherin.farwell@usda.gov

Sincerely,

Katherin Farwell
Area Specialist

Cc:

Dr. David Devier ddevier713@glenoaks.edu
Architect jhatfield@designcollaborative.com

Rural Development • Grand Rapids Area Office
3260 Eagle Park Dr., Suite 107 • Grand Rapids, MI 49525
Office (616) 942-4111 ext. 6 • Fax (855) 729-8874 • TTY (517) 324-5200

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October 17, 2022

Southcentral Michigan Planning Council
Mr. Lee Adams, Director
300 S. Westnedge Ave.
Kalamazoo, MI 49007

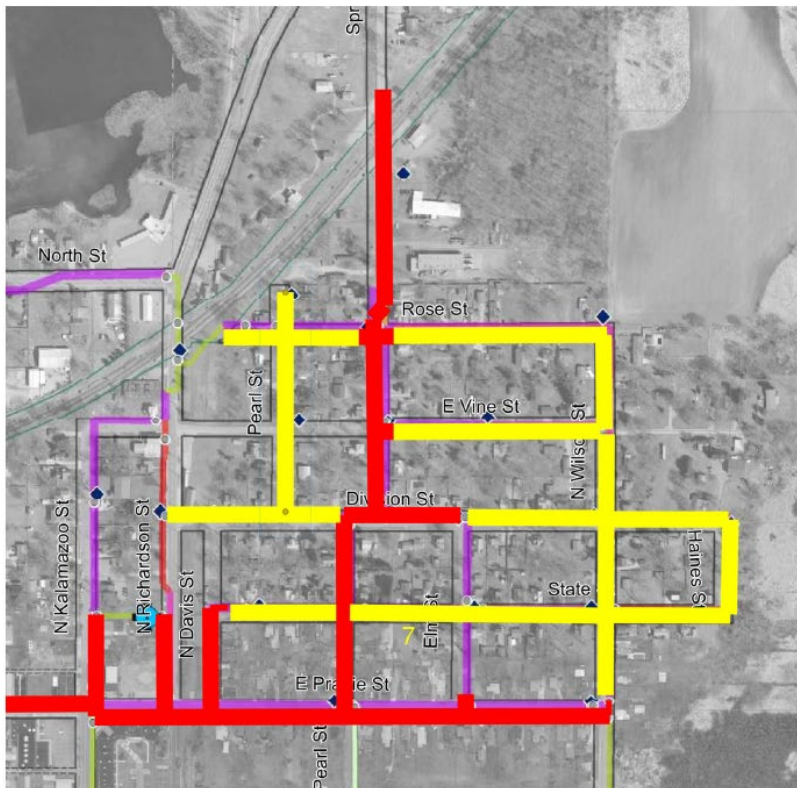
By Email: info@smpcregion3.org

Dear Mr. Adams,

The Village of Vicksburg in Kalamazoo County is early in the process of applying to the Water & Waste Disposal Program (CFDA 10.760) at USDA Rural Development. The application was initiated today in our on-line application portal called RD Apply. The proposed USDA funding will be leveraged with ARPA grant funds from Kalamazoo County.

The attached map shows the location of the proposed improvements.

In 2018 we approved a \$1,388,000 water project. In 2020, we added an additional \$841,000 of funding to the water project. The water project was completed in the summer of 2022. It's location is shown in red. The area shown in yellow is the location of the proposed water project.



Red = Water Main work on USDA RD project completed Summer 2022

Yellow = New proposed Water Main project to be built roughly in 2024/25

Rural Development • Grand Rapids Area Office

3260 Eagle Park Dr., Suite 107 • Grand Rapids, MI 49525
Office (616) 942-4111 ext. 6 • Fax (855) 729-8874 • TTY (517) 324-5200

USDA is an equal opportunity provider, employer, and lender.

We welcome your comments on the proposed project and its compliance with 2021 Comprehensive Economic Development Strategy. Any additional comments are welcome.

Comments can be emailed to me at paul.bristol@usda.gov or sent to my office at:

USDA Rural Development
3260 Eagle Park Dr., Suite 107
Grand Rapids, MI 49525

Please call me at 616 222-5817 if you have questions.

Sincerely,

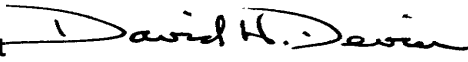
Paul Bristol
Area Specialist

CC: Village of Vicksburg, Jim Mallery, Village Manager (jmallery@vicksburgmi.org)
Prein & Newhof, Zac Culbert PE (zculbert@preinnewhof.com)
Prein & Newhof, Jason Washler PE (jwashler@preinnewhof.com)



September 26, 2022

To: USDA Rural Development Community Facility Program

From: David H. Devier, President 

Re: Project Narrative, South Campus Renovation

Purpose of the project:

Glen Oaks Community College is committed to providing the most robust and student-centered offerings available with the regions served. The College Vision, “Improving Lives and Advancing Communities speaks directly to the desire of all faculty and staff to be impactful in positive, life-changing ways. The campus is now 50-plus years old and while it remains serviceable at a basic level, it must be improved to extend the useful life of the building, allowing the college to realize its full potential and to provide a 21st Century student experience. The project is in total, a “South Campus Renovation Project” that is intended to rehabilitate the aging campus, focusing on the areas of greatest importance at the present date. The area to be addressed includes Units B, C, D, and the building systems within. The complexity of the building system components, coupled with furnishings and equipment associated with the facility has resulted in an estimated project cost of \$7,700,000. The USDA loan funds requested will in-total, fund this project.

Documented Reasons for South Campus (Units B, C, and D) Renovation:

In late 2018, the college engaged Design Collaborative, Ft. Wayne, IN to complete a detailed assessment of the full campus facilities (see the full report attached). This assessment was a stark reality check for the college community and Board of Trustees. The full assessment report is provided at the end of this narrative for the reader’s reference. During the time since this 2018 report, the college has undertaken significant areas for renovation as directed by the report. It should be noted that just prior to this assessment the college completed a \$2,900,000 renovation of the central concourse which bridges between all five Units, B, C, D, and E & F. This significant upgrade really laid bare the serious need for similar work to be completed with the Units.

This motivation led to the complete upgrade of the Tech Building in 2021. This facility contains the Automotive and Welding labs along with their dedicated classrooms. The results of this work established state-of-the-art technical instructional spaces which are used by both the college and the ISD CTE programs.



Glen Oaks COMMUNITY COLLEGE

In late 2018, based on the facilities report, the college applied for a State of Michigan Capital Outlay project to renovate Units E and F (the north half of the original campus). As part of this project, the exterior would be completely encapsulated with a new steel insulated wall system. The original concrete and tile exterior walls bowed significantly upon their installation in 1968-69. In 2020, the \$7,300,000 Capital Outlay project was approved for the design phase. After complete architectural planning was submitted to the State, funding approval was received in late 2021 at which time the project went to bid. Work began in November, 2021 and the completion of the project is slated for December, 2022. The college's portion of the \$7,300,000 project cost is \$3,850,000 which has been full expended at the time of this narrative as State funds are now being applied.

With the work nearly complete on Units E & F, along with the previous renovation of the Tech Wing and the central concourse, all that remains is the south half of the original building, Units B, C, & D. The work will be very similar to the north side (Units E & F) renovation and is estimated at \$7,700,000 which is close to the \$7,300,000 applied to the north side. To date, the college has expended approx. \$5,000,000 of the \$10,650,000 total outlay with \$2,200,000 having been an earlier USDA loan and \$3,450,000 coming via the state Capital Outlay process. It also needs to be noted that during this five year time period the college applied another \$2,000,000+ in funding of infrastructure projects including upgrading of the sanitary sewer and water systems, chiller repairs, parking lot resurfacing, and more. These expenditures bring the total college investment in facilities to \$7,000,000.

This USDA loan for \$7,700,000 will allow for the completion of the total 1969 campus and address all the significant facilities issues, preparing the college for another fifty years of service to the region.

South Campus Renovation Project Synopsis Scope:

Units B-C: The mechanical, electrical, and technology infrastructure with Units B-C need replacement to increase the serviceable life of the building. These spaces include the gym, various classroom spaces, office space and circulation space. As these building systems are upgraded, the spaces will be returned to an appropriate finished state. The uninsulated exterior façade system will be upgraded to meet the current energy code, as will doors and windows. When complete, the upgrades will bring this unit up to current code compliance.

Unit D: Building Infrastructure Improvements Unit D includes teaching spaces for the technology laboratories, including nursing, allied health and science. The overall square footage of Unit D is 22,000 square feet. There are also six standard instructional classrooms, and the instructional theatre. The mechanical, electrical, and technology infrastructure with Unit D needs replacement to increase the serviceable life of the building. As they building systems are upgraded, the spaces will be returned to an appropriate finished state, meeting all current code requirements. The exterior façade will be upgraded to meet the current energy code, as well as doors and windows.



Glen Oaks COMMUNITY COLLEGE

ARCHITECTURAL: Once the building systems infrastructure updates are complete, each space will be returned to an appropriate finished state with new finishes materials provided for the ceilings, walls and floors, as appropriate, to return the space to its functional use. The existing exterior façade system is a non-insulated wall system with structural integrity deficiencies. This wall system will be upgraded and replaced with a composite wall system to meet the current energy code. As the façade system is upgraded, doors and windows will also be upgraded to meet energy code and building code requirements. Window systems will be upgraded with aluminum storefront systems, aluminum curtain wall systems, or insulated translucent sandwich panel systems, as appropriate to meet pertinent code requirements. All exterior doors and windows will be replaced with energy efficient systems.

Below is a summation of the proposed building infrastructure improvements:

Lighting: The existing lighting will be replaced with LED type fixtures. Light levels will be increased to meet today's IES standards. The light fixtures specified will have a minimum five-year warranty and be DLC certified to qualify for utility rebates. Emergency lighting will be connected to the new generator system per NFPA and NEC requirements.

Lighting Controls: Lighting controls will be provided to increase the learning environment and to meet today's energy code. Daylight harvesting will be provided where required by code. Occupancy sensors, low voltage switches and associated wiring will be provided for all spaces. Each area will be controlled separately with low voltage dimmers. Daylight sensors will be provided to meet the energy code.

TECHNOLOGY – provide new technology systems as noted below:

Fiber Optic: Cabling New fiber optic cabling shall be installed from the Data Center TR to each of the TRs, fiber cable shall be OM4, 24 strand, plenum rated, armored. New fiber enclosures shall be installed in each TR. All strands to be terminated, by fusion splicing, with LC connectors. All existing fiber optic cabling shall be removed after new fiber optic cable is functional.

Network Cabling: There will be a new access control system provided, basis of design a Lenel S2 enterprise or Genetic system. New access control platform will have access controllers located in the nearest electrical room with wall space closet to each of the following tech rooms. Each controller will have a Cat16 cable run.

AV Systems Classrooms: shall be equipped with an AV system for projector, audio, computer inputs, controller, etc. Audio systems shall be integrated with projector with a wall touchscreen control. Wireless microphone shall be part of the system.

Network Gear: All telecommunication rooms shall have a minimum of three Cisco layer-3 switches with dual power supplies, PoE+, 1 u, 48 port. New wireless access points shall be deployed throughout campus, each wireless access point shall serve approximately 900sq/ft. Wireless access point shall be Cisco or Meraki and work with a wireless controller.



Glen Oaks COMMUNITY COLLEGE

Safety & Security Cabling: Will be installed at the following locations: Exterior doors, entry/exit (10 total), door position switch, 18/2 cable (each leaf), request to exit motion sensor, 18/2 cable (Qty 13 – each pair of doors), ElectricStrike, rim-style, 18/4 cable (each leaf), card-reader, 18/6 cable (Qty 8 - ne for each bank of entry doors), rough in/cat6 cable for future camera install – provide 30' slack at the ceiling next to door. Barrier free doors – Provide 120-volt circuit to power operated door. Provide rough in for two barrier-free buttons per door location. Provide low voltage wiring between buttons and door operator. All conduit and back boxes shall be concealed in existing walls and doorframes.

Program Focus of Occupants:

The occupants of the building will be students and faculty participating in nursing, allied health, graphic design and water technical education programs. In addition, the occupants will utilize the gym and general classrooms.

How does the project support the local, Michigan's and the US's talent enhancement, job creation and economic growth initiatives on a local, regional, and/or statewide basis?

The project provides space to enable the college to enhance local talent development by offering additional support for student curricular and co-curricular activities and making additional space available for community activities. Increased student engagement, especially through participation in the group study environment and tutoring opportunities encourages improved talent enhancement and connections between students and community needs.

How does the project enhance the core academic and/or research mission of the institution?

This renovation project will allow the College to update existing technologies in high demand areas and focus on emerging technology sectors. It will allow Glen Oaks Community College to be a leader in skilled trade areas. The fifty-year age and high utilization of the building are readily apparent. In addition, outdated equipment from defunct programs should be removed to make room for emerging programs. Providing an excellent state-of-the-art facility is critical in attracting and retaining students and is absolutely necessary for the development and growth of these programs.

Is the requested project focused on a single, stand-alone facility?

Yes, the southern half of the original 1969 facility comprised of two attached wings to a central core.

Does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?

Yes, to the extend required to upgrade current and new instructional classrooms and technical laboratories.



Does the project address or mitigate any current health/safety deficiencies relative to existing facilities?

Yes, as the renovation efforts are underway. Glen Oaks Community College will address lab safety by utilizing and implementing best practices and standards (eye-wash stations, ventilation and current building codes). Current classrooms and lab areas are out-of-date and newer safety standards exist that will be integrated during the building process. Barrier-free restrooms will be added to facilitate the requirements of our students and employees. Access and accommodations for entrance and egress will also be addressed. Interior door locks and phones will be installed in all classrooms and labs in order to address potential safety deficiencies. Fire suppression and life safety systems will be examined and upgraded as necessary.

How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

Glen Oaks Community College recognizes the importance of its environmental impact. The college is committed to incorporate energy efficient systems and sustainable building practices. This includes automated controls, light sensors and the use of recyclable materials. Glen Oaks intends to ensure the building's mechanical, electrical and plumbing systems work and interact efficiently to promote optimal performance.

Why USDA funds are being requested:

As outlined earlier in this narrative, the college has invested significantly in the facilities work today and in order to complete the total renovation, low cost federal loan funding makes the best fiscal management avenue. The simple interest and low rate provides for the best path forward to completing the campus renovation by 2024.

Additional funding that may be applied:

The college has applied for another State Capital Outlay project that encompasses this outlined work. While it would be unusual to receive such approval so soon after the completion of another State project, it is possible that it could be approved. In which case, we would receive approx. half (\$3,500,000) of the needed funding which would reduce the USDA loan principal. This possibility will not be known for some time and our USDA loan specialist has advised us to complete the loan process for the full amount.

Attachment: 2018 Facility Assessment