

***DRAFT***  
**HOLYOKE COMMUNITY COLLEGE**  
**CAPITAL IMPROVEMENT PLAN**  
**FY 2020 – FY 2024**

Updated: 5/30/19

A draft five-year Capital Improvement Plan (CIP) has been developed to outline investments in the campus physical plant from all funding sources. The College is committing almost \$2.2 million from all sources in FY 2020 and almost \$10.0 million over the five-year period.

At this time, the following projects are planned for FY 2020:

- \$280,000 for study and design of water main and roadway replacement.
- \$240,000 for center plaza replacement
- \$561,412 in walkway accessibility upgrades.
- \$55,000 for unanticipated repairs.
- \$20,000 for general accessibility upgrades.
- \$140,000 for code compliance in the Leslie Phillips Theater.
- \$30,000 to purchase a back-up sewage ejector pump.
- \$15,000 to replace the vacuum system in the academic laboratories.
- \$339,400 to renovate spaces vacated by the move to the renovated Campus Center.
- \$500,000 to complete renovations of the Campus Center.

The plan is summarized on the attached spreadsheet. Each category of revenue, expenditure, and each project is numbered with a corresponding explanation below.

**REVENUE SOURCES**

A total of \$9,966,062 is planned for projects over the five year period supported by revenue from the following categories:

- 1. Operating Budget:** This category represents an amount equivalent to \$8 per credit from the Educational Services Fee. This allocation from the fee is expected to generate approximately \$739,400 per year. Over the five-year period it will provide a projected \$3,697,000, making up 37.1% of receipts supporting the CIP.

2. **Current Year Reserve Draw:** Funding from college reserves is available on a limited basis to support capital investment. The projection shows no funding for this purpose in the five-year period.
3. **Revolving Fund:** In FY 2013 the Board of Trustees allocated \$1,000,000 from college reserves for a Capital Revolving Fund to support repairs, renovation and new construction. The Board provided that the principal be repaid through the college operating budget over a 10-year period and any balance be available to support additional capital projects. Due to concerns over the ability to repay principal in the FY 2021 through 2024 period, no funding is allocated from this source at this time.
4. **Holyoke Community College Foundation Capital Campaign:** The HCC Foundation has from time to time undertaken a capital campaigns to building renovation projects. No campaigns are planned at this time.
5. **2008 Massachusetts Higher Education Bond Bill:** Funding of \$43.5 million was allocated under the 2008 Massachusetts Higher Education Bond Bill to support renovation of the Campus Center. Planning and design began in FY 2017 and construction began in FY 2018. Expenditures of \$500,000 are projected in FY 2020 to complete the project, constituting 5.0% of resources available during the five-year period.
6. **Massachusetts Deferred Maintenance Funding:** The College is eligible for awards from the Massachusetts Division of Capital Asset Management & Maintenance (DCAMM) for facility repairs and renovations. A total of \$5,769,062 has been allocated to the College for FY 2020 through FY 2022, making up 57.9% of total resources available during the five-year period.
7. **Total Available:** Over the five-year period a total of \$9,966,062 is projected to be available to support capital projects.
8. **Total Committed:** This category shows the total amount available is committed to specific projects over the five-year period.
9. **Balance:** During each year of the five-year period, all funding is committed to projects.

## **PROJECTS**

### **Building Envelope**

This category encompasses work done to building exteriors, including exterior facades, windows, pointing and exterior doors.

**10. Bartley Center Roof:** The Massachusetts Deferred Maintenance program has allocated \$2,747,650 to replace sections of the roofs on the Bartley Center in FY 2021.

**11. Total Building Envelope:** A total of \$2,747,650 is devoted to building envelope projects over the five-year period, comprising 27.6% of total expenditures.

### **Grounds & Utility Infrastructure**

This category includes work done to grounds, sidewalks, signage and other areas outside of building and work done to the power plant and central piping.

**12. Roadway & Water Main Upgrades:** A total of \$280,000 is allocated from the operating budget for the study and design of roadway and water main replacement to allow the College to apply for state construction funding.

**13. Parking Lot Upgrades:** Funding of \$100,000 is allocated from the operating budget in FY 2021 for the study and design of roadway and water main replacement to allow the College to apply for state construction funding.

**14. Athletic Fields Irrigation System:** Funding of \$100,000 is allocated in FY 2021 to upgrade the athletic fields' irrigation system.

**15. Center Plaza Replacement:** The Massachusetts Deferred Maintenance program is expected to allocate \$2,100,000 to replace a portion of the plaza in the center of the campus. In FY 2020 and 2021, \$1,090,000 is allocated to replace the south section, and \$1,010,000 is allocated in FY 2022 to replace the north section.

**16. Sewage Ejector Pumps:** Funding of \$30,000 is provided in FY 2020 from the operating budget for purchase of a back-up sewage ejector pump.

**17. Roadway Repair Equipment:** Funding of \$25,000 is allocated from the operating budget in FY 2021 for equipment to improve roadway patching.

**18. Total Grounds & Infrastructure:** Over the five-year period, \$2,635,000 or 26.4% of total capital funding is allocated to grounds and utility infrastructure.

### **Safety & Code**

This category includes work done in compliance with federal, state and local building, safety, access and sanitary regulations.

**19. Walkway Accessibility:** Approximately \$561,412 is allocated from the Massachusetts Deferred Maintenance program in FY 2020 to upgrade walkways to improve accessibility.

- 20. Unanticipated Repairs:** Between \$50,000 and \$55,000 is provided from the operating budget each year from FY 2020 through FY 2024 for unexpected repairs, for a total of \$260,000 during the five-year period.
- 21. Accessibility:** Funding of \$20,000 is provided from the operating budget each year, for a total of \$100,000 during the five-year period, for accessibility upgrades as outlined in a 2016 report from the Massachusetts Division of Capital Asset Management & Maintenance.
- 22. Leslie Phillips Theater:** The Massachusetts Deferred Maintenance program allocates \$360,000 in FY 2020 through 2022 to correct building code violations and make other upgrades in the Leslie Phillips Theater.
- 23. Total Safety & Code:** Over the five-year period, \$1,281,412 or 12.9% of total available resources is allocated for safety and code compliance.

### **Building Systems**

This category includes work done on mechanical, heating, ventilation, air conditioning, electrical systems within buildings.

- 24. Vacuum System:** Funding of \$15,000 is provided in FY 2020 to replace the vacuum systems in the science laboratories.
- 25. Total Building Systems:** A total of \$15,000 is allocated over the five-year period for building systems, or 0.2% of total funding.

### **Space Renewal**

Space renewal encompasses renovation of interior spaces, including painting, carpet replacement and fixture replacement.

- 26. Classroom Renovations:** A total of \$1,668,800 is allocated from the HCC Operating Budget in FY 2022 through 2024 to support classroom renovations.
- 27. Center for Life Sciences:** No funding is available at this time to support Phases 2 through 5 of the Center for Life Sciences renovation project.
- 28. Backfill Renovations:** The HCC Operating Budget provides \$1,118,200 in FY 2020 through FY 2022 for renovations of backfill spaces vacated due to the move into the renovated Campus Center.
- 29. Campus Center:** A total of \$500,000 in state bond funding is allocated in FY 2020 to complete renovation of the Campus Center.

**30. Total Space Renewal:** Over the five-year period, \$3,287,000 or 33.0% of total funding is allocated to space renewal.

**New Space**

This category accounts for new space constructed or acquired by the college.

**31. Total New Space:** No funding is allocated for new space during the five-year period.

**Total, All Categories**

**32.** Over the five-year period over \$9,966,062 is allocated from various sources for capital projects.