

PATRICK HENRY COMMUNITY COLLEGE
Office of the President

Board Report #402
December 17, 2018

BOARD TO CONSIDER APPROVAL OF RENOVATION OF PHCC MANUFACTURING & ENGINEERING TECHNOLOGY COMPLEX (THE "MET")

Report:

Background

In 2012, PHCC received approval to reallocate funds to purchase two 50,000 square foot facilities previously known as the Virginia Motorsports Technology Center (VMTC) located on 37 acres in the Patriot Centre's Beaver Creek Industrial Park, located just one mile from main campus. PHCC used state and local funds to purchase the former VMTC for \$5,445,000. The balance of the purchase money, together with additional local funds and a grant from the Tobacco Commission were used to renovate the building at the rear of the property.

The entire facility (both buildings) has been re-branded as the **PHCC Manufacturing & Engineering Technology Complex** (the "MET"). The newly renovated building allowed the college to expand program opportunities in high-demand industrial sectors. In particular, the facility now houses STEM, Advanced Manufacturing, and Workforce Development programs. Programs utilizing this space include Motorsports, General Engineering, Industrial Engineering, Computer Aided Drafting & Design, Industrial Controls, Industrial Maintenance, Electrician, Siemens, CISCO, Mechatronics, and others.

This new training facility will assist in the college being able to offer the latest and most cutting-edge workforce training programs, as well as expanding services to employers located within the Patriot Centre Industrial Park and beyond. The lab space can be adapted for new program development to meet customized training requirements of employers. Businesses will also be able to utilize lab space to review potential equipment purchases and conduct pre-installation or pre-hire equipment training as they modernize their production processes through advancing technologies.

Arrington Performance occupied most of the other building (the "**Arrington Performance Building**") located at the front of the property under a lease that expired on February 1, 2019. That company ceased operations and the lease was terminated in January, 2018. PHCC seeks to renovate a portion of the former **Arrington Performance Building** (now "**MET II**") in order to expand its highly successful and high demand welding program.

Scope of Renovations

In order to increase welding capacity, PHCC proposes renovate a portion of the **MET II Building** according to the attached drawings in order to increase the training capacity from the current 16 welding booths to 35 welding booths. Renovated space would house robotics, classroom space, welding booths, and office space and would double the output of the welding program.

This project will provide for a comprehensive renovation of this building that will include reconfiguration and modernization of all spaces, new finishes and the installation of 34 modern

welding booths. Although existing flooring, roof, plumbing and electrical systems will not need to be replaced, the scope will include such items as modifying plumbing and electrical and lighting systems, building automation, fire/life safety, energy efficiency, ADA compliance and modifying existing heating, ventilating, and air conditioning (HVAC) units and distribution. Necessary enhancements also include addition of an emergency generator, adding a fire protection sprinkler system, and upgrades to the technology infrastructure including cameras. Existing windows will be replaced with energy-efficient windows with thermal-break frames and Low-E insulating glass. It may be necessary to add new windows or clerestory lighting or light monitors to increase the amount of natural light to the interior of the building. Construction includes all wiring and installation of fixed components for telephone, data, card access etc.

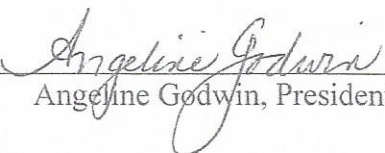
Funding & Justification

The renovation of MET II is currently part of a larger project titled "Renovate A.L. Philpott Technical Center and MET II" which was ranked #6 on the VCCS Project List for Consideration for 2018 Budget Submission. However, as part of a larger grant, the college has secured a \$3.2 million grant from the Harvest foundation to fund the renovation project. The college proposes to use \$600,000 of the college's local funds to finance the balance of the estimated \$3.8 million renovation cost. No state funds are being requested.

Based on student and employer demand, PHCC recognizes the need to expand the current welding offerings. PHCC routinely has a wait list for welding and the current welding lab can only accommodate 19 students per class. Furthermore, both Martinsville City Public Schools and Henry County Public Schools have both reached out to PHCC requesting welding dual enrollment opportunities, but PHCC will require more space before this becomes a feasible possibility. Because of the high demand nature of the program, PHCC is using the welding lab on the main campus to its full capacity. The existing welding lab is open and in use from 8am until after 10pm Mondays through Thursdays and until late afternoon on Fridays. PHCC cannot currently expand class offerings with the current lab space. Expanding offerings through increased lab space will allow more classes and more students to be served, leading to an increase in credentials. As of September 2018, all welding classes are maxed out with a waiting list of 35 students (nearly 200% of capacity).

Recommendation

It is recommended that the State Board for Community Colleges approve the proposed renovation of the MET II Building as an Agency Authorized Capital Project.



Angelina Godwin, President



SITE PLAN

RENOVATIONS TO MET II BUILDING
 PATRICK HENRY COMMUNITY COLLEGE
 MARTINSVILLE, VA 24112

RRMM PROJECT NO: 14128-02

DATE: 7/12/2018





↑ FRONT ENTRY

RENOVATIONS TO MET II BUILDING
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PROPOSED FLOOR PLAN

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