

Columbus Area Adult Education Space Renovation Opportunity

December 13, 2021

It is the College President's recommendation to the Board to approve entering into an agreement with The Columbus Community Foundation (CCF) d/b/a the Columbus Family Resource Center for the remodeling of space for the benefit of CCC adult education students with funding of no more than \$100,000 from general property tax funds, up to \$200,000 from auxiliary funds and up to \$700,000 from federal coronavirus relief funds.

Background

Central Community College-Columbus has partnered with the Platte Valley Literacy Association (PVLA) for decades in supporting not only adult education needs through English as a second language (ESL), but also through adult basic education, GED preparation and citizenship programming. Additionally, PVLA has provided youth programming as needed to assist with literacy development while adults are attending classes.

Annual adult enrollments have ranged from 366 to 304 over the past 5 years with an average annual number of **339** adults participating. Approximately 75% of those adults are enrolled in ESL classes and 25% in GED or other programming.

In 2013, PVLA and CCC outgrew space available in the Columbus Public Library and identified a viable programming partner with the Family Resource Center (FRC), former Columbus Community Hospital. The Family Resource Center was originally selected in part due to the positive partnerships of other tenants, some of whom have changed over the past decade. PVLA serves as the lease holder for approximately 3,100 square feet of classroom, tutoring, office and reception area space in the FRC Building at a rate of \$9.48/sq ft. CCC subleases almost half of that so that PVLA pays \$1250/month and CCC pays \$1200/month for a total of \$29,400 annually. All other costs such as utilities, all common area maintenance, HVAC and lighting maintenance are all covered by the lessor so CCC only has the rental costs for the leased space. Janitorial costs for the internal space is covered by the lessee.

At times, CCC has directly leased additional space at the FRC due to training & development programs, like when Cargill contracted with CCC to provide workforce training over several months due to a plant remodel.

Current

Current tenants in addition to PVLA & CCC located in the FRC include the following:

- City of Columbus – Senior Center – hosting meals and special events regularly drawing 100 to 200 visitors Monday- Friday.
- FRC Housing – A newly completed 34 affordable senior (over age 55) apartment units with tenants who can live independently and some whom may assist with agencies in the building, including CCC and PVLA. Over \$6 million investment in hard construction costs.
- Platte County Food Pantry – Serves those facing food challenges Monday thru Friday each week.
- ARC of Platte County – A United Way supported non-profit entity providing programs and service to individuals with disabilities and their families.
- Keep Columbus Beautiful – A community-wide agency dedicated to recycling programs, litter removal and community beautification programs.

While not in the FRC space, Columbus Community Hospital is located in an immediate adjoining building with dozens of employees and patients there daily including Occupational Health and Home Health departments.

CCC and PVLA is again in the need of additional space, especially due to the following: on-going pandemic-related protocols seeking additional space between students; upgraded technology needs as GED and other services have incorporated more on-site and distance technology; and student/employee foot-traffic flow and noise reduction. Building upon the nearly decade long partnership with the Family Resource Center, the College has the opportunity to expand into adjacent, vacant space and utilize a substantial, unexpected federal influx of coronavirus relief and recovery funds.

Columbus Chamber of Commerce has recently provided over fifteen possible vacant or leasable locations throughout Columbus. These have included vacant

office buildings, several retail mall spaces, vacant law or medical offices. While some would provide increased visibility and potential for reduced annual cost, there would be additional costs to remodel into educational / classroom spaces. All would lack the synergy that occurs with the additional and potential future tenants of the Family Resource Center. Our adult student population continues to come to the current location near the center of Columbus and the FRC adds to the investment into that predominately-residential neighborhood.

Future Opportunity

New space would more than double current space to approximately 7,300 sq ft including five classrooms for use in both Training and Adult Education departments, tutoring and testing spaces, offices, library storage, employee restroom and staff break room. A 15-year lease is proposed for approximately \$9.53/sq ft or \$69,000 annually, of which PVLA will continue to pay \$15,000 and CCC paying \$54,000. All other costs such as utilities, all common area maintenance, HVAC and lighting maintenance are all covered by the lessor so the CCC only has the rental costs for the leased space. Janitorial costs for the internal space itself is to be covered by the lessee. CCC would become the main lessor with PVLA holding the sublease (PVLA Board members attached).

While the FRC is now owned by FRC Housing, LLC an established entity from Central City, Nebraska, the management of the first-floor falls upon the Columbus Community Foundation, Inc d/b/a Columbus Family Resource Center. CCF Board as of 12/2020 attached.

The Columbus Community Foundation (CCF) d/b/a the Columbus Family Resource Center (FRC) took ownership of the building in 2012. There was considerable amount of deferred maintenance that needed to be done at that time so the FRC raised approximately \$500,000 for roof repairs, parking lot improvements and a new chiller for the building.

The building itself has been built in phases. The current facility where the Senior Center is located was built in the 1960's. Another section was added in the 1970's with the final addition being built in the mid 1990's. The 1990's section is where the CCC/PVLA facility will be located.

The senior living units on 2nd and 3rd floors required an investment of over \$6 million in hard construction costs. The FRC has also recently invested over \$1 million in the 1st floor improvements including some upgrading of the HVAC equipment, all new LED lighting in the facility and other improvements. It is generally considered that this facility has a good extended life for another 30 to 40 years especially given the monies recently invested in the facility.

The CCF has obtained a best and lowest bid (of three total submitted) for remodeling of space to begin yet this winter 2021 and completed by summer 2022. CCF is holding other space within the FRC for CCC to use during the construction period. Approximately \$1,000,000 would be budgeted from CCC for this construction and furniture with approximately \$700,000 coming from coronavirus relief funds, \$200,000 from current auxiliary funds and \$100,000 from general capital tax funding.



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d/b/a Columbus Family Resource Center (FRC)
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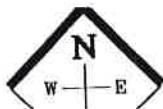
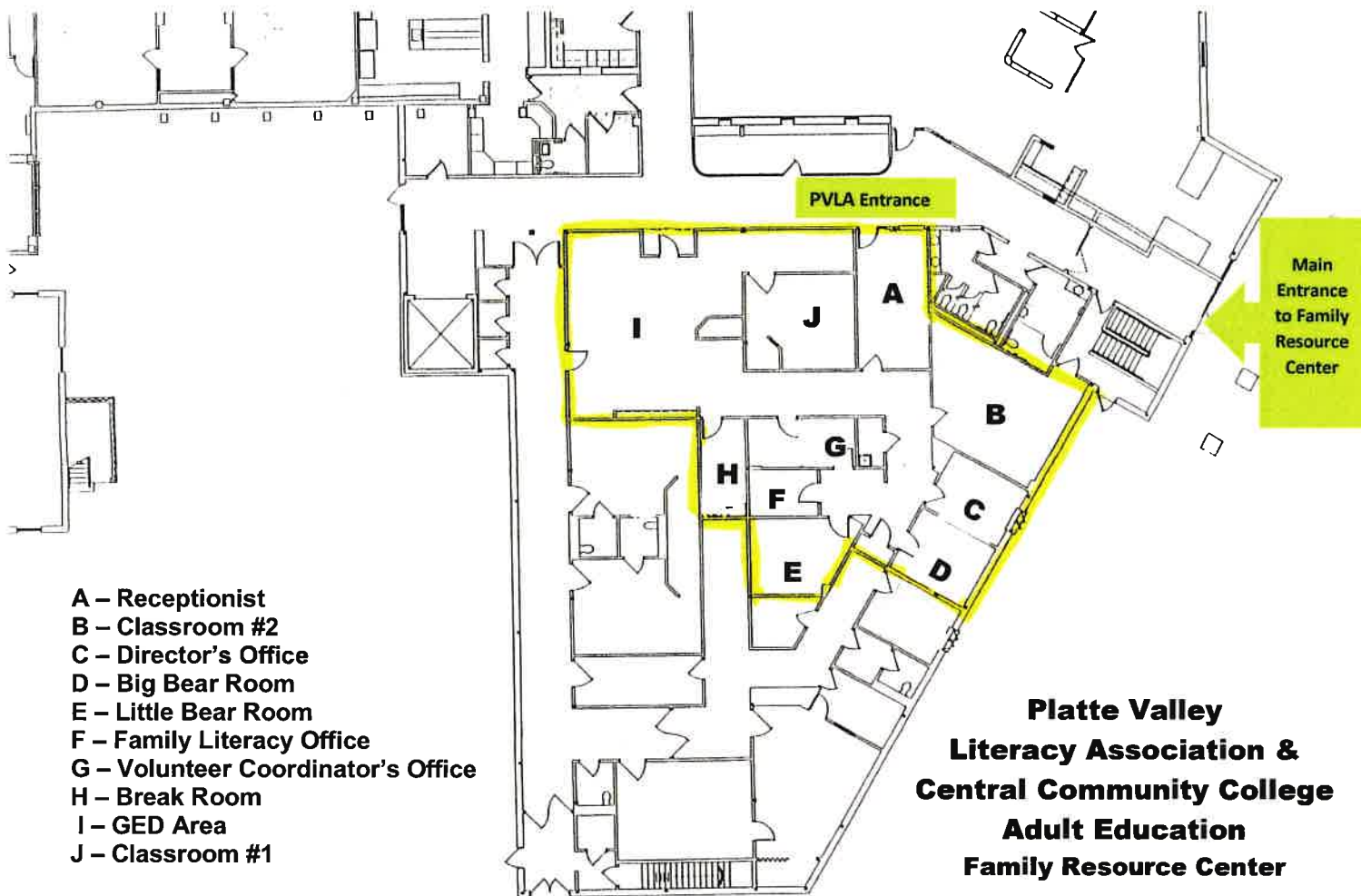
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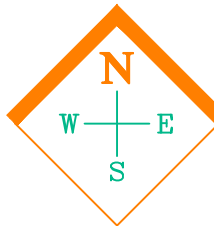
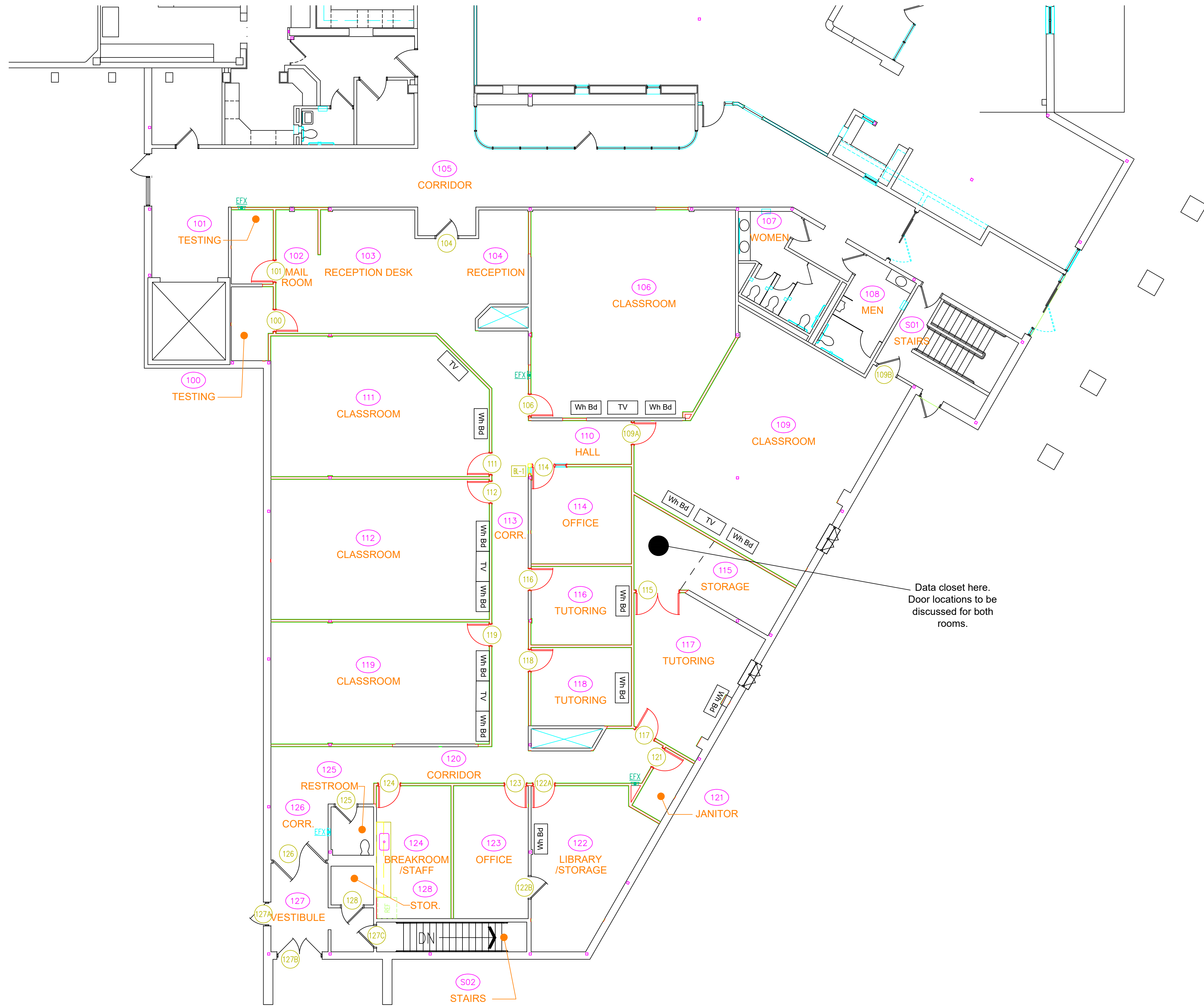
Manager of Columbus Community Foundation and the FRC

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1st FLOOR PLAN



FLOOR PLAN

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

1. INFILL EXISTING OPENING WITH METAL STUDS AT 16" O.C. WITH SOUND INSULATION AND GYPSUM BOARD EACH SIDE. MATCH DEPTH OF EXISTING WALL.
2. FUR-OUT AROUND EXISTING COLUMN. MINIMIZE FUR-OUT PROTRUSION FROM WALL.
3. FUR-OUT AROUND ROOF DRAIN PIPE. MINIMIZE FUR-OUT PROTRUSION FROM WALL.
4. RELOCATED EXISTING FIRE EXTINGUISHER AND CABINET.

GENERAL NOTES

- A. EXISTING WALLS TO REMAIN AT ALL LOCATIONS WHERE DEMOLITION HAS OCCURRED, PATCH TO MATCH EXISTING FINISHES TO REMAIN OR AS REQUIRED FOR NEW FINISHES.

WALL TYPES

- 3 5/8" METAL STUDS AT 16" O.C. WITH SOUND INSULATION AND GYPSUM BOARD EACH SIDE FROM FLOOR UP TO BOTTOM OF EXISTING ROOF DECK. CONNECT TO ROOF DECK WITH SLIP TRACK.

Data closet here.
Door locations to be
discussed for both
rooms.