

Approved by Board 9/8/20

COMMUNITY COLLEGE DISTRICT NO. 536

BOARD OF TRUSTEES COMMITTEE
Building and Grounds

August 24, 2020

MINUTES

The Building and Grounds Committee Meeting of the Board of Trustees of Lewis and Clark Community College, District No. 536, was held via conference call on August 24, 2020 at 9:34 am for the purpose of developing recommendations to take to the full Board for approval at the September Regular Scheduled Meeting. The committee meeting location was changed to a conference call as an emergency measure due to a ZOOM system-wide failure. Public notice was provided.

ROLL CALL

Present

Charles Hanfelder, Assistant Secretary
Dwight Werts, Member

Also present were Lori Artis, Chris Paulda, Gary Rolfe, Dick Warner, Erin Morris, and Sue Keener.

There were no public comments.

When the college purchased the N.O. Nelson campus property, two adjacent residences were part of the acquisition—401 and 409 S. Brown Street, Edwardsville. The buildings were previously used for storage. The college received notice from the City of Edwardsville that these properties are in violation of city codes including disrepair. The City is requesting a response from the college with a timeline for bringing the property up to code.

Upon notification, Architect of Record Erin Morris was asked to investigate options. Erin obtained estimates to demo the property to provide greenspace and an option to repair roof and exterior issues.

- Demo—cost for demo, removal, regrade, topsoil, and seed is estimated to be \$12,000 to \$15,000 per house.
- Exterior Renovation—cost to replace roof and make repairs to keep the buildings dry is estimated between \$15,000 and \$20,000 per building.

The college is not aware of any historical significance for the two buildings. Inquiries will be made with the local historical organizations and perhaps S. J. Morrison to determine if there are historical restrictions regarding demolition or renovation.

Trustee Hanfelder asked for information about valuation and selling the property if it is no longer needed. Chris Paulda briefly reviewed the process of selling college assets: two appraisals, environmental study, oversight, notification to ICCB, and the property is sold through a bid process. Trustee Werts reiterated the property is basically landlocked and provides a buffer for the campus from surrounding properties as well as an opportunity to expand parking in the future.

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Lori Artis recommended tabling the issue pending information about property value and historic significance to be reported back to the Committee.

Per the instructions of the Building and Grounds Committee, the FY22 Resource Allocation and Management Program (RAMP) document was prepared with three projects. Following is a summary:

Priority for 2021	Project Name	Amount
1	Roadway, Parking Lot and Sidewalk Improvements	\$5,381,800
2	Automotive and Diesel Technology Center	\$11,482,000
3	Student Success Center	\$5,916,900
	TOTAL	\$22,780,700

As previously discussed, item #2 was reviewed to provide a more relevant estimate. Erin Morris provided a brief overview of the process which resulted in a \$4.5 million decrease from the estimate submitted in the previous year. Automotive Faculty changed the square foot requirement from 40,000 to 32,000 roughly based on the SIU Carbondale facility. The SIUC building project was funded through the CDB and built around 2010. The total project was 186,000 square feet at a total cost of \$63 million. Erin contacted the general contractor and was able to compute the cost for the Auto Tech portion of the project and correlate the cost to our project including classroom space and three labs at \$11,482,000. This is a very high-level estimate with no layout or elevation plans.

Lori Artis noted Dick Warner and Gary Rolfe recently notified her of another capital need and she wanted to inform the Committee and inquire whether to include this additional item in the RAMP submission.

Gary Rolfe reviewed the history of the mesocosm installation at NGRRECSM and the use of Dynege pumps to circulate river water through the mesocosms and tank labs for experiments. An investment was made to create this very unique installation. Now that Dynege closed, we do not have the ability to pump water from the river. For the short term, a diesel pump is being used, but it has limited capability.

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An engineering firm recently conducted a comprehensive evaluation of available options, all of which are very expensive. The project was put on hold due to financial constraints. Recently, NGRRECSM was notified through the Lt. Governor's office and others of an opportunity to apply for capital money for this project. A capital proposal was developed in the amount of \$5 million for producing sufficient waterflow. This proposal was developed separate from the RAMP proposal and has not been submitted. Artis noted that RAMP projects require a 25% match and the FY22 RAMP must be submitted by 10/1/20. The intent is to take the RAMP to the Board for approval 9/8/20 in order to meet the submission deadline.

Following discussion, Trustee Werts and Trustee Hanfelder agreed to submit the RAMP document to the Board for approval with only the three recommended projects and not include the NGRRECSM pump project.

There being no further business, the meeting was adjourned at 10:07 am.

Sue Keener, Executive Secretary to the President and Board of Trustees