

**Lake Land College  
Buildings and Site Committee  
November 4, 2021**

***Minutes***

The Buildings and Site Committee of the Board of Trustees met on November 4, 2021, in room 011 of the Board and Administration Center, Mattoon. Committee Chair Curtis called the meeting to order at 10:00 a.m.

Trustee Committee Members Physically Present:

Mr. Kevin Curtis, Committee Chair  
Mr. Dave Storm  
Mr. Mike Sullivan, Ex-Officio  
Mr. Tom Wright

Trustee Committee Members Participating via Telephonic Means:

None

Trustee Committee Members Absent or Not Participating by Any Means:

None

Other Trustee Participants:

Ms. Doris Reynolds

Other Meeting Participants Physically Present:

Dr. Josh Bullock, President  
Ms. Jean Anne Grunloh, Chief of Staff  
Ms. Seirra Laughhunn, Executive Assistant to the President's Office  
Mr. Jon Althaus, Vice President for Academic Services  
Mr. Greg Nuxoll, Vice President for Business Services  
Ms. Valerie Lynch, Vice President for Student Services  
Mr. Scott Rawlings, Director of Physical Plant  
Ms. Chris Strohl, Dean for Workforce Solutions and Community Education

**Hearing of Citizens, Faculty and Staff.**

There were no public comments.

**Approval of Minutes of September 8, 2021 Meeting.**

Trustee Storm moved and Trustee Wright seconded to approve the minutes of the September 8, 2021, Buildings and Site meeting.

There was no further discussion.

Roll Call:

Yes: Trustees Curtis, Storm, Sullivan and Wright. No: None.

Absent: None.

Motion carried.

### **Update on Landscape Architect of Record.**

Trustees heard a request and reviewed a memorandum from Mr. Greg Nuxoll, Vice President for Business Services, for the approval of the administration to engage Planning Design Studio of St. Louis, Missouri, as the landscape architect of record for the College's multi-year landscaping project. Mr. Nuxoll highlighted the administration's Request for Qualifications (RFQ) publication and extensive vetting of eight qualified respondents by a selection committee. He said the committee recommends engaging Planning Design Studio as their presentation was very thorough and showed a significant amount of preparation and passion for the project. Trustees learned the firm's hourly rates were very comparable to the other firms from central Illinois and that with Board approval, the administration will begin working with Planning Design Studio on a formal contract with hopes of starting meetings and design work in 2022.

Trustee Storm motioned and Trustee Curtis seconded that the Committee recommend to the Board of Trustees approval for the administration to engage Planning Design Studio of St. Louis, Missouri, as the landscape architect of record for the College's multi-year landscaping project.

There was no further discussion.

Roll Call:

Yes: Trustees Curtis, Storm, Sullivan and Wright. No: None.

Absent: None.

Motion carried.

### **Closed Session.**

10:04 a.m. – Trustee Wright moved and Trustee Storm seconded to convene to closed session pursuant to Chapter 5 of the Illinois Compiled Statutes Section 120/2(c)(5) to discuss the purchase or lease of real property for the use of the College.

There was no further discussion.

Roll Call Vote:

Yes: Trustees Curtis, Storm, Sullivan and Wright. No: None. Absent: None.

Motion Carried.

### **10:11 a.m. – Return to Open Session.**

### **Building Projects.**

Mr. Nuxoll updated the committee on numerous building projects that the administration would like to pursue. He said he and President Bullock are seeking approval in moving forward with the planning stage of the process for each project. He highlighted each project and the funding source as follows:

- Neal Hall building improvements – there is an anonymous donor for enhancements related to Allied Health Programs and there will also be the CDB portion of the renovations for other areas of the building.
- Softball Press Box. Mr. Nuxoll said a recent bidding process for this project was not successful as the single received bid was more than 100% of the initial estimate. This will be rebid in the future.
- Kluthe Building Renovations – to be funded through bonding.
- Rural Development Technology Center (to house the ERCA) – to be funded through bonding.
- Parking Lot Improvements – CDB project.
- Addition of Women's Locker Room in Field house.
- Other Projects as needed

Committee members gave verbal consent that the administration should proceed with the planning stages of these building projects.

Mr. Nuxoll said the administration will bring back to the Board for approval the acceptance of any bids, proposals or agreements to implement any project.

### **Architect of Record.**

Mr. Nuxoll updated the committee that the College would like to publish a RFQ in seeking to hire an architect that would serve as the Campus architect for any building project, in addition to helping the College with its overall Master Facilities Planning.

Committee members gave verbal consent that the administration should proceed with the request for qualifications in seeking to hire an architect that would serve as the Campus architect.

Mr. Nuxoll said the administration will bring back to the Board for approval the acceptance of any bids, proposals or agreements to implement.

### **Rebidding of Performance Contract.**

Mr. Nuxoll updated the committee on the performance and energy savings contract with the Veregy Group, formally known as CTS, which was approved on December 8, 2014. Trustees learned that since 2014, the contract has been amended many times to include additional projects which was different than the original scope. Mr. Nuxoll said

that per the advice received from the College's legal counsel, Robbins Schwartz, the administration seeks to rebid the performance and energy savings contract due to the time elapsed since the contract date rather than continually amending the original contract.

Committee members gave verbal consent that the administration should proceed with a rebid of the performance and energy savings contract.

Mr. Nuxoll said the administration will bring back to the Board for approval the acceptance of any bids, proposals or agreements to implement.

### **Update on Bipolar Ionization Project.**

Mr. Nuxoll updated the committee on the administration's due process efforts to determine if the College should proceed in implementing a needle point bipolar ionization project for air quality improvements at the main campus and at Kluthe, at an estimated cost of \$650,000 to \$700,000. This follows discussion on this issue held with the Committee during its September 8, 2021 meeting. Mr. Nuxoll said he had spoken with an administrator at Effingham Unit 40 and this administrator reported positive results since they had installed the same system. Mr. Nuxoll said that if the administration proceeds, the College would engage Veregy Group, through a Board-approved addendum with their contract, to oversee the project. Trustees learned that HEERF funds may be used to fund this type of project. Mr. Nuxoll said he is not yet ready to make a recommendation to the Board in November but rather wishes to continue working with legal counsel on finalizing a potential addendum with Veregy Group that could be presented during the December regular Board meeting.

Committee members gave verbal consent that the administration should proceed with the planning process to potentially implement the needle point bipolar ionization project. However, Committee Chair Curtis and Trustee Storm suggested the administration continue its due diligence in speaking with other organizational leaders who have implemented the bipolar ionization system prior to making a final recommendation to the Board.

Mr. Nuxoll said the administration will bring back to the Board for approval the acceptance of any bids, proposals or agreements to implement.

### **Other Business.**

There was no additional discussion.

### **Adjournment.**

