

**Lake Land College
Buildings and Site Committee
December 10, 2020**

Minutes

The Buildings and Site Committee of the Board of Trustees met on December 10, 2020. As permitted by Public Act 101-0640, 5 I LCS 120/7(e), the meeting was held without the physical presence of a quorum. Lake Land College President Dr. Josh Bullock, as head of the public body, was physically present in Webb Hall, room 081, Mattoon. Committee Chair Cadwell called the meeting to order at 10:00 a.m.

Trustee Committee Members Participating via Telephonic or Electronic Means (Zoom):

Mr. Gary Cadwell, Committee Chair
Mr. Kevin Curtis
Mr. Mike Sullivan
Mr. Tom Wright
Ms. Doris Reynolds, Ex-Officio

Trustee Committee Members Physically Present:

None

Trustee Committee Members Absent or Not Participating by Any Means:

None

Other Trustee Participants:

None

Other Meeting Participants:

Dr. Josh Bullock, President (physically present)
Ms. Jean Anne Grunloh, Senior Executive to the President (Zoom)
Mr. Jon Althaus, Vice President for Academic Services (Zoom)
Mr. Greg Nuxoll, Vice President for Business Services (Zoom)
Ms. Christy Donsbach, Executive Director for College Advancement (Zoom)
Mr. Scott Rawlings, Director of Physical Plant (Zoom)
Ms. Madge Shoot, Comptroller
Ms. Kellie Niemerg, Director of Effingham Education Centers

Hearing of Citizens, Faculty and Staff.

President Bullock said he had not received any written requests to address the Committee. Committee Chair Cadwell asked if there were any additional requests for public comment that were not previously submitted by email to Dr. Bullock. There were no public comments.

Approval of Minutes of January 9, 2020 Meeting.

Trustee Curtis moved and Trustee Wright seconded that the minutes of the January 9, 2020, meeting be approved.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Reynolds, Sullivan, and Wright. No: None.

Absent: None.

Motion carried.

Discussion for Connecting the Board and Administration Center and the Foundation and Alumni Center to Generator Power.

Mr. Greg Nuxoll, Vice President for Business Services, reported that currently the power to the Board and Administration Center (BAC) and Foundation and Alumni Center (FAC) are not backed-up or connected to the College's emergency generator back-up system. He said should a power outage occur both buildings would be without power until normal power is restored. Trustees reviewed a memorandum from Mr. Nuxoll that highlighted two possible solutions:

- Connect the BAC and the FAC to the existing generator system at an approximate cost of \$176,980.00.
- Back-up the two buildings with a new generator system to be installed on the south side of FAC and independent of the College's existing system at an approximate cost of \$85,600.

Mr. Nuxoll said he and Mr. Scott Rawlings, Director of Physical Plant, have been working with CTS Group, the College's construction consultant, to investigate the most appropriate option and associated costs. Trustees learned the higher cost associated with connecting back-up power to the existing system is mainly due to the significant amount of boring and resulting ground repair that would have to occur due to the distance of the BAC and FAC from the Power Plant.

Trustee Wright asked if the new generator system being considered would be large enough to provide back-up power for additional buildings. Mr. Rawlings clarified that the pricing reviewed to date is for a smaller generator meant only to provide service to BAC and FAC. He said the new Workforce Development Center being constructed on campus will be connected to the back-up power sources in the West Building. Trustee Cadwell suggested the administration consider pricing a larger generator in case any other buildings might need to be connected to this back-up source in the future.

Trustee Curtis asked about maintenance service costs if a new generator would be installed. Mr. Rawlings reported an approximate \$5,000 addition to our existing service costs with our contracted maintenance provider Altorfer.

Trustee Curtis also expressed concern about the appearance of a new generator system located in such a prominent place on campus and possibly diminishing the aesthetics of the beautifully remodeled or new facilities on campus. Mr. Rawlings said the new system would be concealed with a small fence that would also conceal the geothermal valves already exposed in that area. Trustee Curtis suggested the administration consider other options, perhaps something nicer than a fence, for concealing the system such as installing a brick wall to match the building facade. Mr. Nuxoll said he will also seek advice from an area landscaper.

Following considerable discussion, the Committee reached consensus that by cost comparison, and for minimal disruption to normal campus operations, the administration should pursue the option of purchasing a new generator system to be placed on the south side of FAC. President Bullock said the administration will bring a final recommendation to the Board of Trustees for approval in the near future.

Trustee Curtis motioned and Trustee Sullivan seconded that the Committee report to the Board of Trustees the Committee's consensus approval for the administration to pursue the option of purchasing and installing a new generator system to provide back-up power for the Board and Administration Center (BAC) and the Foundation and Alumni Center (FAC). This action will include consideration of additional generator sizes for optimal capacity and various ways to best conceal the generator system for aesthetics purposes.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Reynolds, Sullivan, and Wright. No: None.

Absent: None.

Motion carried.

Review of the Lake Land College Foundation Guidelines for Building Naming Rights and Associated Donation Amounts to the Foundation.

Dr. Bullock said per Board Policy 11.10 – *Naming of Buildings, Grounds or Academic Programs* that he was presenting the annual gift pricing guidelines for building naming rights in consideration of amounts donated to the College's Foundation. Trustees reviewed a spreadsheet detailing various minimum amounts for naming consideration by building and room. Dr. Bullock also highlighted the process and timeline as detailed in Policy 11.10 for the Board of Trustees to grant approval of any naming request. Trustees also reviewed policy language for naming rights based on someone's service to the College.

Trustee Wright motioned and Trustee Reynolds seconded that the Committee report to the Board of Trustees the Committee's consensus approval of the annual pricing

guidelines for building naming rights associated with donation amounts to the College's Foundation.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Reynolds, Sullivan, and Wright. No: None.

Absent: None.

Motion carried.

Proposed Manufacturing Training Academy Grant Application to DCEO.

Dr. Bullock highlighted the administration's current efforts underway to submit a grant application to the Illinois Department of Commerce and Economic Opportunity (DCEO) for a manufacturing training academy. Dr. Bullock said the purpose of the grant is to promote the development of specialized manufacturing training academies and Trustees reviewed the Notice of Funding Opportunity (NOFO). Dr. Bullock said DCEO has set aside \$15 million to support two downstate community colleges, one in two separate regions, with Lake Land being part of the southern region for which there are a total of nine community college districts. Trustees learned the following:

- Applications are due January 31, 2021.
- The grant does not require any college match.
- Successful grantees will develop manufacturing training programs that are not broadly available at community colleges in their region, attract students from across the region to participate in manufacturing training, and meet the workforce needs of the regional manufacturing industry.
- Grantees are encouraged to consider training programs that may fall outside of traditional community college curriculum, including shorter-duration certification programs and customized job training directed towards Illinois manufacturers' current workforce.
- Lake Land College is developing an application in conjunction with the Effingham Regional Career Academy (ERCA) as the purpose of the grant closely aligns with the mission of ERCA for which we have been developing potential partnerships with 14 interested high school district partners. Our proposal includes a request for funding to construct a training facility of about 20,000 square feet. The facility would be built on the College's property south of the Kluthe Center and it would provide specialized manufacturing training space for both high school students and incumbent workers. This would be phase one for construction of the Rural Development Technology Center that has been included in our RAMP document and approved by ICCB for several years now. This facility would provide a permanent home for the Effingham Regional Career Academy.

Dr. Bullock said that if the College were to be successful in receiving the DCEO grant of approximately \$5 to \$6 million to fund phase one of the Technology Center, he would

like to proceed with the College funding and constructing phase two of the proposed Technology Center at the same time, with construction likely to begin in early 2022. He recommended that we plan to utilize fund balance from the Building Fund or other College savings to pay for phase two instead of using bonding slated for 2023-2024 as was originally planned in our eight-year bonding schedule and previously shared with the Board. Dr. Bullock explained that phase two would add an additional 20,000 square feet to the facility to support four additional high-demand training program areas including technology, agriculture, healthcare and transportation. The estimated cost of phase two is \$5 million for the facility and \$1 million for training equipment, with the College working with area partners to fund the equipment.

Dr. Bullock asked if any Trustee did not support Lake Land submitting the grant proposal to DCEO as described above or did not support proceeding with phase two of the proposed facility and utilizing fund balance or College savings to fund phase two, should the College receive the DCEO grant to fund phase one. All Trustees expressed support to proceed with the grant proposal as presented and to fund phase two with fund balance or College savings should construction of the facility occur prior to our originally planned bonding schedule for 2023-2024.

Trustee Cadwell asked if ERCA and the Rural Development Technology Center would benefit additional communities in the College's district beyond Effingham County. Dr. Bullock said of the 14 high school districts expressing interest that many are in other counties and he said there is even a possibility to collaborate with entities outside of the College's district.

Dr. Bullock thanked Ms. Kellie Niemerg, Director of Effingham Education Centers, for her extensive work to coordinate writing the College's grant proposal.

Trustee Wright motioned and Trustee Curtis seconded that the Committee report to the Board of Trustees the Committee's consensus approval for the administration to submit a Manufacturing Training Academy grant application to DCEO and to fund phase two of the Rural Development Technology Center with fund balance or College savings should the College receive the DCEO grant to fund phase one construction of the facility.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Reynolds, Sullivan, and Wright. No: None.

Absent: None.

Motion carried.

Other Business.

There was no additional discussion.

Adjournment.

Trustee Reynolds moved and Trustee Curtis seconded to adjourn the meeting at 10:42 a.m.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Reynolds, Sullivan, and Wright. No: None.

Absent: None.

Motion carried.

The meeting was recorded and may be viewed at the following link:

<https://lakelandcollege.zoom.us/rec/share/85lmMA1MourO3uNKHHcsuYP-WzAPut8KTRz4LeEX3nEXzQkAnWefV1yhDRYoKck6.t9G6TU57DDyxiDee>

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Approved by:

/s/Mr. Gary Cadwell, Committee Chair/Committee Secretary