

**Lake Land College
Buildings and Site Committee
June 6, 2024**

Minutes

The Buildings and Site Committee of the Board of Trustees met on June 6, 2024, in room 011 of the Board and Administration Center, Mattoon. Committee Chair Curtis called the meeting to order at 8:10 a.m.

Trustee Committee Members Physically Present:

Mr. Kevin Curtis, Committee Chair
Mr. Larry Lilly
Mr. Dave Storm
Mr. Gary Cadwell, Ex-Officio

Trustee Committee Members Participating via Audio or Video Means:

None

Trustee Committee Members Absent or Not Participating by Any Means:

Mr. Tom Wright

Other Trustee Participants:

Ms. Doris Reynolds
Ms. Denise Walk (arrived at 8:50 a.m.)

Other Meeting Participants Physically Present:

Dr. Josh Bullock, President
Ms. Jean Anne Highland, Chief of Staff
Mr. John Woodruff, Vice President for Business Services
Mr. Scott Rawlings, Director of Physical Plant
Mr. Jeremy Moore, Facilities Planning Manager
Ms. Seirra Laughhunn, Executive Assistant to the President's Office
Ms. Madge Shoot, Comptroller
Dr. Valerie Lynch, Vice President for Student Services (arrived at 8:20 a.m.)

Hearing of Citizens, Faculty and Staff.

There were no public comments.

Approval of Minutes of January 5, 2023 Meeting.

Trustee Storm moved and Trustee Cadwell seconded to approve the minutes of the January 5, 2023, Buildings and Site meeting.

There was no further discussion.

Roll Call:

Yes: Trustees Cadwell, Curtis, Lilly, and Storm. No: None.

Absent: Wright.

Motion carried.

Capital Improvement Projects.

President Bullock and Mr. Jeremy Moore, Facilities Planning Manager, provided updates on several capital improvement projects. Dr. Bullock said the majority of the projects were included in the Master Facilities Plan.

They first highlighted projects that were part of FY 2024 planning including:

- CDL Lot - restriping.
- Update on Podesta drive entrance and campus border project – according to the Master Landscaping Plan. Mr. Moore said site work could begin as early as Fall 2024.
- Construction of a new athletic training facility that would include indoor restrooms and a concessions area. Dr. Bullock said the administration has been collaborating with a local partner and donor for the creation of this facility. He said that the administration had originally included in the Master Facility Plan to construct stand-alone restrooms near the baseball and softball fields, and the administration had budgeted \$250,000 for this project. However, he said that with the potential local partnerships and funding support from a donor the administration is recommending construction of this new facility. He said plans are to have it located near the third base line of the softball field and thus accessible from both the baseball and softball fields. Dr. Bullock noted we have \$530,000 remaining from the Neal Hall Trust that could be used to help fund the project.
- West Building – replacement of roof 1.
- Lot A - renovation is currently well under way.

Dr. Bullock and Mr. Moore also highlighted projects as part of FY 2025 planning including:

- Webb Hall – replacing the roof portion over the offices. Dr. Bullock said this is needed due to serious roof leaks over the offices. Dr. Bullock noted this is a new project that was not in the original Master Facilities Plan due to the roof leaking.
- Field House – replacing the roof (excluding Fitness Center).
- Lensink Hall – addressing the space needs for the Human Resources and Marketing and Public Relations Departments.
- Webb Hall – updating the Tutoring and Testing Space.
- Lot F - refinish & beautification.

- Landscaping updates according to the landscaping master plan.

Dr. Bullock also highlighted funding sources (e.g., Fund balance, Bonding or Protection, Health and Safety) for each project and how the administration is planning the FY 2025 Budget accordingly.

Each Committee member expressed support for pursuit of all of the above-listed projects. The Committee also expressed the importance of having quality facilities and beautiful campus grounds, and how this can impact the decisions for students to attend an institution of higher education.

Remodeling of the Effingham Technology Center.

Dr. Bullock and Mr. Moore gave updates on the status of remodeling the 1st and 2nd levels of the Effingham Technology Center (ETC). Dr. Bullock said the original cost for the remodel was anticipated to be \$5 million, but the estimated cost is now approximately \$7 million after working with the College's architect of record, Bailey Edward. He said the administration has been investigating the option for a mid-cycle bond, and plans to bring this request to the Finance Committee in July 2024. Trustees learned the College has approximately \$3 million in remaining bond funds and will propose bonding \$4 million via the mid-cycle bond.

Mr. Moore shared maps of proposed changes for levels 1 and 2 of the ETC, noting the goal of having the Effingham Regional Career Academy (ERCA) to be operational by the start of the Spring 2025 semester and to have the Kluthe operations at the Effingham Technology Center by the start of the Fall 2024 semester. Trustees learned the ERCA operations will be housed on the 1st level and the Kluthe operations on the 2nd level. Mr. Moore also shared a timeline of action to occur starting this August for bids, with the goal of completed construction by March 2025. He said the administration hopes to have bids ready for Board approval by the August 2024 regular meeting.

Performance Contract for Luther Student Center Chillers Replacement Project.

Dr. Bullock reminded Trustees that as previously discussed with the Board during the May 2024 regular Board meeting, two of the three chillers in the older portion of the Luther Student Center are no longer working and none of these chillers were replaced or upgraded when the facility was remodeled a few years ago. Mr. Moore said we are down to 30% cooling capacity and that it is critical to address this need. Mr. Moore said that the administration has learned Veregy of St. Louis, a long-time partner for projects with the College, is now part of a state consortium and the administration is recommending to enter into a performance contract with Veregy to upgrade the HVAC system in the Luther Student Center, at a total cost of \$436,405. Trustees reviewed the proposed contract and scope of work to be performed by Veregy.

Trustee Storm moved and Trustee Lilly seconded to recommend to the Board of Trustees approval of the proposed performance contract with Veregy of St. Louis, Missouri, for an HVAC system upgrade of the Mechanical Plant in the Luther Student Center, at a total cost of \$436,405.

There was no further discussion.

Roll Call:

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

Absent: Wright.

Motion carried.

Other Business.

Dr. Bullock said he has been approached by leadership with Consolidated Communications with their request to purchase and place a bench to posthumously honor Mr. Dick Lumpkin. He said that they would like to do this as part of a future Special Olympics Family Festival (SOFF). Due to the current renovations to parking lot A, Dr. Bullock was skeptical that the bench could be placed by this year's SOFF event in September. He said that once the parking lot A renovation is completed that he will ask Mr. Scott Rawlings, Director of Physical Plant, to collaborate with the staff at Consolidated and seek the best location on campus grounds for the bench. Trustees also discussed the potential for the College to consider donating something in memory of Mr. Lumpkin that compliments the bench provided by Consolidated Communications.

There was no additional discussion.

Adjournment.

Trustee Lilly moved and Trustee Storm seconded to adjourn the meeting at 8:54 a.m.

Motion carried by unanimous voice vote.

Approved by:

/s/Kevin L. Curtis

Committee Chair/Committee Secretary