

**NORTHEAST COMMUNITY COLLEGE
BOARD OF GOVERNORS**

FACILITIES COMMITTEE

Thursday, May 12, 2016

FACILITIES COMMITTEE

Keith E. Harvey, Chairperson	PRESENT
Dirk A. Petersen	PRESENT
Julie Robinson	PRESENT
Gene L. Willers	PRESENT
Shirley J. Petsche, ex-officio	PRESENT

STAFF

Dr. Michael Chipps
Mary Honke
John Blaylock
Lynne Koski
Dr. Karen Severson
Derek Bierman
Eric Johnson
Dr. Tracy Kruse
Craig Garrett
Jim Curry
Diane Reikofski
Brandon McLean
Steve Morton
Jake Ripple

OTHER BOARD MEMBERS

Steve Anderson	PRESENT
Arlan W. Kuehn	PRESENT
Dr. Terry F. Nelson	ABSENT
Don Oelsligle	PRESENT
Larry W. Poessnecker	PRESENT
Jeffrey M. Scherer	ABSENT

MINUTES

1. The meeting was convened at 10:33 a.m. in Room 1108B of the College Welcome Center, by Keith E. Harvey, Chairperson of the Facilities Committee.
2. Recommended approval of the Minutes of the April 14, 2016 meeting.
3. Northeast Community College received a request from the City of Norfolk to grant easements across College property running parallel to Northeast's west property line, and a small portion of the west end of the north property line. A permanent and temporary easement is needed to accommodate the construction and installation of a sanitary sewer line.

The request from the City is for a 20-foot wide permanent easement to operate and maintain the sewer line. The temporary easement provides access during the construction phase for installation of the line. Once complete, all areas disturbed will be put back to pre-construction condition.

Following review and discussion, a consensus was reached by the Facilities Committee to recommend to the Board of Governors to approve the permanent and temporary easement with the City of Norfolk for a sanitary sewer line on the property owned by Northeast Community College.

4. College staff have been working with the project architect, BCDM, to develop plans for the proposed renovation of the Weller basement. The renovated space would serve as an interim solution to improve and address health and wellness for the College's general student population as well as practice areas for athletic programs. The facility need is escalated by the addition of

191 additional residential students on campus beginning fall 2016. A significant portion of the renovation is the general overall improvements to the existing space, including major upgrades to existing mechanical and electrical infrastructure as well as restroom renovations for ADA compliance.

Julie Robinson inquired if there were concerns about not having space for showers. Lynne Koski indicated that since this is temporary space, they are trying to minimize expenses. Part of the renovation is to make this area ADA compliant, allowing Northeast to use capital improvement as well as ADA funds for this project.

Following discussion, a consensus was reached by the Facilities Committee to recommend to the Board of Governors to authorize the preparation of final plans and specifications and the development of necessary bid documents for the release of bid packages for the Weller Building basement project.

5. Lynne Koski reported that the Construction Manager at Risk Selection Committee met and reviewed the Request for Qualifications and bids from one Construction Manager/Contractor Firm. The committee ranked the firm based on qualification scoring criteria defined in Board policy and procedures. The fee proposal was opened and considered after qualification scoring was complete. The total score was used to determine if the firm had provided a responsible proposal.

Following discussion, a consensus was reached by the Facilities Committee to recommend to the Board of Governors to authorize the Administration to attempt to negotiate a proposed contract with Kingery Construction for hail damage repair, miscellaneous exterior building improvements, and selective renovation at the Lifelong Learning Center.

6. At 10:51 a.m., Gene L. Willers MOVED to enter into Closed Session for the purpose of discussing strategy with respect to a real estate purchase and to reconvene to the Facilities Committee after business is discussed. Julie Robinson SECONDED the MOTION.
7. The meeting was reconvened at 11:12 a.m.
8. With no further business to discuss, the meeting was adjourned at 11:12 a.m.