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2-13-2009

### **Governors State University Board of Trustees Facilities Committee Meeting Minutes - February 13, 2009**

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**GOVERNORS STATE UNIVERSITY  
BOARD OF TRUSTEES  
FACILITIES COMMITTEE**

**Minutes of the Friday, February 13, 2009 Meeting**

**Lorine Samuels, Chair**

**CALL TO ORDER AND ROLL CALL**

The Facilities Committee of the Board of Trustees met on Friday, February 13, 2009 in the William D. McGee Hall of Honors. The meeting was called to order by Chair Samuels at 8:47 a.m. Trustees Kristi DeLaurentiis, Lorine Samuels, Bruce Friefeld, Jack Beaupre and Student Trustee Elizabeth Green were in attendance. Trustee Lois Mayer was absent.

Others present: Elaine Maimon, President; Jane Rhoades Hudak, Provost; Gebe Ejigu, Executive Vice President and Chief of Staff; Alexis Kennedy, General Counsel; Joan Vaughan, Vice President of Institutional Advancement; Paul Blobaum, Faculty Senate President; Kathleen Miller, Civil Service Senate President; Jeffrey Slovak, Deputy Vice President for Administration and Finance; Susan Rakstang, Associate Vice president for Facilities Development and Management; Tim Kosiek, Project Manager; and David Dixon, Internal Auditor.

**ACTION ITEMS**

**Approval of Minutes**

Samuels entertained a motion to accept the Minutes of the Facilities Committee meeting of October 10, 2008. DeLaurentiis made a motion. Green seconded. The motion was approved by unanimous voice vote.

Samuels pointed out the revised format for the Agenda, stating the Information Items would be covered before Action Items in an effort to present all pertinent information regarding Action Items before voting on them. She welcomed input from the Trustees regarding the new format, and stated the Administration would be happy to accommodate their requests. No requests were made at this time.

**INFORMATION ITEMS AND REPORTS RECEIVED**

**Status Report on Deferred Maintenance Initiative Phase I Projects**

Ejigu introduced Rakstang. She thanked Charles Nolley, Jon Tullos, Heather Penn, Mark Kundla, Barbara Mandel, and Archie Cocke of the Division of Digital Learning and Media

Design for their assistance in producing a video highlighting the deferred maintenance projects, which she proceeded to play. The video provided numerous before and after shots of the 14 projects in Phase I, four of which are complete while the remainder are 85-99% complete. Rakstang narrated the video.

Following viewing of the video, Ejigu recapped the deferred maintenance projects. He thanked GSU's Deferred Maintenance Initiative Team (Jeff Slovak, Karen Kissel, Susan Rakstang, Tracy Sullivan, and Tim Kosiek) for their hard work, and stated that, in his experience of over 30 years in higher education administration, he has never worked with such a competent, hard working group of individuals in the management of deferred maintenance projects of this magnitude.

Samuels opened the floor for questions. DeLaurentiis asked how the permeable paver parking lots have been performing following some of the recent heavy rains. Rakstang replied that they have been performing wonderfully. There are no puddles, and the run off of water is very efficient. There have been some issues with snowfall because the snowplows were modified with a rubber blade, and the cut is not quite as deep, however FDM is experimenting with environmentally friendly sugar beet juice to improve snow removal in conjunction with salt. Beaupre requested a reminder of the economic advantage of permeable pavers vs. asphalt. Rakstang explained that typically pavers cost 50% more; however given the recent jump in oil prices asphalt was much more expensive in 2008. Therefore the increase in cost was only 14% more than if we had gone with asphalt. In effect, GSU actually benefited from the recent oil crisis. Samuels asked about the lifespan of pavers vs. asphalt. Rakstang explained that studies show permeable paving lasts significantly longer than asphalt paving, and that it requires less maintenance over time. Samuels asked how the locker room showers were performing. Rakstang related that there was a breaking in period in which some difficulties were experienced. However FDM worked closely with the contractor to resolve all issues and they are in excellent working order now. Green raised a concern about the space between the pavers in regard to whether weeds would grow there or ladies' heels would get caught. Rakstang stated that because of the onset of winter, lot C was only 99% complete. Gravel still needs to be placed between the pavers when weather permits. FDM has had some complaints about the space between the pavers, but these issues should be resolved when the gravel is placed.

### **Student Housing Initiative**

Ejigu reported. At the Board Retreat in August the Trustees asked the Administration to investigate the possibility building on-campus student housing at GSU. A request for proposals was issued, which received a lot of interest; however the interests expressed were not from the right group of developers. Most of those that showed up were architects, contractors or subcontractors looking for construction projects. After the pre-proposal meeting a decision was made to pull the bid off the table. It is not felt to be the right time economically to proceed with such a project. We will, however, continue to monitor the market and leave open the possibility of student housing in the future. We will also continue to have discussions with the Village of University Park regarding their proposed development north of campus near the Metra station.

DeLaurentiis asked for a point of clarification on the proposed Village of University Park project. Maimon responded, stating that project is envisioned as a supplement to student housing, not housing dedicated strictly to GSU students. GSU's stand is to provide housing and services

to GSU students only, not to community members. GSU is also unmovable in terms of signing an exclusivity arrangement with another entity. Beaupre asked Ejigu to explain the difference between the credit market for deferred maintenance and the student housing project. Ejigu explained that the financing undertaken for deferred maintenance is based on dedicated revenues to debt service (from the Student Facilities Fee) to repay the debt. Student housing would require project financing, i.e. for debt to be serviced from revenue generated from the housing project itself. In other words, the project has to be financially feasible by itself. Beaupre asked if this would involve much greater risk. Ejigu replied, "Yes, definitely."

## **ACTION ITEMS**

### ***Resolution 09-14: Contract for Energy Audit***

Ejigu explained this action is a culmination of work and discussions over the previous two meetings regarding an energy saving initiative. An extensive selection process was undertaken to identify a firm capable of undertaking this type of project. Many projects have been identified and discussed with the firm to determine which are most economically feasible. The energy audit will entail a more systematic assessment of those projects. This action seeks Board authorization to enter into a contract with the firm selected for this purpose, Energy Systems Group (ESG), in order to perform the audit for \$50,000. In the event the University chooses not to move forward with the project, the \$50,000 Energy Audit Contract amount will be payable to ESG. Chair Samuels entertained a motion to include Resolution 09-14 on the Consent Agenda. DeLaurentiis made a motion. Beaupre seconded.

Samuels opened the floor for discussion. DeLaurentiis asked if different options to fund the audit had been explored, including grants. Ejigu explained that assistance with the bidding and assessment process was provided by the Department of Commerce and Economic Opportunity (DCEO) free of charge. Rakstang added that grant opportunities are being explored, including a lighting grant and a wind study grant. ESG is aware of other grants as well and is looking into what may be available for this initiative. DeLaurentiis stated in theory, therefore, the cost to initiate such a project would be paid for by the money saved from the energy savings, which Ejigu confirmed. Samuels asked whether any companies from the Southland responded to the bid, to which Sullivan replied none had; corporations in this industry are predominantly located up north.

### ***Resolution 09-15: Contract for Road and Walkway Design***

Ejigu explained this represents the last phase of the repaving projects under the Deferred Maintenance Initiative, and will entail reconstruction of almost all the streets in the interior portion of campus. It is imperative that the work be done before further damage occurs. A firm has been selected, JJR LLC, the firm that developed the Master Site Plan, to design the road and walkway renovation plans in an amount not to exceed \$112,750. The intention is to complete the construction by the end of summer. Samuels asked if cost of the design work and the construction is included in the deferred maintenance financing. Ejigu responded yes, monies are already dedicated to both aspects of this project. DeLaurentiis pointed out that on the Master Site Plan there were some new roadways that would cut through the forest. She questioned whether those were included in this project. Ejigu explained they are not; this project will only entail

reconstruction of existing walkways and roads. However when the time comes to construct new roadways the Administration will bring those plans before the Board for approval.

DeLaurentiis asked if the University was looking into shovel ready projects and construction guidelines in order to get on IDOT's bid list like municipalities do. There is a 120 day window for that and perhaps we could use that to elevate these projects. Ejigu replied this is a very important point. The capital requests that GSU has been making for the last several years have included \$1.9M for replacement of roadway. If there is such funding the concept you are proposing will make this project more shovel ready, and if they do we will use that funding to complete this project. That decision is likely to be made in the next 90 days. There being no further discussion Samuels entertained a motion to place Resolution 09-15 on the Consent Agenda. Friefeld made a motion. Green seconded. The motion passed by unanimous voice vote.

#### ***Resolution 09-16: Master Site Plan***

Ejigu explained this action is being brought before the Board to finalize approval of the Master Site Plan. DeLaurentiis pointed out that all future infrastructure investment projects proposed in this Master Site Plan would have to come before the Board for approval prior to proceeding with the project. Samuels asked for a motion to include Resolution 09-16 on the Consent Agenda. Green made a motion. Friefeld seconded. The motion passed by unanimous voice vote.

#### **EXECUTIVE SESSION**

An Executive Session of the Facilities Committee was not called.

#### **PREVIEW OF FUTURE AGENDA ITEMS**

DeLaurentiis asked for an update on the Kankakee and Naperville facilities. Ejigu stated there is no need for additional funds to be put into these centers at this time, and there are no plans for the acquisition of other off-campus sites. DeLaurentiis asked for updates on these centers at a future meeting regarding investment vs. return.

#### **COMMENTS**

DeLaurentiis commented that the video on the Deferred Maintenance Initiative Phase I was extremely helpful in helping to visualize the progress that has been made and to understand where the money is being spent. Samuels agreed. A copy of the video was provided to the Trustees and President's Cabinet courtesy of the Division of Digital Learning and Media Design.

#### **PUBLIC COMMENT**

There were no requests for Public Comment.

Samuels entertained a motion to adjourn. DeLaurentiis made a motion. Beaupre seconded. The motion passed by unanimous voice vote. The Facilities Committee adjourned at 9:41 a.m.

Respectfully submitted,

Joan M. Johns