

Governors State University

OPUS Open Portal to University Scholarship

Board of Trustees Meetings Materials and Recordings

Board of Trustees

3-30-2009

Governors State University Board of Trustees Facilities Committee Meeting Minutes - March 30, 2009

Board of Trustees

Follow this and additional works at: https://opus.govst.edu/bot_meetings

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

Minutes of the Monday, March 30, 2009 Meeting

Lorine Samuels, Chair

CALL TO ORDER AND ROLL CALL

The Facilities Committee of the Board of Trustees met on Monday, March 30, 2009 in the William D. McGee Hall of Honors. The meeting was called to order by Chair Samuels at 8:45 a.m. Trustees Kristi DeLaurentiis, Bruce Friefeld, and Lois Mayer were in attendance. Trustee Jack Beaupre arrived at 8:50 a.m. Student Trustee Elizabeth Green arrived at 9:19 a.m.

Others present: Elaine Maimon, President; Gebe Ejigu, Executive Vice President and Chief of Staff; David Curtis, Professor on Special Assignment to the President; Alexis Kennedy, General Counsel; Joan Vaughan, Vice President of Institutional Advancement; Paul Blobaum, Faculty Senate President; Kathleen Miller, Civil Service Senate President; Linda Samson, Dean, College of Health and Human Services; 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 February 13, 2009. Friefeld made a motion. DeLaurentiis seconded. The motion was approved by unanimous voice vote.

INFORMATION ITEMS AND REPORTS RECEIVED

Report on Earth Week Activities

Ejigu introduced Rakstang, who explained that, here at GSU, Earth Day will be celebrated as Earth Week April 20-24, with ongoing activities including the dedication of the permeable paver parking lots on Thursday, April 23. Video invitations are being sent to the GSU community and surrounding communities via email to eliminate paper waste. Rakstang showed a video highlighting all the “green” initiatives on campus. Earth Week activities will include a farmer’s market, petting zoo, car dealers with hybrid cars, vendors with environmentally friendly products, food by the Civil Service Senate, Bloom Township High School’s new biodiesel bus,

tours of the Nathan Manilow Sculpture Park, a demonstration of beekeeping by Paul Blobaum and many other activities pending insurance approval. The dedication of the parking lots will take place after the Annual Scholarship Luncheon being held in the Hall of Governors.

Maimon introduced Carmin Garnica, new Student Senate President. Samuels also extended her welcome.

Report on Deferred Maintenance Initiative Projects: Nursing Labs, Enrollment Services

Ejigu introduced the two projects, which are program-driven, and proposed funding them through the next sale of Certificates of Participation (COPs). Rakstang explained that the nursing program has seen a significant increase in enrollment, necessitating additional lab and office space. As part of the E/F wing renovation plans, LCM Architects prepared construction documents 6-7 years ago. Because of their familiarity with the needs of the nursing facilities they were asked to prepare design layouts, and identified several areas in the University that would accommodate their needs. The basement of the Faculty Office Center (FOC) was identified as the best area. It is hoped that the construction contract for this project will be ready for approval at the next Facilities Committee meeting in June.

For the proposed renovation of the D Building Atrium for Enrollment Services, the architectural firm of DDA was selected to prepare design documents given their extensive experience working with higher education institutions, expertise in programming and design, and several references. They should be under contract soon. Samuels asked when a rendering will be available, to which Rakstang replied a date had not yet been determined. FDM will be meeting with them later in the week. Ejigu agreed to provide the Board with the schematics once they are complete. DeLaurentiis raised a question in regards to the new nursing facilities, asking if the OT and PT labs could be renovated for this purpose, or was new space build out required. Rakstang replied that the renovation of the FOC basement will be a permanent replacement of the existing nursing labs. Samson replied that the nursing program requires three labs, and the proposed renovation will meet those needs.

Report on Sherman Recital Hall

Ejigu began by expressing his apologies on behalf of the Administration for not keeping the Board fully updated on the events surrounding the flooding of Sherman Recital Hall on February 17, 2009. Rakstang explained that an underground sprinkler pipe ruptured, flooding Sherman with water and sand. ServiceMaster was called in to clean the hall immediately afterward. The architecture firm of STR Partners LLC was also called to evaluate the structure, which was found to be safe. However some voids were found under the foundation and those will be filled in the next 2-3 weeks. She explained that the pipe that burst was dead ended, served no purpose, and was disconnected from the main sprinkler line. It will be filled with concrete slurry. It is unknown why this pipe was installed when the building was built. FDM anticipates the

reopening of Sherman Hall in approximately one month. Samuels asked what the anticipated cost of repairs is, to which Rakstang replied she believed it would be under \$75,000. That includes the cost for clean-up, the architectural and engineering inspections, and repairs. Samuels questioned where the actual sprinkler pipe serving Sherman Hall was. Rakstang replied that it is above ground. She elaborated by stating the pipe that burst was not even on building drawings. The thought is that it was installed in anticipation of additional construction in the future; however since it was never on the drawings FDM was not aware of it until it burst. Ejigu added that the drawings from the original construction are very poor. DeLaurentiis asked how the flooding was identified. Rakstang explained that there is a flow alarm. The sprinkler water sits, and when it moves it tells the alarm there is a call for the sprinkler. The alarm went off in A wing, not E, because it was not on the drawings. Therefore the flooding in Sherman was discovered purely by accident by DPS. DeLaurentiis asked if other pipes not on the drawings have been identified in other areas of the University. Rakstang replied that some have and that FDM has begun a systematic maintenance review of them.

ACTION ITEMS

Resolution 09-24: Contract for Roadway and Walkway Reconstruction

Ejigu introduced the resolution, stating that this very important project will rectify the significant deterioration of the roads and walkways along the front of the main campus building. JJR, the architectural firm that helped develop the GSU Site Master Plan, was identified as the most qualified firm to design the reconstruction. The Administration is asking for approval of a contract on a “not to exceed” basis so the work can begin and be completed over the summer. There are also concerns that the summer construction climate will be crowded given the recent Federal Stimulus Package and the possibility of a state capital plan. A brief schematic of the work is included in the Board Packet. Rakstang projected the schematic on the screen, pointing out that a new parking lot for the Family Development Center was included in the plans. Included in the renderings is a festival gathering place across from the main entrance, aimed to be more pedestrian friendly rather than vehicle friendly. New lighting is also included in the project. Rakstang explained that the FDC parking lot is proposed to be on an easement of the BP line, and permits will take longer to obtain. DeLaurentiis questioned if this lot will be done with permeable paving as well. Rakstang replied it will be an asphalt parking lot because permeable pavers require a deeper cut, and given the easement this cannot be done.

DeLaurentiis pointed to Section A of the rendering, where the Carillon sits, and asked if the existing large amount of cement would remain. Rakstang explained that this area will have a completely different profile with less cement and more open natural space with seating and lighting. An existing structure, a mock-up of the Hall of Governors that is often mistaken for a bus stop, is in disrepair and will be taken down. The Carillon will remain. Ejigu asked if there

will be a bicycle path. Rakstang said that was not in the plans, but certainly could be considered. DeLaurentiis pointed out that bicycle paths have to be a certain width. Rakstang will research that. Samuels asked for clarification on where the roadway reconstruction will begin and Rakstang pointed out the area on the rendering.

Ejigu stated the plans also call for the installation of proper signage at the main entrance of the University, pointing out there currently is no signage. DeLaurentiis questioned the bidding process, and whether the intent is to use the current design company and not go out for open bid. Ejigu clarified that the University will have to follow the prescribed bidding process. However since the goal is to award a contract before the next Board meeting in order to begin construction, the Administration is requesting a “not to exceed” dollar amount from the Board in order to accomplish this. A contractor has not been identified. DeLaurentiis asked if the projected costs are based on analysis of the project as now designed. Ejigu stated they were, explaining that the design team is required to provide cost estimates, and estimates are typically within 5-10% of the final cost. The plan is to include the FDC lot; however that is dependent on the bids received. Samuels asked for clarification on whether the FDC lot was included in the estimated \$1.8M project cost estimate. Ejigu replied that the Administration is seeking authorization to award a contract not to exceed \$1.8m for the base bid, and the hope is that the alternate, the FDC lot, can be included within the \$1.8M. The FDC lot is not included in the base bid; it is included in the alternate bid. DeLaurentiis asked if the base bid included lighting. Ejigu stated it did not; lighting is included as an alternate. Given the current market conditions the design team is optimistic that all aspects of the project can be done within the \$1.8M. Samuels asked whether that language should be included in the resolution. Ejigu stated that when the contract is awarded the specifics will be in writing. Samuels replied that she understood that, but as currently written the resolution is not clear about the FDC lot or lighting. Rakstang stated those items are part of the design documents. The base bid is the work that has to be done and the alternates are add-ons. Samuels requested that the alternatives be included in the resolution. DeLaurentiis suggested that the Executive Summary include the alternatives. Ejigu agreed to draft an executive summary and a resolution which reflects these suggestions. That will be done before bringing the resolution to the Full Board on April 3, 2009.

Samuels requested a motion. Friefeld made a motion, however asked for clarification as to whether this is approval to include on the Consent Agenda for the April 3, 2009 Full Board meeting. Kennedy replied that it was. Beaupre seconded. The motion was approved by unanimous voice vote.

EXECUTIVE SESSION

An Executive Session of the Facilities Committee was not called.

PREVIEW OF FUTURE AGENDA ITEMS

Samuels asked if an update on Deferred Maintenance projects would be included at the next meeting. Ejigu replied that an update was forthcoming. He also stated that the Board will be updated on the status of the bids for the Roadway and Walkway Reconstruction at the next meeting. DeLaurentiis asked for an update on the Energy Audit and Ejigu agreed to provide that as well.

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, which the Administration agreed to provide.

PUBLIC COMMENT

There were no requests for Public Comment.

Samuels entertained a motion to adjourn. DeLaurentiis made a motion. Mayer seconded. The motion passed by unanimous voice vote. The Facilities Committee adjourned at 9:31 a.m.

Respectfully submitted,

Joan Johns Maloney