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Governors State University Board of Trustees Facilities Committee Meeting Minutes - December 11, 2009

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

Minutes of the December 11, 2009 Meeting

Bruce Friefeld, Chair

CALL TO ORDER AND ROLL CALL

The Facilities Committee of the Board of Trustees met on Friday, December 11, 2009 in the William D. McGee Hall of Honors. The meeting was called to order by Committee Chair Friefeld at 10:09 a.m. Trustees Jack Beaupre, Kristi DeLaurentiis, Lois Mayer, Lorine Samuels, and Student Trustee Bryce Johnsen were in attendance.

Others present: Elaine Maimon, President; David Curtis, Interim Provost; Gebeyehu Ejigu, Executive Vice President and Chief of Staff; Alexis Kennedy, General Counsel; Joan Vaughan, Vice President of Institutional Advancement; Heikki Heino, Faculty Senate President; Carmin Garnica, Student Senate President; Jeffrey Slovak, Deputy Vice President for Administration and Finance; Karen Kissel, Associate Vice President for Financial Services and Comptroller; Susan Rakstang, Associate Vice President for Facilities Development and Management; Tim Kosiek, FDM Project Manager; Tracy Sullivan, Director of Procurement and Auxiliary Services; and David Dixon, Internal Auditor.

INFORMATION ITEMS AND FORMAL REPORTS

None were presented.

ACTION ITEMS

Friefeld called on Ejigu to introduce the resolutions being presented to the Board. Ejigu explained that all five action items were publicly procured and awarded to the lowest responsible bidder, as noted in the Executive Summaries. Samuels asked how the contracts are procured. Ejigu called upon Sullivan, who briefly explained the procurement process for higher education institutions in the State of Illinois. She noted that all bid information is available on a State website for vendors to respond. DeLaurentiis asked for an explanation of the master contracts for painting and carpentry in terms of the extensions. Ejigu responded that in both cases the procurement process was handled in 2006, and provided for one three-year term with two options of three years each. The awards were made on that solicitation. For reasons that are not clear, the action that came to the Board previously was only for the original term. At this time we are seeking approval to exercise the options. It should be noted that the services of these vendors are used on an as-needed basis for an amount not to exceed pending available funds. Friefeld stated that in terms of exercising an option it depends on whether the Board wants to retain the authority to approve the second term option or just leave it to the Administration to go forward. Ejigu stated his preference is the latter. Friefeld stated in 2006 these options were not presented to the Board. Therefore in the future if the Administration wants the Board to approve a contract including all options, then all the options need to be presented to the Board. Ejigu agreed to do so moving forward.

There being no further questions Friefeld asked Kennedy if all five resolutions could be voted on as a group to approve and place on the Consent Agenda. Kennedy replied that was acceptable. The Resolutions presented for approval are:

Resolution 10-17: Award of Contract to Replace Air Handling Units

Resolution 10-18: Award of Contract for Electrical Upgrades

Resolution 10-19: Award of Contract for Fire and Security System Maintenance

Resolution 10-20: Award of Master Contract Renewals for Painting

Resolution 10-21: Award of Master Contract Renewals for Carpentry

Samuels made a motion to approve Resolutions 10-17 through 10-21 and place them on the Consent Agenda for the Full Board. Beaupre seconded the motion. The motion passed by unanimous voice vote.

Friefeld entertained a motion to accept the Minutes of the October 2, 2009 Facilities Committee meeting. Beaupre made a motion. DeLaurentiis seconded. The motion passed by unanimous voice vote.

PREVIEW OF FUTURE AGENDA ITEMS

Johnsen questioned the quality of the water in the water fountains, particularly in Buildings A-C. He stated the water has a highly metallic taste. In addition many of the fountains are out of order. Ejigu called on Kosiek to respond, who stated that as part of Phase 2 of the Deferred Maintenance Initiative the water hydronic system was upgraded in order to improve the quality of the water. He did acknowledge the quality is not as good as it should be; however, the installation of a brine tank has improved it. Johnsen had no further questions.

DeLaurentiis asked if the issue of student housing would be brought before the Board soon. Ejigu responded that it is the Administration's intention to bring before the Board a proposal, and perhaps even a contract with a developer pending discussion regarding GSU's debt capacity in the Budget and Finance Committee. The Administration consciously held back on discussing this particular project at this committee meeting in order to obtain guidance from the Board as to the level of debt the Board will tolerate. Following discussion in the Budget and Finance Committee meeting, if it is the wish of the Board to proceed with the development of student housing, an RFP will be issued. It is anticipated that a proposal would then be brought before the Board at the April meeting. In addition updates on the Deferred Maintenance Initiative will be brought before the Board at subsequent meetings.

Mayer questioned the expansion of other higher learning institutions in the area, citing the sale of land parcels along I80. Friefeld echoed that he would like more information on the subject. Maimon responded by stating GSU's approach to competition is a desire that everyone would compete for the community college students because they are historically under served, and the question of how to get them to complete a bachelor's degree has not been solved. There is information that community college enrollment is growing and in general more students are starting at community colleges because of the poor economy. This may be a new norm, but it has to be tracked. GSU has the capacity to enroll more students and the University is taking various

measures to do that. In terms of private institutions, the public university presidents have been working collectively with IBHE on issues of quality standards because it is one thing to compete for community college transfer students and quite another if students are being provided a poorer quality education. Therefore there is concern among the public universities regarding the competition and the quality of education being offered.

There was no request for Public Comment. Friefeld entertained a motion to adjourn. Samuels made a motion. DeLaurentiis seconded. The motion passed by unanimous voice vote. The Facilities Committee meeting adjourned at 10:26 a.m.

Respectfully submitted,

Joan Johns Maloney