Quarterly Board Monitoring Report

Facilities

March 2023

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Introduction to Facilities

DON KOCH
Director of Facilities

MAINTENANCE TEAM

RONNIE RICE
Maintenance Technician

RANDY McNICHOLS
Maintenance Assistant

HVAC SPECIALIST

MATTHEW STEINMETZ
HVAC Technician

Executive Summary for Facilities

The SCC Facilities Department is responsible for and in alignment with:

Goal 4 Strengthening the Colleges Infrastructure in ways that promote student learning, completion and institutional sustainability

> **Strategy D** Strengthening the linkage with the Capitol Improvement Process as it relates to improvement priorities

Objective 8 Ensure facilities supports student learning, student success, and administrative needs.

Strategy A of the Strategic Plan:

- Align capital projects plan with the College's strategic plan
- Participating with the Facility Conditions Assessment (FCA)

Quarterly Update: Completed Projects

Compressors (2) Installed for Buildings H & I

The three existing York 150-ton air-cooled chillers serving Building H & I are nearing the end of their useful life. Of the three chillers, SCC is able to get one (sometimes two) to function properly in order to properly cool the spaces they serve. The three chillers were originally designed so that one was a redundant piece of equipment.

The proposed design would be based upon a new air-cooled chiller located in the same designated exterior space. If possible, it will reuse the existing concrete curb, electrical gear, wall penetrations and ancillary items. The bid was for two, 150 ton air-cooled chillers

The scope of professional services mentioned above was completed by Farnsworth Group for the below professional fees:

- Architecture $10,000
- Mechanical & Electrical Engineering $32,350
- Commissioning $2,000

The Board approved the lowest bid of $440,000 from Southern Illinois Piping Contractors who will use Carrier and Daikin products.

Installation of Technology

All televisions have been installed at Main Campus as well as all Extension Center.

Anna LED

Replaced all interior and exterior lights at the Anna Extension Center (not the parking lot lights). All lights were replaced with energy efficient LED bulbs.

- Project assigned to Ameren Illinois.
- Cost of total project, $13,198.32 with the project incentive amount being $6,466.32 and SCC's cost at $6,732. This included all equipment and installation.
- Estimated annual electric dollars saved is $2,672.99.

This project has been completed.

Gymnasium Floor and Bleachers

Replacement of gymnasium floor and bleachers, renovation for ADA compliancy. Project also includes providing additional wiring and disconnect for single phase 120-volt power to home and visitor sites, and adding 4’ x 8’ media platform.

- Contract Amount - $230,229

Gymnasium Floor and Bleachers Approximate Timeline

Task Name	Duration	Start	Finish
Milestones	109 days	Tue 4/26/22	Fri 9/23/22
Contract executed	1 day	Tue 4/26/22	Tue 4/26/22
Notice to Proceed	1 day	Tue 4/26/22	Tue 4/26/22
Preconstruction Meeting	1 day	Thu 5/5/22	Thu 5/5/22
Submittal Review	40 days	Tue 4/26/22	Mon 6/20/22
Wood Flooring	25 days	Wed 4/27/22	Tue 5/31/22
Bleachers	67 days	Wed 4/27/22	Thu 7/28/22
Electrical	40 days	Wed 4/27/22	Tue 6/21/22
Lead Times	**114 days**	**Wed 6/1/22**	**Mon 11/7/22**
Wood Flooring	74 days	Wed 6/1/22	Mon 9/12/22
Bleachers	72 days	Fri 7/29/22	Mon 11/7/22
Demo	**17 days**	**Mon 8/22/22**	**Tue 9/13/22**
Remove Bleachers	7 days	Mon 8/22/22	Tue 8/30/22
Remove Gym Floor	8 days	Wed 8/31/22	Fri 9/9/22
Repair Subfloor	2 days	Mon 9/12/22	Tue 9/13/22
Repair walls after bleacher removal	2 days	Mon 9/12/22	Tue 9/13/22
Install	**65 days**	**Tue 9/6/22**	**Mon 12/5/22**
Electrical install	5 days	Tue 9/6/22	Mon 9/12/22
Wood Floor Install	20 days	Mon 9/12/22	Fri 10/7/22
Wood Floor Cure Time	20 days	Mon 10/10/22	Fri 11/4/22
Bleacher Install	20 days	Tue 11/8/22	Mon 12/5/22

This project has been completed.

Ballfield Road and Lighting

The scope of SCC Ballfield Road and Lighting was provided by Farnsworth Group, with the following task order:

A gravel road begins at the south asphalt paved parking lot termination, loops southward toward the baseball and softball fields, then extends northward and connects to the asphalt paved lot near the truck driving school. SCC want to pave this gravel road and accommodate two-way traffic. A small access road will be extended from the new road to the existing paved old tennis courts. The old tennis courts will be utilized for ballfield parking. No additional pavement work will be need at the parking area. Additionally, the gravel area northeast and northwest of the batting cage will be paved to accommodate parking.

The road will be illuminated for general wayfinding and to provide some basic light. The lighting will not meet any standards or specific criterial for illumination standards.

This project is completed.

LED Light Project – Main Campus

Submission, and awarded IGEN (Illinois Green Economy Network) Grant of $95,000 for Lamp removal and replacement of T8 fluorescent bulbs, fixtures and replace with the installation of LED energy efficient lighting at Shawnee's main and Rustic Campus.

The Board approved at its December 2, 2022 meeting to lowest qualified bid from Burke Electric Company. The total cost will be received at the end of the install. Currently, Burke Electric is on Main Campus replacing each light fixture.

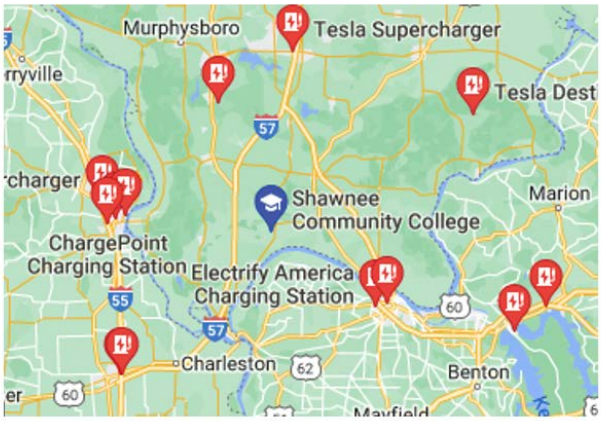
Electric Charging Station

Submission, and awarded IGEN (Illinois Green Economy Network) Grant of $8,339 for costs associated with the installation of a dual-sided charging station.

Approximate cost for dual level 2 station base price would be $2,490, delivery at $150, software at $99 per year, additional charges for electrical work, signage and installation.

Below is a map noting the closest charging stations from Shawnee Community College. SCC, because of its economic standing will, have to encourage marketing for travelers from the interstate to utilize our services. This would bring notice to our college, and the surround businesses. SCC also plans on purchasing an electric vehicle for its fleet, which will also be used as a teaching reference for our automotive classes.

Completion date is expected to be Summer 2023.



Above are the closest charging stations to Shawnee Community College (Center of Map).

The charging stations to the left, are in our neighboring state Missouri. The stations located to the right are in our other neighboring state, Kentucky.

The closest charging station in Illinois would be: Tesla Supercharger in Marion IL, approximately 40 miles to our north. Or Tesla Destination Charger, again approximately 40 miles from the college. Or there is one in Herod, 60 miles from Shawnee Community College.

Facility Conditions

The Board approved at its August 1, 2022 meeting, Gordian of Greenville, SC as our "Facility Condition Assessment Services"; some typical touchpoints, both external and internal would be employed during strategic capital planning to create alignment and coordinate work:

- Mobilization – a meeting to formally initiate the project.
- Status Reports – bi-monthly meetings, to provide status updates.
- Data Collection – SCC will provide firm with any pre-existing studies and/or data sets.
- Building Walk Throughs – As needed.
- Interviews – Interviews with specific system trade supervisors to confirm and verify information compiled during field inspections. The deficiency list, prioritization and costing information will be verified during these interviews.
- Data Qualification – Review assessment information to date in presentation format.
- Strategy Qualification Meeting – Discussion of historical and future funding availability, institutional priorities
- Preliminary Presentation – Approved firm will deliver a presentation to validate findings and identify questions with data collection and/or analysis.
- Final Presentation – To be given to leadership team, trustees, or any appropriate audience. Presentation will provide context of historical funding levels, detail how backlog came to exist, give a summary level overview of facilities needs highlighting key strategic issues, and summarization of firm recommendation for a facilities reinvestment plan that showcases the relationship between mission an available funding.

Gordian was on site on December 12 & 13, 2022 for their first visit and returned on February 22 & 23 with a four-person team to access the facilities. They are scheduled to return on March 9 & 10 for supervisor interviews.

Metro Center

Currently in the process of painting the hallways and main entrance with replacement of carpet in the hallways.

- Completion of the painting of the classrooms expected after the new year.
- Completion of the carpet in the hallways expected before Christmas.

The Board approved at its December 2, 2022 meeting, the lowest bid of $29,900 from L&P Carpet of Anna.

This project is completed.

Future Projects / Wishlist Items:

- New concession stand and restroom facilities at the softball / baseball fields.
- *Received bids for 4 brand new fleet vehicles. Working with the Master Plan on obtaining.*
    - *From Bob Riding Fleet Sales in Taylorville, IL*
        - *2 Vans*
        - *Hybrid Sedan*
        - *Maintenance Truck*

  These have been ordered as of January 9, 2023
- Sealing and patching and striping of the Cairo Center parking lot.
- Reroofing the Cairo Center.
    - It will have to be addressed within the next year or two.
- Need to upgrade the 2nd boiler for the Metro Center.
    - SCC replaced one last year (December 2021/January 2022).
- Upgrade the science labs will be included within the Master Plan upgrades.
    - This will include demolition of rooms, replacement with new electrical, plumbing, ventilation system, removal of potential asbestos.
    - Painting, flooring, wall-to- wall and everything in between.