

PRESIDENT'S CABINET MEETING
July 13, 2021
MINUTES

CALLED TO ORDER

9:08 a.m.

ADJOURNED

10:27 a.m.

MEMBERS PRESENT

Bob Austin; Kevin Ball; Tamara Clunis; Cheryl Jones; Chris Sharp; Joe Bill Sherrod; Denese Skinner; Mark White

MEMBERS ABSENT

Russell Lowery-Hart; Cara Crowley

OTHERS PRESENT

Joy Brenneman

DISCUSSION:

1. BOND UPDATE	Sharp Smith
<p>Mr. Smith provided the updates on the bond projects. In the original Master Plan there were 43 projects. The plan was put together quickly to be ready for the bond election and costs were likely based on square foot calculations. Many factors, including COVID, have caused prices to escalate.</p> <p>Innovation Outpost</p> <ul style="list-style-type: none">• Master Plan budget – \$5.37M• Opinion of Probable Cost – \$10.7M• Construction bid – \$12.7M• Over budget – \$480,450 <p>The reimaged budgets move funds from other projects in Tier 2 and Tier 3 to meet the costs of these projects. All projects include a 10% contingency. Mr. Smith took 15% off the top of this budget to cover unknowns and architect fees. Problems with the sewer system were not anticipated and are being fixed. This project is well under way with demolition completed and construction beginning.</p> <p>Carter Fitness Center</p> <ul style="list-style-type: none">• Master Plan budget – \$4.9M• Opinion of Probable Cost – \$8M• Construction Budget – \$11.5M• Over budget - \$3,501,415 <p>Mr. Smith is working with the architects to reduce this cost including removing the north locker room. Use of CARES funds may be utilized for the HVAC system. Cabinet discussed the importance of having a nice facility for the new athletics programs and having it ready for volleyball in Fall 2022. Dr. Lowery-Hart and Cabinet approved moving forward with this project as soon as possible and pausing some other projects if necessary.</p>	

HVAC Projects

- Master Plan budget – \$3.5M
- Compressed all tiered HVAC projects – \$8.34 budget

Mr. Smith reviewed the change in scope of work from replacement of chiller units in their current location to the need for a new chiller plant to be constructed in Parking Lot 8. The plant will house 4 new chillers which will run at 70 to 80% most of the time extending the life of these units to 30 to 50 years. The project includes enlargement to the chilled water loop. This project should start soon.

ADA/Paving/Furniture Projects

This project corrects all ADA violations cited in the THECB site visit, some paving projects, and some furniture replacements. The paving/traffic projects include a traffic circle on 24th in front of Russell Hall and extending Parking Lot 10 next to Memorial Park to be shared with the City. These projects will be built to the budget of \$2.8M and are out for bids. Request for approval of these RFQ's will be on the August Board agenda.

Russell Hall/Student Services Center

- Master Plan budget – \$9.9M
- Opinion of Probable Cost – \$10.9M

The original plan proposed using Russell Hall as temporary space while other areas were renovated. The plan now is to renovate Russell including building out the patio to the East and move Student Services into this space. Other locations have been found for temporary offices/spaces. Although the project is over budget, Mr. Smith believes there is \$1.9M in value engineering which could bring this project back in line with the budget.

First Responders Academy

- Original Master Plan budget on East Campus with a metal building – \$7.3M
- Master Plan Reimagined budget – \$13M
- Current OPC for location at the JC Penney building – \$15.8M

The college is still working on the JC Penney contract; however, this budget does not include the purchase price of the building. Funds for purchase, demolition, and abatement have already been set aside. The plans are for the renovation of the first floor only and mechanical for the entire building.

College Union Building

Renovation of the basement for the Art Department and first floor for the bookstore, post office, and café. This project is \$1.7M over budget. Mr. Smith is looking at some value engineering to bring the cost down and using some CARES HVAC funds.

The reimagined budgets move funds from other projects in Tier 2 and Tier 3 to meet the costs of these projects. All projects include a 10% contingency. Fourteen projects from the original Master Plan have been set aside. Some of these projects may be completed for less money, some have already been completed with A&I funds. An additional \$12M to \$13M will be necessary to unpause these projects and could be funded through Mr. Sherrod's fundraising efforts.

Action Items:

- Mr. Smith will present this bond update at the Board Budget Retreat on July 21.
- Schedule a meeting for the entire steering committee to review the bond update.

2. SATURDAY HOURS FOR SSC	Austin Skinner
<p>Mr. Austin presented a pilot program to offer Saturday hours. Enrollment Management and Student Affairs have worked together with HR to develop the plan. Ask AC staff will work 8:00 am to 6:00 pm Monday through Thursday and 9:00 am to 1:00 pm on Friday and Saturday. Every other week one-half of the staff will have a three-day weekend. Students who contact Ask AC during non-working hours will receive a message stating the hours of operation and an option to leave a message for a virtual call back at the student's specified time during working hours.</p> <p>Ms. Skinner stated that Advising and the Testing Center will continue to be open 8:00 am to 5:00 pm Monday through Friday and also offer services from 9:00 am to 1:00 pm on Saturdays.</p> <p>The eventual goal will be to offer all services to students on Saturdays. Mr. Austin provided Cabinet with the communication plan. The transition will occur when summer hours end. High peak times such as payment deadlines will be covered until 5:00 pm on Fridays. Cabinet agreed with this plan.</p>	
<p>Action Items:</p> <ul style="list-style-type: none"> • None 	
3. PRE-MORTEM FOR EARN & LEARN	Clunis
Move to next week's agenda.	
<p>Action Items:</p> <ul style="list-style-type: none"> • None 	
4. OTHER	Cabinet
Mr. Austin reported that AC has helped 265 students pay off their debt and 46 of those have re-registered for classes. Mr. Ball noted that combined with the work with Motimatic more than 100 students have re-enrolled at AC.	
<p>Action Items:</p> <ul style="list-style-type: none"> • None 	