



The Peninsula's Community College

Thomas Nelson Community College Local Board
Facilities Committee
February 19, 2020

Member(s) Present: Scott VanVoorhees, Izabela Cieszynski, and Allan Melton

Guest: Dr. Gregory T. DeCinque

College Staff Present: Steven Carpenter, Vice President for Finance and Administration; Mark Kramer, Manager of Facilities (via telephone); and Geraldine Mathey, Administrative Assistant

Mr. Carpenter opened the meeting at 4:34 p.m.

1. December 11, 2019, Minutes. The committee reviewed the minutes. They were accepted for file purposes. Mr. VanVoorhees will recommend the Local Board accept the December 11 minutes.

2. Purpose of the Facilities Committee. Mr. VanVoorhees stated that because of the financial situation recently faced by the College, its facilities had a tendency to be overlooked. Mr. Carpenter agreed and said he would ensure this does not occur in the future. He stated that if the buildings are in disrepair, students will not come. Dr. DeCinque asked if there was a facilities plan; Mr. Kramer said there is a Capital Outlay Plan that is submitted to the VCCS. Mr. Carpenter said the plan is submitted with hopes Thomas Nelson will get the funds needed for those plans and he is currently working with the localities in an effort to get their approvals to maintain annual contributions at the FY 2020 levels. Ms. Cieszynski asked if there should be some additional lobbying to get the localities to provide more assistance. Mr. Carpenter said Mr. Kramer works closely with Shelley Bains, the VCCS Capital Outlay Project Manager, to procure funds for our local projects; as an example he use the leaks currently in Hastings Hall and other buildings. Mr. Kramer said he learned there is a \$16M line item in the VCCS budget for HVAC repairs across all 23 institutions; Mr. Carpenter said Ms. Bains has said she would attempt to carve out some of that money to cover the leak repairs.

2. FY 2020 Parking Projects. Mr. VanVoorhees asked if these projects were already funded. Mr. Kramer replied that they were mostly completed and done to meet ADA requirements. He is currently working on the College's list for the next three years which includes fixing cracks, slurry coating, stripping, and replacing burned out lights with LEDs. He said this would entail replacing the units at the top of the light poles and he will need to get quotes from electricians to do this work. Mr. VanVoorhees asked if these projects fall under "outside of 5-foot rule". Mr. Carpenter said they do but the College does have some surplus money set aside from last year. Mr. Kramer said the College tries to keep up with the maintenance of the roads and parking lots and there are currently no serious issues with either.

3. HVAC Replacements at the PWDC. Mr. VanVoorhees asked about the proposed HVAC replacements. Mr. Carpenter said the VCCS will be paying for the majority of this project and the tenants will be paying the balance. Mr. Kramer said four units need to be replaced. He also reported that the PWDC will be transferred to the College in April 2021. Mr. Carpenter said the VCCS is already in discussions with the tenants about remaining; all have indicated their willingness to stay.

4. Diggs-Moore-Harrison Replacement Building. Mr. VanVoorhees asked if the College was waiting on final construction funds. Mr. Carpenter said this project had been delayed for one year but recently learned that it is back on track. The Commonwealth will front \$40M for the building and Thomas Nelson will pay \$3M. Mr. VanVoorhees asked if the College had any input in selecting the contractor; Mr. Carpenter said the VCCS would be handling the selection.

5. Projects for FY 2021:

a. Build knee wall/fence to complement the Hampton digital sign: Mr. Carpenter said this project is estimated at \$800K, stating that Dr. Dever had been investigating possible donations to cover this cost. Ms. Cieszynski said that with the needed repairs across campus, this project did not seem realistic and to leave the current fencing up. Dr. DeCinque suggested planting hedges or wild flowers instead. Mr. Kramer said the College would need to get VDOT's permission before make any changes along the fence line.

b. Roof repairs on Hastings Hall and the PWDC: Mr. Carpenter shared a photo of rain damage in Hastings. He said the insulation around the ductwork has been destroyed and the College has received a quote to replace that ductwork. He said the request still needs to go through the VCCS.

c. Roof repair in Templin Hall: Mr. Carpenter said this repair is ongoing, stating there was a constant leak which was caused by the original brickwork. The VCCS is funding this project. Mr. Kramer said this repair work involved removing all the bricks (about 2.5 floors high) and should be completed by the end of April.

There being no further business, the meeting adjourned at 5 p.m.