



BOARD OF TRUSTEES
Community College District No. 522
Marsh Conference Room
Belleville Campus
July 31, 2024

CALL TO ORDER

A special meeting of the Board of Trustees of Community College District #522 was held Wednesday, July 31, 2024 in the Marsh Conference Room at the Belleville Campus, 2500 Carlyle Avenue, Belleville, Illinois. Vice Chairman Steve Campo called the meeting to order at 5:30 p.m. and stated the purpose of the special meeting was to discuss the design and construction of the CTE building at the Red Bud Campus.

ROLL CALL

Trustees present:	Matthew Burke Steve Campo Mark Morton (remote) Nick Raftopoulos (remote) Dane Tippett Tracy Vallett
Trustees absent:	Jayden Ashford, Student Trustee Sean McPeak
Guests present:	Justin Hodde, Farnsworth Group Ryan Reu, Farnsworth Group Joe Riassetto, Holland Construction Services

PUBLIC COMMENTS

There were no public comments.

MOTION 07-31-24:01

Ms. Vallett moved, seconded by Mr. Burke, to proceed with the design and construction of the CTE building at the Red Bud Campus with a proposed budget of \$5,515,000 funded from Series 2023 Bond proceeds.

Vice Chairman Campo called for any discussion. Trustee Tippett posed the following questions to the representatives from Farnsworth and Holland:

1. Contingency for the Red bud Campus project.
Response: 4% for Farnsworth and 3% for Holland. Trustee Tippett countered the contingency seems low for this project.
2. Use of fiber cement panels; they do not seem to be of the quality expected for an institutional building.
Response: They are trying to match the existing buildings.
3. Use of fiber cement panels all the way to the ground. Trustee Tippett recommended that brick should be used for the first 10'-12' above the ground to protect the walls.
4. Use of fiber cement panels vs. tilt-up concrete wall panels.
Response: Cost was the reason; however, the team agreed to provide an estimate of the two options.
5. Reference to drawing AS1.1 and questioned the location of the overhead door and the parking lot striping. If cars park in those spaces it would cut off entry to the building by a delivery truck.
Response: The team will review the layout.
6. Lack of parking lot lighting.
Response: The team will review the layout.
7. Shop Elevation. As designed the shop area does not allow enough height to accommodate the addition of a second floor if the building is repurposed and classrooms are needed. Raising the wall and roof height or changing to a flat roof with pitched steel and roof drains to allow for drainage to accommodate the possibility to add a second floor if needed.
Response: The team agreed to provide an estimate.
8. Installation of conduit under the slab for future additions.
Response: The team responded it is in the design.
9. The team designed the building with rooftop HVAC units. Trustee Tippett recommended they investigate rooftops with VAV units with hot water reheat.
Response: The team agreed to provide an estimate.

Summary: The team agreed to provide an estimate (shopping list) of options and other items that were discussed (i.e. obtaining a building permit) so the SWIC team can make the best decisions.

Upon a roll call vote, those trustees voting aye were Mr. Burke, Mr. Morton (r), Mr. Raftopoulos (r), Mr. Tippett, Ms. Vallett and Mr. Campo. Nays: none. Absent: Ms. Ashford (opinion) and Mr. McPeak. **PASSED**

ADJOURNMENT

Mr. Tippett moved, seconded by Mr. Burke, to adjourn the meeting at 6:03 p.m. Following a voice vote the motion carried.

Approved: **08-21-24**

Respectfully submitted,

Nick Raftopoulos
Board Chairman

Beverly J. Fiss
Secretary to the Board of Trustees