

**HARRISBURG AREA COMMUNITY COLLEGE
BOARD OF TRUSTEES
BUILDING AND GROUNDS COMMITTEE**
Monday, December 19, 2005, 7:30 A.M., Boardroom, B106

MINUTES

Present: Mr. Christopher Gulotta Dr. Edna Baehre
Mr. John Jordan Mr. George Franklin
Mr. Timothy Sandoe Dr. Michael Klunk
Mr. Donald Schell Mr. David Morrison
Mr. Mark Whitmoyer Mr. Ernest Peters
Mr. Joseph Wojtysiak

Guests: Mr. Bill Morgan, Eastern PCM

Minutes

The minutes of the November 28, 2005 meeting were reviewed. There was a change relating to the ADA openers' discussion. The openers have *not* been installed yet. A purchase order has been issued and once parts are received, the openers will be installed.

Domestic Linens

The resolution relating to the Domestic Linens site was taken off of the Board agenda at the last Board Finance Committee meeting. The Finance Committee requested additional information with respect to the total cost of renovations to the building. This information should be available by mid-January. Mr. Gulotta suggested that we have a joint meeting in January of the Board Building & Grounds Committee and the Board Finance Committee to discuss the Domestic Linens information. The committee agreed.

Construction Project Reports

Since the report for the Select Medical Health Education Pavilion (SMHEP) and the Grace M. Pollock Child Care/Early Childhood Education Center was revised a few weeks ago, Mr. Morgan did not include an updated report for this meeting, since there were very few updates.

Mr. Morgan discussed the leak in the roof at the York Center. The leak occurred early Friday morning, but it is clearly a landlord issue. The landlord has been informed and recognizes that it is his problem. York Phase 2 will be completed by January 11, 2006.

Facilities Maintenance Projects

There was also a leak at the CCTA. Mr. Morgan wasn't sure if it was due to significant ice/snow accumulation or because contractors were on the roof.

Mr. Morgan discussed the problem with the air chiller at the Lebanon Campus. The chiller is down more than it is up, so we won't be able to use it next summer, Dr. Baehre explained. Mr. Morgan would like to put this out as a proprietary spec rather than going out to bid. It will still

be advertised. Otherwise, it could take up to six months to spec it out, send it to bid, and install. The chiller will cost \$100,000 - \$150,000. According to purchasing regulations, we are allowed to rush a project in emergency situations, Mr. Franklin explained. The committee approved this resolution.

The generator design for the Facilities Building at the Lancaster Campus is being worked on, since the building never had a generator. Given the fiasco we've had with Kimball, we are using local architects to work on the design, Mr. Franklin explained.

Mr. Franklin informed the committee that he would be giving a report regarding the PSECU purchase at the Joint Board Committee meeting next month. It appears that PSECU found a piece of land that they really like, he explained; however, they are still fixated on the \$20MM price.

Mr. Morgan discussed the flooring issue at the SMHEP. The floor will not be installed over the holiday as originally planned, he explained. However, once we are ready, the flooring can be installed in the late evening hours so as not to disrupt classes.

Mr. Franklin updated the committee on the Lancaster Campus arbitration. It appears that the arbitration will not be resolved soon. More testimony will be held this week and possibly in January. Once testimony is finished, there will be a minimum of 30 days before arbitrators will rule. Mr. Franklin received a letter from Mr. Redcay, who wants to draw down on the bond fund to pay his legal bills. We sent him a letter that said we would not approve this. We also had discussions with the bank. Mr. Redcay has apparently been talking with the bank regarding filing a default judgment against the College, but the bank has been putting him off. The bank does not appear to be on Mr. Redcay's side, Mr. Franklin explained.