

**HARRISBURG AREA COMMUNITY COLLEGE
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE**
Monday, March 30, 2009, 12 P.M.
Boardroom, B106

MINUTES

Present:

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| Mr. Charles Peguese | Dr. Edna Baehre (via telephone) |
| Ms. Nailah Rogers (via telephone) | Mr. John Eberly |
| Mr. Donald Schell | Mr. Jay Ellison |
| Mr. Jeffrey Shaffer (via telephone) | Mr. Thomas Fogarty |
| Ms. Toni Sharpe (via telephone) | Mr. George A. Franklin, Jr. |
| Mr. Peter Wambach | Ms. Jill Gaito |
| Mr. Mark Whitmoyer | Mr. Ernest Peters |
| | Ms. Nancy Rockey |
| | Mr. Keith Rufalo |
| | Ms. Jean Treuthart |
| | Mr. Ronald Young |

Guests: Mr. Darrell Auterson, YCEDC
Mr. Bill Morgan, Eastern PCM
Mr. Doug Neidich, GreenWorks Development
Mr. Chuck Thomas, Advanced Skills Center

Advanced Technology Center Overview

Mr. Darrell Auterson gave a presentation on the Advanced Technology Center. On January 27, 2009, the York County Economic Development Corporation (YCEDC) in partnership with the William F. Goodling Regional Advanced Skills Center, HACC York Campus and others publicly unveiled the findings of a six month study focused on facilitating development of an Advanced Technology Center (ATC) in York County. The study was prepared with the assistance of TIP Strategies, Inc. from Austin, Texas, a nationally renowned economic development consulting firm. The study outlines a business model that closely emulates a successful technology center model located in southeastern Wisconsin known as the Gateway Technology Center (part of the Gateway Technical College system). The York County ATC will bring together leaders from economic development, workforce development, elementary, secondary and post-secondary education, business and industry and local, state and federal government to craft a collaborative partnership with a shared goal of creating a center of excellence in technology and innovation.

The Skills Center was created by YCEDC. The Center was intended to make a major difference in the community and provide less shelf-like training—that's why they are looking for new things such as technology training. Mr. Wambach asked if dollars were still available. Mr. Auterson answered yes, but the concern is that the governor's focus is currently on infrastructure, not the new building. The burden is on the private sector if State funds don't come through. Representative Pasquale is working with the governor along with Senator Waugh to get these funds from the State. Mr. Wambach offered his assistance.

Ms. Treuthart informed the committee that she, Mr. Auterson, Mr. Thomas, and Mr. Loren Kroh met with Penn State York and they are on board with being a partner. If you look at the Cyber Center building, some of the manufacturing spaces are smaller than what HACC normally uses, and they are dated, Ms. Treuthart explained. We are going to offer HVAC in the Fall, and we have the opportunity to acquire some of the other spaces. We don't have many of the student services that most colleges have (cafeteria, fitness center, daycare), and it's hard

to get funding for the buildings for these services, she explained further. If we receive funding to build the space, then I have room to incorporate some of the student services, she explained further.

We will need many industrial partners to make this model work efficiently, Mr. Thomas explained. We have two companies who have pledged their support to this project, but a community college partner is key, and we are looking for the College's endorsement, he explained further.

Mr. Schell suggested administration put together a business plan including what the financial commitments are going forward. Economic times are tough right now, so we need to be more cautious, he explained.

Dr. Baehre was concerned with the sustainability of the center and the investment in equipment. She recalled a project similar to this at a college in Illinois. It ultimately cost the college millions of dollars before they closed it. They could not keep up with technology requirements, equipment, and infrastructure needs to sustain it. She questioned whether the business plan and initial start-up costs included the sustainability costs for equipment replacement, particularly for these new innovation areas.

The business plan has to be solid, and we need to find alternative ways to fund these continual needs for new equipment because if the economy goes south, people are going to withdraw from their commitment, she explained further. The business plan needs to include a provision on how to sustain this in the event that one of the business partners is no longer able or no longer willing to make that equipment available. Mr. Thomas agreed that this would absolutely have to be included in the business plan. He views it as a partnership. There clearly would be an expectation and responsibility from the community college, but we are going to have to rely heavily on the industrial partners as well in order to keep the technology that is utilized in this center on the cutting edge, he explained. This is one of the reasons why the Gateway model has been so successful. Not only have their industrial partners brought financial resources to help make sure the centers are equipped, but they have also committed their own human resources and expertise to be fully engaged in the programs that are being offered in the advanced technology centers, he explained further.

HACC's commitment will be similar to the commitment at Midtown, Ms. Treuthart noted. There will also be phases where we will partner with industry. Johnson Controls is actually doing much of the onsite training at Midtown because they couldn't find anyone to do the type of training that they are looking to do. They are also looking for more advanced HVAC with a component of solar, and they haven't been able to accomplish it. They said they would bring the equipment to a facility and be trained and also make that equipment available to other companies. I'm hoping that for HACC some of the equipment will be provided by industry, and we won't have to foot the bill at all, she explained further.

We will also limit the number of technologies that are paramount in the center. With the number of companies that are in the region, we could be drawn into 5-6 different directions; however, one of the main aspects that we are going to put into the business plan is the idea that 2-3 major technologies is what the center will focus on so that we can keep up with technology, Mr. Thomas explained. Most of the technology centers that we have looked at only have one or two major technologies that they support, he explained further.

A resolution will be drafted for the endorsement of this project and will be submitted to the Board of Trustees Finance Committee for review.

HACC's Partnership with the Green Center of Central Pennsylvania

Mr. Doug Neidich spoke briefly about the Green Center and gave an introduction on the Green Center concept. We are trying to educate, train, get information out to the public, and drive public awareness of green technologies, Mr. Neidich explained. We are also trying to engage the professional partners in the community to become very centralized in green applications so that the central Pennsylvania area is a model of green application and green education, he explained. There have been many conversations with Penn State Harrisburg and HACC in offering degree and non-degree classes in green subjects. Mr. Neidich has already received many questions regarding green training and its availability in the area. We are looking to create a visible green information center as part of the Green Center. The Green Center is going to work in cooperation with educational partners to be able to go to the federal government and State and pick up the funding of the

equipment and other monies that are needed to make these things happen, he explained further. HACC would become the gatekeeper for all of the center's academic and training functions.

A business plan is being worked on and will be fast tracked, Ms. Rockey noted. One of the things that is slowing the process is the amount of money that the federal government is giving, but Ms. Rockey wanted to share this concept with the Board, and if approved, have the concept endorsed and ready so that when the money is available, the College will be ready. There are huge monies available for green training and education around green, Mr. Neidich added.

This is really part of the stimulus rebuilding of the infrastructure program, Ms. Gaito noted. The fear is that the funding is going to get thrown out the door. The State has to demonstrate the return on investment and demonstrate that we've made a good investment of the stimulus money, she explained. They are looking for a home run project. The federal government has been telling the State to find projects that incorporate renewable energy and green building technology education, and it's being done on a brownfield property, so it's a homerun project. In this case, we have two brownfield properties, and we are building exactly what they are looking for. Everyone knows that this project is going to work because of credibility. The timing of this project is perfect.

There is a meeting on April 22nd when this project will be announced by Governor Rendell, Ms. Rockey explained. GreenWorks needs an endorsement from the College. We need to say we are going to lease the space and that HACC is the lead educational partner for this green project, she explained further. If we do that, we can decide on who the other educational partners are. A resolution should be developed to endorse the project and state that we support it in concept, but that we are looking for a business plan before committing to it, Mr. Schell noted. Dr. Baehre supports this concept and implementation. From a programmatic standpoint and being part of a pilot project that could be a national model in central Pennsylvania, she was very much in support of this project.

A resolution will be developed and presented to the Board of Trustees.

Minutes

The minutes of the February 23, 2009 Board of Trustees Buildings and Grounds Committee meeting were reviewed and approved.

Resolutions

The resolution regarding the contract (single prime) for renovations to the library at the York Campus was reviewed and will be forwarded to the full Board for review/approval. The resolution for the contract (single prime) for electrical upgrades to the Hall Technology Center at the Harrisburg Campus was reviewed and will be forwarded to the full Board for review/approval. This resolution included the alternate for the re-lamping of fixtures. There was some concern with the amount of the winning vendor, Cheran Electric, in comparison to the other vendors. A scope review was done and Cheran said that they can handle all the requirements of the project. They are contractually responsible to get it done, and I have no reason to believe that they can't get it done, Mr. Morgan explained. Cheran has also worked with the College in the past. The resolution regarding the contract for professional commercial real estate listing services for office subleasing at Penn Center was reviewed and will be forwarded to the full Board for review/approval. A committee was put together to review the bids. All four vendors were invited to an interview. Campbell Commercial Realty and Coldwell Banker were very close. A matrix was provided to the Buildings and Grounds Committee that showed the breakdown of services provided. In the end, we felt that Campbell Commercial Realty came out on top, Mr. Franklin explained. The resolution regarding the one (1) year contract for custodial services and estimated supplies for the Cyber Center at the York Campus was reviewed and will be forwarded to the full Board for review/approval.

Construction Project Reports

Mr. Morgan reviewed the ongoing projects at all campuses, which are explained in detail in his monthly report. He reviewed some of the highlights.

At 2104 Pennsylvania Avenue, we collected a second set of ground water samples. The samples still showed evidence of contamination. We were looking at the site primarily for parking; however, given the fact that there is a master plan being done, there were two concerns, Mr. Morgan explained. First, how will the master plan team be looking at this property and will it still be used as a parking lot? Second, given the fact the water is contaminated, to what extent is the soil contaminated and how will it impact the development and clean-up of the site? Given that there was very limited soil work that was done by GE years ago, the easiest way for GE to take care of it was to put a self imposed deed restriction on the site that said it could only be used for commercial use.

Discussions were had with the seller, and they have agreed to a 60-day extension of the due diligence period to allow us to do more research, Mr. Morgan explained further. The attorney for the seller asked for the ground water results and said that they have full knowledge of the contamination where they didn't have it when they bought the property. According to the College's attorney, if for some reason the transaction doesn't go through, the seller has the responsibility to report it to DEP. The current due diligence was to expire April 10th, but we are proposing June 10th so that additional studies can be done, Mr. Morgan noted. The other part of getting the 60-day due diligence extension is that the seller wants to make \$10,000 of the \$75,000 deposit nonrefundable, Mr. Franklin added.

Mr. Schell questioned whether or not any water or soil testing was done at the existing York Campus, since it's next door. Mr. Morgan didn't recall any tests being done, since the College doesn't own the property.