

**MINUTES
WAUBONSEE COMMUNITY COLLEGE
Board of Trustees
Special Meeting**

October 5, 2022

I. Convene Open Session

A special meeting of the Board of Trustees of Waubonsee Community College, Community College District 516, Kane, Kendall, DeKalb, LaSalle, and Will Counties, IL, convened at 6:05 p.m. on Wednesday, October 5, 2022, in the Community Board Room of Dickson Center, Route 47 at Waubonsee Drive, Sugar Grove, IL.

Roll call found the following board members present: Juan Chiu; Jimmie Delgado; Patrick Kelsey; James K. Michels, P.E.; Rebecca D. Oliver; Greg Thomas; and Tina Willson; board member absent: Rick Guzman; staff members present: Dr. Christine J. Sobek, Douglas E. Minter, Dr. Diane Nyhammer, Dr. Jamal Scott, Kim Caponi, Cynthia Gebauer, Ryan Hanback, Dan Larsen, Kevin Modaff, Suzette Murray, Ne'Keisha Stepney, and Stephanie Wennmacher; and featured guest Dominick Demonica, Principal of Demonica Kemper Architects.

Mr. Guzman joined the meeting at 6:12 p.m.

II. Public Comment

A. General Public Comment

III. Institutional Reports

A. Proposed Career and Technical Education Facility Presentation

Douglas Minter, Vice President of Finance and Administration, introduced the presentation by explaining that goals for the meeting were to provide a more in-depth review of the Career and Technical Education (CTE) Facility project than regular board meetings have allowed and to give trustees ample opportunity for conversation about any concerns or questions. Mr. Minter introduced Ne'Keisha Stepney, Executive Dean for Business, Technology, and Workforce Education; and Dominick Demonica, Principal of Demonica Kemper Architects, who have each given prior CTE project presentations to the board.

Ms. Stepney spoke to key factors for program selection, including enrollment demand, labor market demand and growth projections, secondary partnerships, and industry partnerships. Ms. Stepney shared information and data on the Automotive Technology, Auto Body Repair, and Welding Technology programs. She shared that CTE enrollment since spring 2022 is up just over 8%, and also noted that Waubonsee has graduates from these programs working in at least 14 different states. With this first

III. Institutional Reports (continued)

phase of program modernization, Ms. Stepney is confident that enrollments can be increased to better meet the needs of students and district employers.

While Ms. Stepney was very pleased to announce the donation of a 2022 GMC Sierra truck to the college from General Motors, thanks to Waubonsee Automotive Technology program graduate Liam Richardson placing first in the nation for Automotive Service Technology at the 2022 SkillsUSA National Skills and Leadership Conference, she also noted that many donation offers have had to be declined due to lack of space to receive and store them.

Ms. Stepney shared several pictures of Waubonsee's current automotive technology facilities, as well as several examples of newer, modernized facilities at other colleges, and spoke to both automotive industry disruptors and evolving opportunities in diesel and electric vehicles (EV) technologies.

Ms. Stepney then commented on the Auto Body Repair program, modernly known as Collision Repair. She elaborated on evolving directions for the program, including "estimates," advanced technology, and a much greater emphasis on connectivity and calibration of cameras and sensors when repairs occur.

Ms. Stepney showed pictures of Waubonsee's current auto body facilities, as well as pictures of modernized facilities at other colleges.

Ms. Stepney went on to speak about the Welding Technology program. With the opening of the welding facilities at the Plano Campus, Waubonsee is now offering both morning and evening classes. She elaborated on program growth opportunities, including robotic welding, fabrication and testing, skills competency assessment, and a desire to seek American Welding Society (AWS) facility accreditation.

Ms. Stepney shared that facility modernization will also be necessary to allow for program growth in Automation Technology; Computer Aided Design and Drafting; Heating, Ventilation, and Air Conditioning; and Machine Tool Technology.

Ms. Stepney thanked the board for their time and support, and introduced Dominick Demonica.

Mr. Demonica reminded the board that the CTE building feasibility study provided a high-level overview report that provided general information on the building. Before the study was conducted, initial planning from the Facilities, Renovation, and Space Utilization report had identified five programs for the building with a preliminary space-needs estimate of about 106,000 square feet. It also identified a recommended site at the south entrance of the Sugar Grove Campus.

The study examined utility infrastructure expansion, with water service being the biggest challenge for the site; the general footprint and orientation of the building, with

III. Institutional Reports (continued)

recognition of the challenges of working around the existing Auto Body building; and high-level cost estimates.

While construction costs in 2020 were estimated to be about \$43 million, inflation, equipment, and other fees resulted in an escalation of the total project cost estimate to be \$61 million, as previously shared with the board. Mr. Demonica presented cost data for several comparable projects from other colleges, which illustrated that Waubonsee's conceptual estimates are reasonable.

Mr. Demonica then spoke to the team's work to reassess program needs. When meetings were held with faculty, space estimates, not surprisingly, increased. As a result, accommodating all the programs would require the building size to be expanded to about 131,000 square feet. By removing Machine Tool Technology and Computer Aided Design and Drafting, the conceptual size estimate was reduced to about 100,000 square feet.

Mr. Demonica then provided the board with a high-level cost-analysis of the various options that have been considered for maintaining continuity of instruction in the Auto Body program during construction, with particular focus on the possibility of building another structure on campus to either temporarily or permanently house the program. After this analysis, the team concluded that the most cost-effective approach would be to work around the Auto Body building.

With identified escalations and reductions, the latest, total project cost estimate is about \$59.2 million.

Mr. Demonica then shared a high-level analysis for future renovation of Akerlow Hall. Important points include that the building will need to be renovated regardless of future CTE program plans at an estimated amount of \$19 million, and that there are a number of ways CTE programs could be programmed into the space that will be vacated by the Automotive Technology program. Following questions and comments from the board, Mr. Demonica also noted that expandability will be designed into the new CTE building in order to maximize flexibility for future occupancy plans.

Mr. Demonica concluded his portion of the presentation by sharing a revised schedule for the CTE Building project, which projects offering classes in the fall 2025 term.

Ms. Oliver and Mr. Kelsey indicated that the level of detailed analysis that has occurred on the project has reassured them the proposed CTE facility is a critical need for our community, students, and employees. The project cost, though high, is reasonable and appropriate. Mr. Demonica reminded the board that the cost estimates are still conceptual and that Pepper Construction will continue to refine estimates as design and development work begins.

III. Institutional Reports (continued)

Mr. Kelsey provided the board with insights on the water study that was conducted in conjunction with the project's feasibility study, and affirmed there was appropriate justification for proceeding with the existing water distribution and recovery plan.

Dr. Sobek thanked everyone for their willingness to engage in a more detailed and in-depth analysis of the project, noted that the administrative team has become even more confident in the programmatic needs that the building will address, and stated that the primary goal for the October 19, 2022 board meeting would be approval for the team to move full speed ahead on the project.

Ms. Oliver thanked the team for their above-and-beyond work to help the board better understand both the complexity of, and need for, the CTE building. Mr. Kelsey echoed Ms. Oliver's comments.

IV. Adjournment

The board, on a motion by Mr. Kelsey and seconded by Mr. Delgado, unanimously voted to adjourn the meeting at 7:45 p.m.



Patrick Kelsey
10/19/2022 21:31 CDT

Patrick Kelsey, Secretary
Waubonsee Community College
Board of Trustees