

**AGENDA ITEM #IX-D-3
SEPTEMBER 15, 2015
HIGHLAND COMMUNITY COLLEGE BOARD**

**RESOLUTION ON PROTECTION, HEALTH, OR SAFETY PROJECT
BUILDING AND ENVIRONMENTAL CONTROLS UPGRADE**

RECOMMENDATION OF THE PRESIDENT AND CEO: That the Board of Trustees approves the attached Resolution for the application to the Illinois Community College Board for a Protection, Health, or Safety project for Building and Environmental Controls Upgrade.

BACKGROUND: As with any large facility, Highland Community College (HCC) utilizes a Building Automation System (BAS) for its building environmental control. The BAS controls the occupancy scheduling for building usage, which includes monitoring and control of the interior space environmental conditions. Since exterior security lighting is also scheduled by building occupancy, it is included with the environmental conditions and controlled by the BAS, as well.

In 1995, HCC completed a Protection, Health, or Safety project to upgrade portions of the previous system to its current Honeywell branded system. The Honeywell BAS was essentially installed over top of the old system, retaining portions deemed still usable, incorporating the equipment and controls into the new BAS. The vast majority of the controls remaining from both systems are now obsolete and repair/replacement parts are extremely difficult to source, or are simply no longer available. In the BAS system's current operating condition, we cannot be assured that our indoor air quality and temperature control is appropriate for students and staff.

Replacing the control system, adding additional sensors and controls in problematic areas, and re-commissioning the remaining control equipment would create a more reliable indoor air quality, meeting indoor air quality requirements for the health of students and staff with less down time, producing a more conducive learning and working environment.

This project will be funded with Protection, Health, and Safety monies.

BOARD ACTION: _____

RESOLUTION

WHEREAS, the BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 519 (HIGHLAND COMMUNITY COLLEGE) COUNTIES OF STEPHENSON, OGLE, JO DAVIESS and CARROLL, in the State of Illinois has hired the architectural firm of Richard L. Johnson & Associates to review Building and Environmental Controls on the Highland Community College Campus, and to make recommendations to reduce the potential for health and safety issues; and,

WHEREAS, Richard L. Johnson & Associates has reviewed the conditions and has recommended projects to improve health and safety conditions; and,

WHEREAS the cost of this project has been estimated at \$800,000;

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The Board of Trustees, having considered the matter, hereby declares that there are not and will not be sufficient funds available in the Operations and Maintenance Fund to pay for the necessary work associated with this project.

Section 2. The Board of Trustees, hereby authorizes and directs the Administration of the College to apply to the Illinois Community College Board pursuant to the Protection, Health or Safety Code to defray the cost of the needed project.

Section 3. The Officers of the College are authorized and directed to execute and deliver, on behalf of the College, any and all documents necessary to complete the application and receipt for any funds received pursuant to such application.

Section 4. This resolution shall be effective upon its passage and approval as provided by law.

Adopted this 15th day of September 2015, by a majority vote of the Board of Trustees at a regularly scheduled meeting thereof at which a quorum was present at all times.

APPROVED:

ATTEST:

Vice Chair

Secretary

CAPITAL PROJECT APPLICATION FORM

(One Application Form per Project)

District/College and District # Highland Community College
Contact Person Kurt Simpson Phone # 815-5993501
Project Title Building and Environmental Controls Upgrade
Project Budget \$ 800.000.00 check here if the proposed project is to be financed with a combination of local, state,
federal, foundation gifts, etc and disclose on funding attachment 2 Date September 15, 2015

Application Type (check the appropriate application type and follow instructions):

- Site acquisition-- see ICCB administrative rule 1501.604 d) or g) for additional material requirements and check here . (If this is a site acquisition and only land is being acquired ---no building--- then check here) --complete/submit Sections I and II with additional material requirements (if acquisition includes remodeling or new construction then you should also check the other appropriate application type and include description in the narrative portion of the application)
- Locally Funded New Construction--complete/submit Sections I and II.
- Locally Funded Remodeling--complete/submit Sections I and III.
- Locally Funded New Construction and Remodeling--complete/submit Sections I, II, and III.
- Protection, Health and Safety (PHS)--complete/submit Section I and Attachment PHS.
- Capital Renewal Project--complete/submit Section I and the three forms in the Architect Forms section of this manual. (Note: two of these should be completed by the architect.)

Section I (submit for ALL project approval requests)

- A. Board of trustees action--attach a copy of the local board's resolution and certified minutes
- B. A detailed description of the project's programmatic justification (*complete the narration section and attach*)
- C. A detailed description identifying the scope of work to be accomplished (*complete the narration section and attach*)
- D. Board of trustees approved budget (*use the appropriate format on Attachment #1--top half of form for any project except PHS and bottom half of form for PHS projects only*)
- E. Funding source (*use the appropriate format on Attachment #2*)

- F. Locally funded project budget and certification form (Attachment #3) OR Attachment PHS.

Section II

- A. Is the requested project included in the District Site and Construction Master Plan? (See ICCB Rule 1501.602c for a definition of such a plan) Yes No

If no, please update your District's Site and Construction Master Plan and submit to the ICCB. Anticipated date of completion

- B. Submit the new square footage allocation (*use Square Footage Summary Attachment*) (*If land acquisition only then not necessary to complete this form*)

- C. Has the site been determined professionally to be suitable for construction purposes? Yes No

If yes, how was suitability determined (i.e., soil borings, inspection for hazardous materials, etc.)

Section III

- A. Submit the new square footage or the remodeled square footage allocation (*use Square Footage Summary Attachment*)

Programmatic Justification

Provide an explanation of the programmatic impact of the proposed project below.

As with any large facility, Highland Community College (HCC) utilizes a Building Automation System (BAS) for its building environmental control. The BAS controls the occupancy scheduling for building usage, which includes monitoring and control of the interior space environmental conditions. These conditions include heat, air conditioning, humidity, CO2, and overall air quality. Since exterior security lighting is also scheduled by building occupancy, it is included with the environmental conditions and controlled by the BAS as well.

Dating from the early 1980's, Highland's BAS was a system installed by Johnson Controls (JCI). In 1995, HCC completed a PHS project to upgrade portions of this system to its current Honeywell branded system. The Honeywell BAS was essentially installed over top of the old JCI system, and portions of the JCI system deemed still usable at that time were not upgraded and the retained JCI equipment and controls incorporated into the new Honeywell BAS.

The vast majority of these controls, JCI and Honeywell, are now obsolete and repair/replacement parts are extremely difficult to source, or are simply no longer available. When equipment or controls fail, the affected area or building can be several days without heat, air conditioning, or other environmental controls making the affected spaces unusable until a viable solution can be found. In the BAS system's current operating condition we cannot be assured that our indoor air quality and temperature control is appropriate for Students and Staff.

Replacing the control system and re-commissioning the remaining control equipment would create a more reliable indoor air quality meeting indoor air quality requirements for the health of Students and Staff with less down time, producing a more conducive learning and working environment.

Scope of Work

Provide an explanation of the specific work to be performed as part of this project.

The current BAS is installed in all eight of the Colleges academic buildings, N, T, M, S, R, E, F, and H, with the main programming and control computer housed at the Physical Plant office. This project will replace, in all eight buildings, any obsolete environmental control equipment and/or controllers; replace the current Honeywell control system with Niagra, a Tridium brand open protocol control system; replace the equipment that communicates between buildings; and provide for the commissioning of all existing mechanical equipment to verify proper operational control. Controls will be added to Building H in order to provide environmental zone control, which the building does not currently have. Additionally a number of sensors and control points will be added in all buildings.

Attachment #1 Project Budget

Check One: (LOCALLY FUNDED -other than Protection, Health, and Safety- see below)

- New Construction
- Remodeling

Project Name Building and Environmental Controls Upgrade

	Budget Amounts	
	New Construction	Remodeling
Land		N/A
Site Development		N/A
Construction (including Fixed Equipment)		
Mechanical	630,000.00	
Electrical		
General Conditions	90,000.00	
Contingency (10%)	72,000.00	
A/E Professional Fees	8,000.00	
Total	\$800,000.00	

Approved by the Board of Trustees

Date September 15, 2015

Signed _____, Chairperson

_____, Secretary

Protection, Health, and Safety Project Name Building and Environmental Controls Upgrade

	Budget Amounts
Project Costs	720,000.00
Contingency	72,000.00
A/E Professional Fees	8,000.00
Total	\$800,000.00

Attachment #2 Funding Source

District/College Name
Project Name

Check the source(s) of funds:

Available fund balance
(Including excess funds from
previously approved protection,
health, and safety projects) Fund name(s):

Bond Proceeds
(including protection, health,
and safety bonds) Type of bond issuance(s):

Protection, Health, and
Safety Tax Levy
(ILCS 805/3-20.3.01) Tax rate/fiscal year:

Contract for Deed
(ILCS 805/3-36) Term of Contract for Deed in months:

Lending Arrangement with a
Financial Institution
(ILCS 805/3-37) Term of Lending Arrangements in months:

Lease Agreement
(ILCS 805/3-38) Term of Lease in months:

Capital Renewal Funding Proposed Fiscal Year Source(s):

Protection, Health, and Safety Signature/Certification Page

	<u>Check if Applicable</u>
Budget Certification (see attachment, always required)	<input checked="" type="checkbox"/>
Structural Integrity Certification (see attachment, if applicable)	<input type="checkbox"/>
Energy Conservation Certification (see attachment, if applicable)	<input type="checkbox"/>
Feasibility Study Identifying Need of the Project (district generated document)	<input type="checkbox"/>
Other District Documentation to Support the Justification of this Project	<input type="checkbox"/>

We certify we have examined this application for the approval of a protection, health, and safety project, as defined in the project narration (programmatic and scope), the certifications listed above and any other documentation which may support this project as being eligible to be funded through a protection, health, and safety tax levy or from the proceeds of a protection, health, and safety bond issuance, as referenced in Attachment #2 (Funding Source).

Further, we certify the Board has approved the architect's recommended budget, as referenced in Attachment #1 (Project Budget) and this project(s) meets the requirements of 110 ILCS 805/3-20.3.01 of the Act for proposed project(s) to make repairs or alterations which provide for the protection, health, and safety of students, faculty, and visitors.

Approved by the Board of Trustees

Date

Signed _____, Chairperson

_____, Secretary

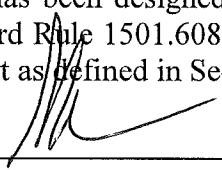
PROTECTION, HEALTH, AND SAFETY PROJECT

Budget and Certification

Name and address of architect/engineer providing the estimate:

Scott R. Johnson, AIA
 Richard L. Johnson Associates, Inc.
 4703 Charles Street
 Rockford, Illinois 61108

I certify that the recommended construction project description and cost figures referred to herein were prepared by me or under my supervision, and to the best of my knowledge the description of the existing conditions and cost funds are true and accurate. I further certify that the project has been designed to meet the codes and standards required in Illinois Community College Board Rule 1501.608 and meets the qualifications for an eligible protection, health, and safety project as defined in Section 3-20.3.01 of the Public Community College Act.



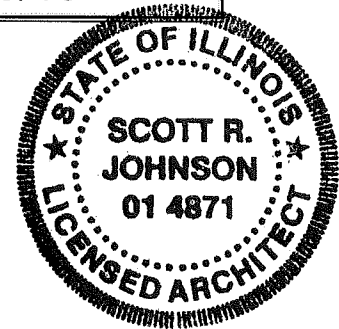
 Architect/Engineer's Signature

Date 9/3/15

001.014871

Illinois Registration or License Number

Seal



Proposed budget: Use Attachment #1 and provide additional budget information on a separate sheet of paper, if necessary, to further explain the project budget.

Project Budget	
Replace environmental control equipment	\$150,000
Replace Honeywell main control system	\$100,000
Install controls for Building "H"	\$300,000
Add additional sensors and control points	<u>\$80,000</u>
 Subtotal	 \$630,000
 General Conditions	 \$90,000
 10% Contingency	 \$72,000
 A/E Fees	 <u>\$8,000</u>
 Total Construction Cost	 \$800,000