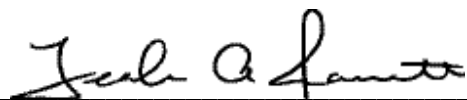


**Monitoring Report
EL-11
March 10, 2022**

I hereby present my monitoring report on the **Executive Limitations Policy EL-11: Construction** according to monitoring report schedule (BPD-04). I certify that the information contained in this report is true and represents compliance with a reasonable interpretation of all aspects of the policy unless specifically stated otherwise.

Signed 
Leah A. Barrett, President

Date 10 March 2022

The President shall not allow construction of a new building or facility or major renovation that is inconsistent with industry standards and grantor expectations, environmentally irresponsible, risks financial jeopardy, or is not aligned with achievement of the Board's Ends.

Further, without limiting the scope of the above by the following list,

... the President shall not:

1. Proceed with grant applications, detailed architecture or engineering, procurement of construction services, or real-estate transactions for a capital construction project as that term is defined under the Coordinating Commission for Postsecondary Education Act.

INTERPRETATION

The College is required to submit all proposed capital construction projects which utilize tax funds designated by the Legislature to the Coordinating Commission for review and approval or disapproval. See [https://nebraskalegislature.gov/laws/statutes.php?statute=85-1414\(10\)](https://nebraskalegislature.gov/laws/statutes.php?statute=85-1414(10))

The Coordinating Commission currently defines a “capital construction project” to mean any “proposed new capital structure; any proposed addition to, renovation of, or remodeling of a capital structure; any proposed acquisition of a capital structure by gift, purchase, lease-purchase, or other means of construction or acquisition that will be directly financed in whole or in part with tax funds designated by the Legislature totaling at least the minimum capital expenditure.” See [https://nebraskalegislature.gov/laws/statutes.php?statute=85-1402\(1\)\(a\)](https://nebraskalegislature.gov/laws/statutes.php?statute=85-1402(1)(a))

The Coordinating Commission currently defines “minimum capital expenditure” to mean: a) two million dollars; or b) an incremental increase in appropriation or expenditure of tax funds for operations and maintenance costs of at least \$95,000 in any one fiscal year within a period of ten years. See [https://nebraskalegislature.gov/laws/statutes.php?statute=85-1402\(1\)\(b\)\(iii\)](https://nebraskalegislature.gov/laws/statutes.php?statute=85-1402(1)(b)(iii))

EVIDENCE – the following construction projects are proposed capital construction projects of the College which will require approval by the Board of Governors for submission to the Coordinating Commission:

<u>Proposed Capital Construction Projects</u>	<u>Projected Board Approval</u>
Workforce Training Building and CDL Driving Range - South Sioux City Campus	May, 2022
Fabrication Lab – Downtown Norfolk	April, 2022
Maclay Building – Norfolk Campus	April, 2022

The College has engaged the College architect to take preliminary steps to determine a possible layout, programming, and estimate of costs for these projects, for purposes of gathering information for inclusion in a program statement for approval by the Board of Governors prior to submission to the Coordinating Commission.

...the President shall not:

2. Request authorization to proceed with such a capital construction project prior to providing information that demonstrates that such construction is fiscally responsible and aligned with achievement of the Board’s Ends, and without providing data that supports an informed decision by the Board – including but not limited to clearly articulated information about the following:

- **Definition of the project’s purpose and goals.**
- **Definition of the project’s key elements and rationale for their inclusion.**
- **Definition of the project’s strategic context, and contribution to advancing the Board’s Ends or other policies, including the Master Site and Facilities Plan.**
- **Explanation of the project’s priority relative to other capital needs.**
- **Estimates of the capital cost, ongoing operating and maintenance costs, and expected useful life associated with the project.**
- **Explanation of anticipated funding sources and financing mechanisms.**
- **Project timeline.**

EVIDENCE – See attached Preliminary Project Information sheets for current proposed Capital Construction Projects

...the President shall not:

3. Request authorization to proceed with a capital construction project without incorporating it into an annual budget or a budget amendment.

EVIDENCE

<u>Proposed Capital Construction Projects</u>	<u>Budget</u>
Workforce Training Building and CDL Driving Range - South Sioux City Campus	ARPA Funds Good Jobs Challenge Grant Capital Fund – included as a project in Capital Fund Budget approved by Board of Governors on September 14, 2021
Fabrication Lab – Downtown Norfolk	ARPA Funds Build Back Better Grant
Maclay Building – Norfolk Campus	Capital Fund – included as a project in Capital Fund Budget approved by Board of Governors on September 14, 2021

...the President shall not:

4. Proceed with any other construction project in excess of \$500,000 prior to having plans, specifications and estimates prepared or reviewed by an architect or engineer.

EVIDENCE – The College Architect is Wilkins ADP, which is responsible for preparation of plans, specifications, and preliminary cost estimates for all construction projects. Wilkins ADP utilizes Olson Engineering for preparation of all structural, civil, mechanical, and electrical engineering plans and specifications. Wilkins ADP is also responsible for recommendations of final programming and preparation of the program statement for the Coordinating Commission, which includes space utilization, potential future growth needs, and preliminary design.

<u>Other Construction Projects</u>	<u>Plans, Specifications and Estimates</u>
Simon Hall Utility Upgrades and Selective Renovations	Completed by Wilkins ADP and put out for bid on January 17, 2022 – Final plans, specifications and bid documents are stored at the Physical Plant office
Lifelong Learning Center Selective Renovations – Norfolk Campus	Preliminary cost estimates completed Plans and specifications being developed by Wilkins ADP

...the President shall not:

5. Expend funds on any other construction project prior to having confirmed funding for that stage.

EVIDENCE

<u>Other Construction Projects</u>	<u>Funding</u>
Simon Hall Utility Upgrades and Selective Renovations	Residence Life Capital Reserve Fund
Lifelong Learning Center Selective Renovations – Norfolk Campus	Capital Fund – included as a project in Capital Fund Budget approved by Board of Governors on September 14, 2021

...the President shall not:

6. Allow the Board to be without regular reports on a capital construction project's implementation, including but not limited to:

- **Changes to the anticipated cost of the project.**
- **Changes to the elements/cope of the project.**
- **Changes to scheduled completion, delays or impacts to timelines.**
- **Timely notice of possible cost overruns and planned action to reduce impact.**
- **Changes in contractor(s) and rationale.**

EVIDENCE

<u>Capital Construction Project</u>	<u>Cost Changes</u>	<u>Scope Changes</u>	<u>Timeline Changes/Delays</u>	<u>Contractor Changes</u>
Veterinary Technology Building	None	None	None	None
Large Animal/Farm Operations Building	None	None	Delivery of fire alarm panel currently delayed to end of March with occupation ready for mid-April	None
Union 73	None	None	None	None

Preliminary Project Information Sheet
Project Name: Fabrication Lab

Brief Description/Summary: Purchase and renovation of downtown Norfolk buildings and convert to Fabrication Lab for location of workforce training curriculum in robotics/software development and other program areas including woods shop, metals shop, 3D printing area and automation space.

Purpose/Goals:

1. Collaborate with community partners in industry to establish better links between entrepreneurship, workforce and economic development
2. Conduct educational and workforce outreach and expand benefits to underserved populations

Key Elements/Rationale:

1. Leverage funds from a potential Build Back Better grant from the USEDA

Alignment with Ends:

- Global End – Students have learning opportunities that enable them to contribute to the economic and social vitality of the service area at a cost that demonstrates prudent use of taxpayer’s money
- End 1 – Students have pathways to achieve academic and/or career goals
- End 1.3 – Students develop workforce skills necessary to meet demand of businesses in service area
- End 2 – Diverse populations of students experience learning and academic success responsive to their unique needs

Priority Relative to Other Capital Needs: High. Leverage of funds from two separate sources.

Cost Estimate:

- Initial Purchase: \$500,000
- Renovation: Capital Cost: \$4,000,000
- Ongoing O&M: \$
- Useful Life:
- Equipment/Personnel/Programming: \$500,000

Funding Source:

- Initial Purchase: Capital Fund
- Renovation: American Rescue Plan Act (ARPA) funds in proposed Governor’s budget, currently \$15 million for each community college
- Equipment/Personnel/Programming: Build Back Better Grant through Invest Nebraska

Timeline:

Programming and Layout: Currently in Process

Program Statement/Board of Governors Approval: April, 2022

Coordinating Commission: May, 2022

Bids Out: Fall, 2022

Bids Received/BOG Approval of Costs: December, 2022

Construction Start: January, 2023

Construction Complete: August, 2024

Preliminary Project Information Sheet
Project Name: Maclay Building

Brief Description/Summary: Renovation of Maclay building or demolition of current Maclay building and construction of new building to serve as central hub for oversight of all academic divisions and programs that can be considered academic core functions.

Purpose/Goals:

1. Establish efficiencies with classrooms, laboratories, and other learning spaces by permanently relocating current humanities programming from the Weller Building, which currently houses applied technology programs
2. Address concerns with building condition assessment of current Maclay building in Master Site and Facilities Plan

Key Elements/Rationale:

1. ARPA funds can be used to address other facility needs, so capital fund dollars can be re-allocated to address oldest building on campus
2. To the extent possible, create adjacencies between proposed meta-majors as part of Guided Pathways initiative

Alignment with Ends:

- End 1 – Students have pathways to achieve academic and/or career goals
- End 1.4 – Students are aware of the academic standards required to achieve college success
- End 2 – Diverse populations of students experience learning and academic success responsive to their unique needs

Priority Relative to Other Capital Needs: High. Capital fund dollars are used to address condition of oldest building on campus

Cost Estimate:

Capital Cost: \$15,000,000
Ongoing O&M: \$
Useful Life:
Equipment/Personnel/Programming: \$1,000,000

Funding Source: Capital Fund

Projected Timeline:

Programming and Layout: Currently in Process
Program Statement/Board of Governors Approval: May, 2022

Coordinating Commission: July, 2022

Bids Out: Fall, 2022

Bids Received/BOG Approval of Costs: December, 2022

Construction Start: January, 2023

Construction Complete: August, 2024



Preliminary Project Information Sheet

Project Name: Workforce Training Building and CDL Driving Range – SSC Campus

Brief Description/Summary: Workforce training facility in SSC (complimented by mobile training labs) to include truck driver training and licensure, diesel tech apprenticeship program, supply chain/logistics program, construction micro trades (framing, flooring, roofing, cabinetry), electrical, plumbing, HVAC, welding, and heavy equipment operator.

Purpose/Goals:

1. Meet demand for skilled labor jobs in the area

Key Elements/Rationale:

1. Leverage funds from a potential EDA Good Jobs Challenge grant
2. Collaborate with partnerships such as Nebraska Trucking Association, Nebraska State Homebuilders Association and Nebraska Construction Industry Council

Alignment with Ends:

- Global End – Students have learning opportunities that enable them to contribute to the economic and social vitality of the service area at a cost that demonstrates prudent use of taxpayer’s money
- End 1 – Students have pathways to achieve academic and/or career goals
- End 1.3 – Students develop workforce skills necessary to meet demand of businesses in service area

Priority Relative to Other Capital Needs: High. Leverage of funds from two separate sources.

Cost Estimate:

- Capital Cost: \$
- Ongoing O&M: \$
- Useful Life:
- Equipment/Personnel/Programming:

Funding Source:

- New Construction Costs: American Rescue Plan Act (ARPA) funds in proposed Governor’s budget, currently \$15 million for each community college
- Equipment/Personnel/Programming: Good Jobs Challenge Grant through USEDA

Projected Timeline:

Programming and Layout: Currently in Process

Program Statement/Board of Governors Approval: April, 2022

Coordinating Commission: May, 2022

Bids Out:

Phase One – Truck Driving Range: Spring, 2022

Phase Two – Building: Summer, 2022

Bids Received/BOG Approval of Costs:

Phase One – Truck Driving Range: Summer, 2022

Phase Two – Building: Summer, 2022

Construction Start:

Phase One – Truck Driving Range: Summer, 2022

Phase Two – Building: Fall, 2022

Construction Complete:

Phase One – Truck Driving Range: Fall, 2022

Phase Two – Building: Fall, 2023