



Northeast Community College Board Policy Manual

Executive Limitations Policy Policy Number: EL - 11

Construction

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.
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.
3. Request authorization to proceed with a capital construction project without incorporating it into an annual budget or a budget amendment.
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.
5. Expend funds on any other construction project prior to having confirmed funding for that stage.
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/scope 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.

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Rescinded Date: none