



MINUTES OF THE BOARD OF TRUSTEES
SPECIAL MEETING

INDIAN HILLS COMMUNITY COLLEGE

September 30, 2024

The special Board of Trustees meeting for Indian Hills Community College was held on Monday, September 30, 2024, in the Perkins Conference Room on the Main Campus, Indian Hills Community College, Ottumwa, Iowa. Board President Mr. Richard J. Gaumer called the meeting to order at 4:00 p.m.

Roll Call

Members present: Mr. Kevin Crall, Mr. Richard J. Gaumer, Mr. Riley Sheetz, Ms. Lori Yates.

Zoom/Phone: Ms. Beth Danowsky, Ms. Christine Estle, and Ms. Katie Nichols.

Members absent: Mr. Jerry Kirkpatrick and Mr. Alan Wilson.

Approval of Agenda

It was moved by Ms. Yates and seconded by Mr. Sheetz to approve the board agenda as presented. The motion carried unanimously.

Public Hearing on the Proposed Contract, Documents (plans, specifications, form of contract, and estimated cost) for the Student Wellness Facility Project.

Mr. Gaumer asked for a motion to open the public hearing on the Proposed Contract, Documents, (plans, specifications, form of contract, and estimated cost) for the Student Wellness Facility Project.

Motion

It was moved by Mr. Sheetz and seconded by Mr. Crall to open the public hearing. The motion carried unanimously.

Mr. Gaumer asked Ms. Shelle Harvey if she had received any written objections or protests on the proposed contract documents (plans, specifications, form of contract, and estimated cost) for the Student Wellness Facility Project. She stated "no." Mr. Gaumer asked if there were any oral objections or comments. There were no comments or discussion, so he asked for a motion and second to close the public hearing.

Motion

It was moved by Ms. Yates and seconded by Mr. Sheetz to close the public hearing. The motion carried unanimously.

A roll call vote was taken:

Mr. Richard J. Gaumer	Yes
Ms. Christine Estle	Yes
Ms. Beth Danowsky	Yes

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Ms. Katie Nichols	Yes
Mr. Kevin Crall	Yes
Mr. Riley Sheetz	Yes
Ms. Lori Yates	Yes

Members absent: Mr. Jerry Kirkpatrick and Mr. Alan Wilson.

The motion carried unanimously.

Mr. Gaumer stated that all board members received a bid tabulation. Bi-State Contracting Inc. West Burlington, Iowa was low bidder with a base bid and an alternate. Dr. Thompson asked for Bi-State Contracting Inc. and the alternate to be accepted.

Dr. Thompson stated that this project was bid at the right time. McGough provided an estimate a few months ago and for a 17,500 square foot building it was estimated to cost \$9.2 million. The new facility will be 25,500 square feet and will cost \$4,581,752 and that is the base bid and alternate.

Ms. Taren Ferguson stated that the price per square foot is in line with the areas surrounding Ottumwa. The first estimate was over \$400 per square foot and contractors stated that in our area it was \$175.00-\$230.00 per square foot, so this bid is more in line with the market.

Mr. Gaumer asked for a motion and second to approve the Proposed Contract, Documents, (plans, specifications, form of contract, and estimated cost) for the Student Wellness Facility Project.

Motion

It was moved by Mr. Crall and seconded by Mr. Sheetz to approve the Proposed Contract, Documents, (plans, specifications, form of contract, and estimated cost) for the Student Wellness Facility Project.

Mr. Gaumer asked for a motion and second to accept the bid of Bi-State Contracting Inc. West Burlington, Iowa and alternate bid in the amount of \$4,581,752 and authorize the president of Indian Hills Community College to execute the contract documents.

Motion

It was moved by Mr. Sheetz and seconded by Ms. Danowsky to accept the bid of Bi-State Contracting Inc. West Burlington, Iowa and the alternate in the amount of \$4,581,752 and authorize the president of Indian Hills Community College to execute the contract documents.

A roll call vote was taken:

Mr. Richard J. Gaumer	Yes
Ms. Beth Danowsky	Yes
Ms. Lori Yates	Yes
Ms. Christine Estle	Yes
Mr. Kevin Crall	Yes
Ms. Katie Nichols	Yes
Mr. Riley Sheetz	Yes

Members absent: Mr. Jerry Kirkpatrick and Mr. Alan Wilson.

The motion carried unanimously.

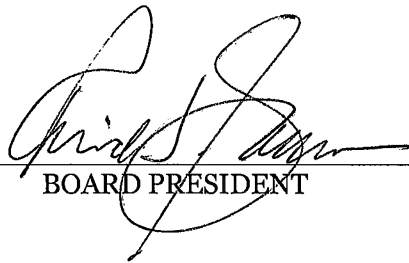
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Closing Comments

Dr. Thompson stated that on Sunday, October 13, 2024, we will meet at Honey Creek Resort at 5:30 p.m. and have dinner at 6:00 p.m. On Monday, October 14, 2024 our regular board meeting will begin at 8:30 a.m. and when we close the board meeting, we will move into board retreat. Our Strategic Planning consultant will facilitate the meeting strategic planning discussion, reviews, and data.

Adjournment

Board member Ms. Yates moved that the meeting be adjourned. Hearing no objections, Mr. Gaumer adjourned the meeting at 4:12 p.m.



BOARD PRESIDENT



BOARD SECRETARY