

MINUTES OF THE BOARD OF TRUSTEES
INDIAN HILLS COMMUNITY COLLEGE

July 25, 2022
Special Board Meeting

A Special Board of Trustees meeting for Indian Hills Community College was held on July 25, 2022, 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: Ms. Nellie M. Coltrain, Ms. Katie Nichols, Mr. Richard J. Gaumer, Mr. Riley Sheetz, and Ms. Lori Yates (4:01).

Zoom/Phone

Ms. Beth Danowsky, Mr. Jerry Kirkpatrick, Ms. Amy Webber and Mr. Alan Wilson.

Members absent:

Approval of Agenda

It was moved by Ms. Coltrain and seconded by Ms. Nichols 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 furnishing of all necessary labor, material, and equipment for the Main Campus Rosenman Building Roof Package.

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 furnishing of all necessary labor, material, and equipment for the Main Campus Rosenman Building Roof Package.

Ms. Taren Ferguson, Chief Financial Officer, reported that there were three bids for the Rosenman Building Roof package. The winning bid came in at \$68,817 from Jim Giese Commercial Roofing Inc.

Ms. Ferguson recommended moving forward with the recommendation to use Jim Giese Commercial Roofing Inc. and asked for approval.

Motion

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

Mr. Gaumer asked Ms. 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 furnishing of all necessary labor, material, and equipment for the Main Campus Rosenman Building Roof Package. 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.

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Motion

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

Motion

It was moved by Ms. Coltrain and seconded by Ms. Nichols to approve the Proposed Contract Documents (plans, specifications, form of contract, and estimated cost) for the furnishing of all necessary labor, material, and equipment for the Main Campus Rosenman Building Roof Package.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Public Hearing on the Proposed Contract Documents (plans, specifications, form of contract, and estimated cost) for the furnishing of all necessary labor, material, and equipment for the Centerville Campus Academic Building.

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 Centerville Campus Academic Building.

Motion

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

Mr. Gaumer asked Ms. 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 Centerville Campus Academic Building. 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.

Dr. Matt Thompson, President, reported that Mr. Luke Trewin and Mr. Clint Jenson, Story Construction and Ms. Kristen Lewis, Associate Principal and Mr. Nate Stieler, Project Architect, OPN Architects were invited to attend the meeting.

Dr. Thompson stated that board members will be briefed on documents, the bid process and results. Bids came in much higher than construction costs had been estimated. Mr. Trewin, Mr. Jenson, Ms. Lewis, and Mr. Stieler will talk about what was seen and what direction IHCC will go moving forward. We will also talk about the priorities for IHCC and how to progress moving forward.

Mr. Jenson, Story Construction, stated that with inflation construction it is a tough market

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Mr. Trewin, Story Construction, reported that bids came in over \$25,000,000 and over budget. There was poor bidder turnout and Structural Steel material and erection had no bidders and multiple packages had only a single bidder.

Ms. Kristen Lewis, OPN went through specs that could have driven prices higher, but she didn't see anything significant that could be changed. Ms. Lewis doesn't think there will be a dramatic difference in cost if IHCC waits until November to receive bids.

After a very thorough discussion Dr. Thompson stated that what needs to be determined is: Does the scope stay the same or does the scope change? Do we decrease square footage to try and align with the budget?

Mr. Gaumer asked Dr. Thompson for his recommendation. Dr. Thompson stated that his recommendation is to be on budget and try to keep this project and all other projects moving forward. His recommendation is to accept earth work, adjust the footprint in a way that is meaningful and significant to save money. Dr. Thompson understands that each board member represents an area that has expectations and he respects that. Dr. Thompson asked the board to help set the direction of the college and give feedback.

Dr. Thompson recommended to make modifications to the Centerville facility and keep all projects moving in the right direction financially.

Mr. Gaumer asked for a motion to close the public hearing on the Proposed Contract Documents (plans, specifications, form of contract, and estimated cost) for the Centerville Campus Academic Building.

Motion

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

Mr. Gaumer asked for a motion to accept or reject bid package 03-1 Concrete Foundations & Slabs, Christner Contracting Inc.

Motion

It was moved by Ms. Coltrain and seconded by Mr. Sheetz to reject 03-1 Concrete Foundations & Slabs, Christner Contracting Inc.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Mr. Gaumer asked for a motion to accept or reject bid package 06-1 General Carpentry, Christner Contracting Inc.

Motion

It was moved by Mr. Sheetz and seconded by Ms. Coltrain to reject 06-1 General Carpentry, Christner Contracting Inc.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Mr. Gaumer asked for a motion to accept or reject bid package 07-2 Metal Panel Systems & Sheet Metal, Hopkins Roofing.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 07-2 Metal Panel Systems & Sheet Metal, Hopkins Roofing.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	No
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	No

Members absent:

The motion was rejected No-6 and Yes-3.

Mr. Gaumer asked for a motion to accept or reject bid package 07-3 Membrane Roofing, TK Roofing.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to reject 07-3 Membrane Roofing, TK Roofing.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes

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Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Mr. Gaumer asked for a motion to accept or reject bid package 08-1 Aluminum Entrance, Storefront, Curtainwall Glaze, Yates & Yates.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 8-1 Aluminum Entrance, Storefront, Curtainwall Glaze, Yates & Yates.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	No
Lori Yates	Abstain
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	No

Members absent:

The motion was rejected No-6, Y-2es, and Abstain-1.

Mr. Gaumer asked for a motion to accept or reject bid package 09-1 Gypsum Board Assemblies, Acoustical Ceilings, & Painting, Hilsabeck Schacht Inc.

Motion

It was moved by Mr. Wilson and seconded by Ms. Webber to reject 09-1 Gypsum Board Assemblies, Acoustical Ceilings, & Painting, Hilsabeck Schacht Inc.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

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Mr. Gaumer asked for a motion to accept or reject bid package 09-5 Resilient Flooring, Carpet & Tile, Phillips Flooring.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 09-5 Resilient Flooring, Carpet & Tile, Phillips Flooring.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	No
Lori Yates	No
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	No

Members absent:

The motion was defeated No-7, Yes-2.

Mr. Gaumer asked for a motion to accept or reject bid package 11-1 Food Service Equipment, Rapids Foodservice.

Motion

It was moved by Mr. Wilson and seconded by Ms. Nichols to reject 11-1 Food Service Equipment, Rapids Foodservice.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion carried unanimously.

Mr. Gaumer asked for a motion to accept or reject bid package 21-1 Fire Suppression Systems, Winger Companies.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 21-1 Fire Suppression Systems.

A roll call vote was taken:

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Richard J. Gaumer	No
Beth Danowsky	No
Lori Yates	No
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	No

Members absent:

The motion was rejected No-7, Yes-2.

Mr. Gaumer asked for a motion to accept or reject bid package 22-1 Plumbing & HVAC Winger Companies.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 22-1 Plumbing & HVAC Winger Companies.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	Yes

Members absent:

The motion was accepted Yes-5, No-4.

Mr. Gaumer asked for a motion to accept or reject bid package 26-1 Electrical, Communications & Safety and Security, Van Maanen Electric.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 26-1 Electrical, Communications & Safety and Security, Van Maanen Electric.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	No
Lori Yates	No
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	No
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	No

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Members absent:

The motion was rejected No-7 Yes-2.

Mr. Gaumer asked for a motion to accept or reject bid package 31-1 Earthwork, Site Utilities, Site Concrete & Landscaping.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to accept 31-1 Earthwork, Site Utilities, Site Concrete & Landscaping.

A roll call vote was taken:

Richard J. Gaumer	Yes
Beth Danowsky	Yes
Lori Yates	No
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	Yes
Riley Sheetz	Yes
Nellie M. Coltrain	Yes

Members absent:

The motion was accepted Yes-8, No-1.

Dr. Thompson asked board members in which direction was the college moving forward: changing the footprint of the building to put the college at a budget more comfortable to will allow other projects to be completed or rebid the current footprint?

Mr. Gaumer asked for a motion to rebid the same project and bids to be returned in September, 2022.

Motion

It was moved by Mr. Wilson and seconded by Mr. Kirkpatrick to rebid the same project with bids to be received in September.

A roll call vote was taken:

Richard J. Gaumer	No
Beth Danowsky	Yes
Lori Yates	Yes
Alan Wilson	Yes
Jerry Kirkpatrick	Yes
Katie Nichols	Yes
Amy Webber	No
Riley Sheetz	No
Nellie M. Coltrain	Yes

Members absent:

The motion was passed Yes-6, No-3.

Closing Comments

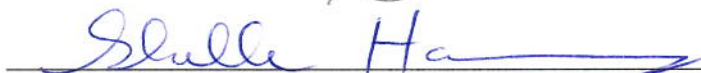
Dr. Thompson thanked everyone for attending the meeting and stated that bids will go out in September. *October 95 amended MO*

Adjournment

Board member Ms. Nellie Coltrain moved that the meeting be adjourned. Hearing no objections Mr. Gaumer adjourned the meeting at 7:07p.m.



BOARD PRESIDENT



BOARD SECRETARY