

Lewis University Board of Trustees
Property, Plant & Equipment Committee Minutes
January 28, 2016

The Property, Plant, and Equipment Committee of Lewis University met in the President's Council Room on the Romeoville Campus on January 28, 2016. The meeting was called to order by Joel Stava, Committee Chair, at 3:02 p.m.

Present:

Trustees

Joel Stava
Robert Beckman (via Phone)
Jane Condon (via Phone)
John Cumbee III (via Phone)
Tim Ferrarell (via Phone)
Kevin Newquist
Br. Michael Quirk
Br. James Gaffney, FSC (ex-officio)

Guests

Robert DeRose, Senior Vice President/Chief Financial Officer
Don Castello, Associate Vice President for Facilities
Jennifer Skvarla, Director of Operations and Purchasing
Dr. Randal DeMik, Faculty Representative

I. APPROVAL OF MINUTES

The Property, Plant, and Equipment Committee minutes for October 21, 2015 were accepted as presented.

II. PROJECT REVIEW

A. Enrollment Welcome Center

- Renovation budget approximately \$500,000
- Renovations include: new ceiling tiles, drywall repairs, new lighting, new carpet. Upgrades necessary for Village Codes include: replace existing sprinkler system (32 heads), fire pump, attic sprinkler system, addition of ADA restrooms, and additional fire protection between flooring/ceiling for wood structures.
- Initial plan to add 10 additional paver parking spaces with future expansion.
- Addition of a glass enclosure/entrance is based on donor funding.
- Anticipated start July 2016 and completion November 2016, moving staff between Thanksgiving and Christmas break.

B. Science Annex Renovation

- Needed for expansion within our Science Programs
- Renovations include: electrical upgrades, HVAC, additional public restrooms
- The entrance near the greenhouse will be removed along with the staircase to create a student lounge space.
- Anticipated cost of \$3.5 million, \$3M from bond funds and \$500,000 from operations.
- Timeline: May 10 – August 1, truncated timeline in order to be prepared for fall semester.
- Formal resolutions will be presented at the April 2016 Property, Plant and Equipment Committee meeting.

C. Capital Projects 2015-2020

- Capital Projects budget spreadsheets were shared with both the Property, Plant and Equipment Committee and the Finance Committee. Two versions have been created in light of the uncertainty related to the IL MAP Grant funding distribution for the 2015-2016 academic year.
- It was noted that Grumman/Butkus completed the last Campus Master Utilities Study in 2011. Since then, a great deal of construction has occurred and the Administration looks to have this study updated to reflect all the changes on campus.

D. Deferred Maintenance 2015-2019

- Roof Schedule – General warranty for rooftops are 20 years; at this time rooftop surveys are initiated for maintenance/repair. New coding requirements take place at the time of roof replacement. The following roofs are undergoing evaluation for FY17-19: St. Charles Borromeo, Vehicle Maintenance Garage, Student Union, and the Student Recreation and Fitness Center. Built up roofs are easier to maintain over the membrane roofs.
- RTU and AC units (rooftop heating and air conditioning units) – On average, the units should be replaced every 20 years. The refrigeration type R22 (R-410 vs R22) has been phased out by the government. The following units will require replacement: LRC and Science Annex.
- Road Replacement – A recent survey has been completed. Current conditions reflect construction, delivery trucks usage, age and weathering. The University has not contemplated a major roadwork project since 1988. While some roadways require replacement, scheduling has been postponed until the heavy construction in the various areas are completed.
- Parking Lots – Similar maintenance and condition as the roadways.
- Restroom Renovations – Renovations include: tile, fixture updates, and leak repair (if necessary). Many areas have been completed, current focus is in Aviation and Science Annex related to the building renovations, and North Hall Residential Building related to the age of the building.
- Access Control Projects – As buildings are renovated, access control locks are installed on exterior doors to allow for time scheduled lock/unlocking.
- Doors (Coremax Lock System) – Coremax is a patented key system that Lewis University has a license to create keys, which provides added security.
- Fire Suppression System – Working with the Village of Romeoville Fire Department for continual progress in upgrading the campus fire suppression systems.
- Fire Alarm System – New systems are digital and provide more information in the case of an alarm or emergency. The following buildings require upgrades: Aviation, Cody Hall, De La Salle Hall, Dining Hall, LRC, McNamara Hall, Oremus Fine Arts Center, North Hall, Ryan Hall, Sancta Alberta Chapel, South Hall, Student Union, Student Recreation/JFK, and Stritch Hall.

III. REVIEW AND APPROVE THE CHAPTER

A Mission Statement was added to the Charter that presented in October. The Committee requested that a calendar and schedule of tasks be included with the Charter. Charter approved as presented.

IV. OTHER MATTERS

- A. Review of the SNAP-ON tool agreement for the Aviation Programs. Initial proposal was \$1.1M, final proposal for 6 labs was \$400,000.
- B. It was suggested that some of the Athletic fields/gym are in need of renovations, i.e. baseball field, softball field and Neil Carey gym. Locker rooms and training rooms were also noted as inadequate and the fieldhouse is beginning to look dated.

V. ADJOURNMENT

The meeting was adjourned at 4:29 pm.

Respectfully Submitted,

Robert C. DeRose
Senior Vice President/Chief Financial Officer
Property, Plant, and Equipment Committee, Executive Secretary