

WILLIAM RAINEY HARPER COLLEGE
BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT #512
COUNTIES OF COOK, KANE, LAKE AND McHENRY, STATE OF ILLINOIS

Minutes of the Committee of the Whole meeting of Thursday, July 13, 1989.

The Committee of the Whole meeting was called to order at 8:05 p.m. by Chairman Barton on Thursday, July 13, at 8:05 p.m. in the Board Room of the Administration Building, 1200 W. Algonquin Road, Palatine, Illinois.

Present: Members Barton, Miller, Moats, Orzech and Student Member Ivarson

Absent: Members Coste, Howard and Norwood

Also present: Paul Thompson, President; Bonnie Henry, V.P. Student Affairs; Vern Manke, V.P. Administrative Services; David Williams, V.P. Academic Affairs; Felice Avila, Executive Assistant to the President; Laurie Wren, Recording Secretary; Vic Berner, Dean of Business Services and Finance; Don DeBiase, Director of Physical Plant; Leon Hussissian, Audio-visual Technician; and Sandy Christensen, Legat Architects.

President Thompson stated that the purpose of the meeting was to tour the College facilities prior to discussion of the proposed space program. He distributed a summary of the Space Planning Program which was presented to the Board on July 11. In addition, open hearings were held during the week for administrators, faculty and staff and a summary of the questions raised during the hearings was distributed to Board members. The President stated that the data may provide answers to questions which the Board may have regarding the space program.

The tour commenced at 8:10 p.m. at which time Member Howard joined the group.

The tour concluded at 9:40 p.m. after which the meeting was reconvened. The President entertained questions from the Board.

The Board addressed the subject of the proposed theatre and conference rooms. Ms. Christensen explained that the conference rooms, as noted, are rooms which would accommodate from 10 to 20 persons. These rooms could be set up with individual conference tables or one conference table with seating and a speaker podium. The space would be flexible space depending upon usage.

Member Howard agreed that there is a definite need for additional conference room facilities. Member Orzech stated that the current conference room space accommodates approximately 150 people. She noted that the proposed space program would double the amount of space and people. She asked if the College receives more requests for space than can be handled. Vice President Williams replied affirmatively.

Member Howard addressed the subject of parking. She noted that there would be a feasibility study on the financial aspects of parking. She pointed out that the chief complaint about Harper which she receives is about parking. She felt that improved parking facilities would attract more people to campus, especially during the winter months. In addition, complaints are received from faculty and staff members. She felt that a pay-as-you-go parking facility would be an asset and she was pleased that the administration was reviewing the matter to determine the feasibility of a parking garage.

Vice President Manke felt that a parking facility would not only pay for itself, but would reduce the amount of costly resurfacing work. In addition, the number of parking lots could be reduced. Security and lighting for the garage would be required, but maintenance of a parking garage is minimal when compared with the upkeep of parking lots. He felt that a parking facility could be constructed through the sale of revenue bonds which could be amortized over a 20-year period. He added that more definite figures could be provided if the Board so desires.

Member Orzech felt that a parking garage located anywhere would be aesthetically ugly. Vice President Manke stated that it is possible to utilize the contour of the land so that the facility is attractive and blends in with the surrounding area. There are campus sites available where the soil could be terraced and a two or three-story garage could be built into the site. In addition, landscaping will aid in making the site more attractive, but the facility itself is costly. Member Orzech agreed that concerns about parking are voiced repeatedly. She noted, however, that women consider parking garages dangerous. Vice President Manke felt that the College could control a parking garage better than the parking lots by monitoring the facility with a television camera. He noted that three or four public safety officers are assigned to cover approximately 12 parking lots and he felt that better security could be provided with a garage.

Member Orzech inquired about moving the parking lots closer to the College buildings. Vice President Manke responded that lots 4, 5, 6 and 7 could be eliminated with the addition of a parking garage. In addition, lots 11 and 12 could be moved closer to the buildings. He stated that it is proposed that the new facility be located between Buildings P and F. The lots in that area have not been resurfaced and are not included in the renovation projects for 1989-90. Member Orzech agreed that this was an issue that could be addressed.

Member Howard felt that the addition of a performing arts center would attract more people to campus. She noted that many people refrain from coming to campus because it is large and the area is strange, especially to the older persons. A parking garage would be an asset for this group if it can be afforded.

Member Orzech clarified that the RAMP document would be included on the July 27 Board agenda. Chairman Barton stated that approval of the RAMP document does not lock the College into doing the projects. Board approval is required in order to submit projects to the Illinois Community College Board and the Illinois Board of Higher Education for approval. If the Board decides to proceed, approvals would be underway.

President Thompson called attention to the proposed storage building which was originally estimated and budgeted at \$70,000. He noted that, at the request of the Board, the administration asked Legat Architects to prepare information on a building which would blend in with the existing campus buildings. The architects have proposed that a facility be constructed between Building M and Buildings T and U. The space allocated is larger than the one previously budgeted and the cost is estimated at \$172,000. In response to Chairman Barton, Vice President Manke stated that the original storage facility was 4,000 square feet as compared to 6,000 square feet in the revised estimate. A 4,000 square foot facility could be constructed for \$112,000 which was the original request.

Vice President Manke agreed with the Board's concerns about matching the facade of existing buildings, but added that the administration realizes that the major need is for a storage area for College equipment. A larger facility is not required to meet the current needs of the institution. The \$70,000 amount budgeted for a metal shed on a concrete slab on the south side of the greenhouse for storage of trucks, tractors and other equipment would be sufficient and adequate. He reiterated that he understood the concerns to match the new facility with existing buildings.

Member Orzech questioned where the \$112,000 funding could be obtained. Vice President Manke replied that \$70,000 was budgeted and the remainder could be taken from contingency. Chairman Barton expressed concern about future needs for additional storage space. Vice President Manke agreed, but added that the administration wanted to be realistic in terms of space and the type of building needed at present. He pointed out that there will always be a need for storage space, especially as programs change and the College grows. Although construction of the larger facility would be a wise move, he stated that the administration has requested a building to cover present needs.

Member Howard stated that she liked the proposed location for the storage building. It is an area that is not used and is accessible for storage. She agreed with Member Coste's concerns about aesthetics and the construction of a facility to match existing buildings. She noted that a significant amount of work has been done on campus beautification and she supports these efforts. She felt that the debate centers on the size of the facility and whether it would be wiser to spend additional funds for a larger facility at this time. Vice President Manke stated that it would be possible to solicit bids for both a 4,000 and a 6,000 square foot building.

Member Moats observed that there is often a tendency to accumulate items over the years and possibly some things could be discarded. Member Howard agreed that this was a good point. Vice President Manke stated that Director of Physical Plant Don DeBiase has done a good job in this regard and there is a minimum of surplus equipment or unused items around the campus.

Member Moats called attention to the fact that the campus is 20 years old and has functioned very well. He asked if the facility was needed or would be nice to have. He stated that it is important to question whether the facility is cost effective. Vice President Manke replied that the administration feels it is an important issue and, for this reason, has made a recommendation.

Member Miller inquired about the financial information in regard to the proposed space plan which Vice President Manke agreed to prepare. Vice President Manke stated that the data is available but is not as complete as he would like because of the time element. He noted that the financial picture changes daily due to market conditions.

Member Miller felt that the Board should consider building construction in relation to needs. Vice President Manke stated that he has recently spent time with the architect on this report. Costs have been estimated for the various needs such as fine arts, bookstore, theatre, and art gallery. In addition, remodeling costs have been outlined. Although this is a condensed report, he stated that the administrative recommendations for each area in terms of remodeling are included. Ms. Christensen added that the information, by space, is included in the most recent material provided to the Board.

Chairman Barton inquired about issuing bonds through home-rule communities. Vice President Manke explained that a home-rule community has the power to issue bonds and to make decisions without voter approval. Palatine and Arlington Heights are both home-rule communities. He suggested that Palatine be approached first to determine their willingness to be a participant in this project. It would not cost them anything; it may take away some of their bonding power. The matter would then be discussed with bond counsel to determine their ideas for financing. Vice President Manke stated that this matter needs additional review to refine costs and determine if any state funding will be available.

In response to Member Orzech, Vice President Manke stated that the administration feels that the Liberal Arts classrooms and offices are priority projects and that the Illinois Community College Board will look at this most favorably. In order to provide for a conference center, the bookstore must be relocated. The theatre is a stand-alone; however, there are options for funding. There could be some support through private funding or the sale of revenue bonds.

Member Orzech expressed appreciation to the administration for putting this together on such short notice. It was very helpful and the data provided was most informative.

Member Orzech moved, Member Howard seconded, that the meeting be adjourned. Motion carried and the meeting was adjourned at 10:10 p.m.

Chairman

Secretary pro tem