

**Sauk Valley Community College**  
**October 26, 2020**

**Action Item 4.6**

**Topic:**                   **Protection, Health, and Safety Projects 2021**

**College Health:**       **Metric 4 – College facilities and grounds are clean and updated. The campus is safe, secure, and welcoming.**

**Presented By:**       **Dr. David Hellmich and Kent Sorenson**

**Presentation:**

The Public Community College Act (110 ILCS 805/3-20.3.01) (the Act) provides for alterations or repairs determined by the local community college board to be necessary for health and safety, environmental protection, accessibility or energy conservation purposes, such district may, by proper resolution which specifically identifies the project and which is adopted pursuant to the provisions of the Open Meetings Act, levy a tax for the purpose of paying for such alterations or repairs, or survey by a licensed architect or engineer, upon the equalized assessed value of all the taxable property of the district at a rate not to exceed .05% per year for a period sufficient to finance such alterations or repairs.

The attached projects have been identified by the administration and have been determined to be necessary for the health and safety, environmental protection, accessibility or energy conservation purposes. The projects will be funded through local taxes levied and such proceeds will be restricted for the purpose of completing these projects or future projects meeting the requirements of the Act. The College has levied at or near the maximum five cents per \$100 for this fund for a number of years.

**Recommendation:**

The administration recommends the Board adopt the attached resolution to approve protection, health, and safety projects.

**Project Name/Description**
**Project Costs**
**2021 AHU 9 Replacement Project**

## Programmatic Justification:

Air Handler 9 (AHU 9) serves the Gymnasium and associated adjacent areas of the College with conditioned air (heating, air conditioning and outside fresh air). AHU 9 is original to the construction of the College (over 50 years old) and has outlived its life expectancy. AHU 9 has required several emergency repairs over the past couple of years to keep it operational and the reliability of its continued performance is questionable. Failure of this piece of equipment would leave the Gymnasium and associated adjacent areas without heated air and fresh outside air (fundamentally uninhabitable) for several months as this piece of equipment has a long lead time for delivery and installation.

Project Costs	\$	370,000
Contingency		30,000
A/E Fees		43,500
<b>Total</b>	<b>\$</b>	<b>443,500</b>
PHS Amount	\$	423,401
Non-PHS Amount	\$	20,099

## Scope of Work:

This project will remove the existing Air Handler 9 and install a new air handling unit in its place. The new air handling unit will operate with much greater efficiency and will reduce required maintenance and repairs. This project will also include ancillary improvements including improvements to building exhaust air and improvements to building valving and piping isolation improvements.

**2021 Security Improvements Project**

## Programmatic Justification:

This proposed project will continue the security improvements established in a comprehensive engineering evaluation of the College's existing security systems prepared in 2019. Portions of the existing security system are outdated or lacking and this proposed project will add to, upgrade, and/or replace various components of the College's existing security system. This project will focus on the installation of an electronic building access control system. The College currently has numerous points of entry access with minimal controls. The installation of a building wide electronic building access control system will provide a much greater measure of security by providing the ability to control access at specific times and dates and to only allow access to certain areas of the building. The system will also provide the ability to promptly lockdown the facility in the case of an emergency security event.

Project Costs	\$	180,000
Contingency		20,000
A/E Fees		
<b>Total</b>	<b>\$</b>	<b>200,000</b>
PHS Amount	\$	200,000

## Scope of Work:

The proposed scope of work for this proposed project shall include installation of hardware and software for a new access control system for the College and other associated related security improvements. It is anticipated that all work will be self-performed by College staff.



**2021 Protection, Health and Safety Project Summaries**  
**October 26, 2020**

**Project Name/Description**

**2021 Generator Replacement Project**

Programmatic Justification:

The proposed project will provide the College with a reliable back-up power source in the event of primary power loss from ComEd lines. Currently the College has a primary back-up generator that has exceeded its recommended useful life and has repeatedly failed to restore power in conjunction with the aging switchgear.

Additionally, the College has a diesel powered emergency back-up generator that is below grade and susceptible to water damage in the event of natural or mechanical related flooding where the generator is housed.

Scope of Work:

Procure a new diesel generator to replace both the primary and emergency back-up generators and house above grade and located adjacent to the College's boiler room. Additionally, the diesel generator that is current located below grade will be dismantled and raised above grade for disposal.

**Project Costs**

Project Costs	\$	525,581
Contingency		51,018
A/E Fees		75,000
<b>Total</b>	<b>\$</b>	<b>651,599</b>
PHS Amount	\$	276,599
State Amount	\$	375,000

**2021 Totals**

Project Costs	\$	1,075,581
Contingency		101,018
A/E Fees		118,500
<b>Total</b>	<b>\$</b>	<b>1,295,099</b>
PHS Amount	\$	900,000
Non-PHS Amount		20,099
State Amount		375,000
<b>Total</b>	<b>\$</b>	<b>1,295,099</b>

**PROTECTION, HEALTH, AND SAFETY PROJECT**

**Budget and Certification**

Name and address of architect/engineer providing the estimate:

Willett, Hofmann & Associates, Inc.  
809 East 2nd Street  
Dixon, Illinois 61021

I certify that the recommended construction project description and cost figures referred to herein were prepared by me or under my supervision, and to the best of my knowledge the description of the existing conditions and cost funds are true and accurate. I further certify that the project has been designed to meet the codes and standards required in Illinois Community College Board Rule 1501.608 and meets the qualifications for an eligible protection, health, and safety project as defined in Section 3-20.3.01 of the Public Community College Act.

**FY21 AHU 9 Replacement Project**

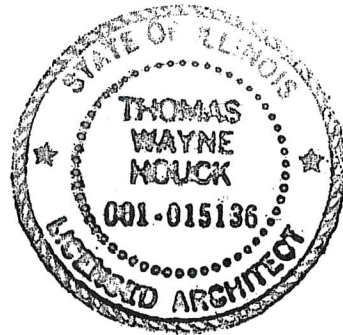
Project Costs:	<u>          \$370,000.00</u>
Contingency:	<u>          \$30,000.00</u>
A/E Professional Fees:	<u>          \$43,500.00</u>
Total:	<u>          \$443,500.00</u>

Thomas Wayne Mouck  
Architect/Engineer's Signature

Date: October 15, 2020

001-015136  
Illinois Registration or License Number

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**PROTECTION, HEALTH, AND SAFETY PROJECT**

**Budget and Certification**

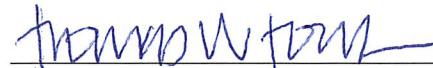
Name and address of architect/engineer providing the estimate:

Willett, Hofmann & Associates, Inc.  
809 East 2nd Street  
Dixon, Illinois 61021

I certify that the recommended construction project description and cost figures referred to herein were prepared by me or under my supervision, and to the best of my knowledge the description of the existing conditions and cost funds are true and accurate. I further certify that the project has been designed to meet the codes and standards required in Illinois Community College Board Rule 1501.608 and meets the qualifications for an eligible protection, health, and safety project as defined in Section 3-20.3.01 of the Public Community College Act.

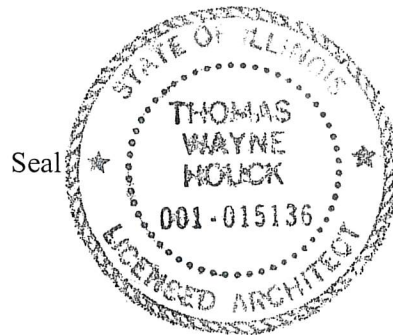
**FY21 Security Improvements Project**

Project Costs:	<u>          \$180,000.00          </u>
Contingency:	<u>          \$20,000.00          </u>
A/E Professional Fees:	<u>  </u>
Total:	<u>          \$200,000.00          </u>

  
Architect/Engineer's Signature

Date: October 15, 2020

001-015136  
Illinois Registration or License Number



**PROTECTION, HEALTH, AND SAFETY PROJECT**

**Budget and Certification**

Name and address of architect/engineer providing the estimate:

Name Brian R. Keith; Keith Engineering Design, Inc.  
Address 707 N.E. Jefferson  
Address2  
City, State ZIP Peoria, IL 61603

I certify that the recommended construction project description and cost figures referred to herein were prepared by me or under my supervision, and to the best of my knowledge the description of the existing conditions and cost funds are true and accurate. I further certify that the project has been designed to meet the codes and standards required in Illinois Community College Board Rule 1501.608 and meets the qualifications for an eligible protection, health, and safety project as defined in Section 3-20.3.01 of the Public Community College Act.

**FY21 Generator Replacement Project**

Project Costs: \$525,580.54  
Contingency: 51,018.05  
A/E Professional Fees: \$75,000.00  
Total: \$651,598.59

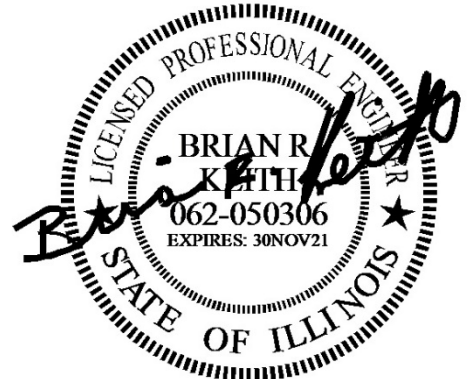


Architect/Engineer's Signature

Date 10-13-2020

062-050306  
Illinois Registration or License Number

Seal



**RESOLUTION TO APPROVE  
PROTECTION, HEALTH AND SAFETY PROJECTS**

**WHEREAS**, pursuant to the Public Community College Act (110 ILCS 805/3-20.3.01) (the Act), Community College District No. 506, Counties of Whiteside, Lee, Carroll, Ogle, Bureau and Henry, and State of Illinois (Sauk Valley Community College or the College) is authorized to complete alterations or repairs determined by its Board of Trustees to be necessary for health and safety, environmental protection, accessibility or energy conservation purposes; and,

**WHEREAS**, the projects at the College meet the definition of alteration or repair, as defined in the Illinois Administrative Code (23 Ill. Adm. 1501.601); and

**WHEREAS**, the facility described by the projects set forth are owned by the College; and

**WHEREAS**, the projects recommended for repair and alteration are:

2021 AHU 9 Replacement Project	\$423,401
2021 Security Improvements Project	\$200,000
2021 Generator Replacement Project	\$276,599; and

**WHEREAS**, the Board has received a certified estimate by a licensed architect or engineer; and

**NOW, BE IT RESOLVED** by the Board of Trustees of Community College District No. 506, Counties of Whiteside, Lee, Carroll, Ogle, Bureau and Henry, and State of Illinois, as follows:

1. The recitals set forth above are incorporated herein and made a part hereof; and
2. The physical facilities described in the projects set forth above requires alteration or repair and is necessary to remove a health or safety hazard to the students, employees or visitors of the College; and
3. There are not sufficient funds available in the Operations and Maintenance Fund of the College to complete the projects set forth above; and
4. The Board approves the completion of the Protection, Health and Safety projects described below:

2021 AHU 9 Replacement Project	\$423,401
2021 Security Improvements Project	\$200,000
2021 Generator Replacement Project	\$276,599; and

5. The projects set forth above meet the eligibility to be funded through a protection, health and safety tax levy; and

6. College Administration is authorized to execute all documents, and to take all actions necessary, for approval and completion of these projects consistent with the Public Community College Act (110 ILCS 805/3-20.3.01) the Illinois Administrative Code (23 Ill. Adm. 1501.608 through 1501.609).

**ADOPTION:** This 26th day of October, 2020

BOARD OF TRUSTEES OF SAUK VALLEY COMMUNITY COLLEGE DISTRICT NO. 506,  
COUNTIES OF WHITESIDE, LEE, OGLE, HENRY, BUREAU, AND CARROLL, AND THE  
STATE OF ILLINOIS (THE "DISTRICT").

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Chairman, Board of Trustees, Sauk Valley  
Community College District No. 506,  
Counties of Whiteside, Lee, Ogle, Henry  
Bureau, and Carroll, and State of Illinois

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Secretary, Board of Trustees, Sauk Valley  
Community College District No. 506,  
Counties of Whiteside, Lee, Ogle, Henry  
Bureau, and Carroll, and State of Illinois