

**Sauk Valley Community College  
October 24, 2022**

**Action Item 4.5**

**Topic:** Protection, Health, and Safety Projects 2023

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

**Presented By:** Dr. David Hellmich, Rich Groleau, 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.

**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:

2022 Toilet Rooms Abatement Project – East Stack	\$32,841
2022/2023 Toilet Rooms Renovation Project	\$345,859
2023 Toilet Rooms Abatement Project – West Stack	\$121,300, and
CDB Project No. 810-084-012 “Replace Generator”	\$300,000

**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:

2022 Toilet Rooms Abatement Project – East Stack	\$32,841
2022/2023 Toilet Rooms Renovation Project	\$345,859
2023 Toilet Rooms Abatement Project – West Stack	\$121,300, and
CDB Project No. 810-084-012 “Replace Generator”	\$300,000

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 24th day of October, 2022

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

Project Name/Description	Project Costs			
	Tax Year 2022	Tax Year 2021 (reference only)	Tax Year 2020 (reference only)	Total (reference only)
<b>Contract 1 - 2022 Toilet Rooms Abatement Project - East Stack</b>				
Programmatic Justification:				
In the portion of the College west of the Dillon Mall area there are currently one set of Female and one set of Male toilet rooms designated for general building use on the first, second and third floors. The Female toilet rooms are at the west end near the West Mall Entrance and the Male toilet rooms at the east end near the Dillon Mall area. These toilet rooms are aligned vertically (aka "a toilet room bank") on each floor and separated horizontally by approximately 300 feet. These toilet rooms consist of original construction components (circa 1965) and contain asbestos in the flooring, walls, ceilings and pipe fitting insulation. The intent of this project is to be Phase 1 of a two-phase project to abate the asbestos containing materials from one of the two vertical toilet room banks. It is anticipated that Phase 2 of the abatement work (at the remaining vertical toilet room bank) will be completed in the following year.				
Project Costs	\$ 32,850	\$ 42,000	\$ -	\$ 74,850
Contingency		7,750	-	7,750
A/E Fees and Air Monitoring	(9)	23,750	-	23,741
<b>Total</b>	<b>\$ 32,841</b>	<b>\$ 73,500</b>	<b>\$ -</b>	<b>\$ 106,341</b>
PHS Amount	\$ 32,841	\$ 73,500	\$ -	\$ 106,341
Non-PHS Amount	-	-	-	-
State Amount	-	-	-	-
<b>Total</b>	<b>\$ 32,841</b>	<b>\$ 73,500</b>	<b>\$ -</b>	<b>\$ 106,341</b>

**Scope of Work:**

This project will remove the existing asbestos containing materials from one of the two vertical toilet room banks in the portion of the College west of the Dillon Mall area which will result in a shell space that will need to be reconstructed to provide required toilet room facilities.

Project Name/Description	Project Costs			
	Tax Year 2022	Tax Year 2021 (reference only)	Tax Year 2020 (reference only)	Total (reference only)
<b>Contract 2 - 2022 Toilet Rooms Renovation Project</b>				
Programmatic Justification:				
In the portion of the College west of the Dillon Mall area there are currently one set of Female and one set of Male toilet rooms designated for general building use on the first, second and third floors. The Female toilet rooms are at the west end near the West Mall Entrance and the Male toilet rooms at the east end near the Dillon Mall area. These toilet rooms are aligned vertically (aka "a toilet room bank") on each floor and separated horizontally by approximately 300 feet. Following the abatement of asbestos containing materials from each vertical toilet room bank the toilet rooms will be only a shell of a space and will need to be reconstructed. The existing plumbing piping servicing these toilet rooms is of original construction (circa 1965) also and has experienced failures exposing potential unsanitary conditions. In addition, these toilet rooms are currently not sprinklered for fire protection and due to their non-centralized locations, the travel distances to these toilets can be lengthy for building occupants. This project seeks to provide required toilet room facilities with improved plumbing piping and sprinkler systems as well as transforming each gender designated toilet room into a series of gender-neutral toilet rooms to ease travel distances and provide better facility accommodations for all building occupants.				
Scope of Work:				
This project will reconstruct (within the shell left after abatement of each gender designated toilet room) a series of gender-neutral toilet rooms with new plumbing fixtures, new plumbing piping, new exhaust and ventilation systems, new lighting systems, new sprinkler system and new finishes. Each current single gender designated toilet room (2 per floor for 3 floors = 6 total) will be converted into a bank of 6 gender-neutral toilet rooms (2x6 per floor for 3 floors = 36 total).				
	Project Costs	\$ 894,000	\$ 670,000	\$ 1,564,000
	Contingency	50,000	75,000	125,000
	A/E Fees	13,500	81,500	95,000
	<b>Total</b>	<b>\$ 957,500</b>	<b>\$ 826,500</b>	<b>\$ 1,784,000</b>
	PHS Amount	\$ 345,859	\$ 826,500	\$ 1,172,359
	Non-PHS Amount	236,641		236,641
	State Amount	375,000		375,000
	<b>Total</b>	<b>\$ 957,500</b>	<b>\$ 826,500</b>	<b>\$ 1,784,000</b>
<b>Contract 3 - 2022 Toilet Rooms Abatement Project - West Stack</b>				
Programmatic Justification:				
Phase 2 of a two-phase project to abate the asbestos containing materials from one of the two vertical toilet room banks.				
Scope of Work:				
This project will remove the existing asbestos containing materials from one of the two vertical toilet room banks in the portion of the College west of the Dillon Mall area which will result in a shell space that will need to be reconstructed to provide required toilet room facilities.				
	Project Costs	\$ 88,000	\$ -	\$ 88,000
	Contingency	8,800	-	8,800
	A/E Fees	24,500	-	24,500
	<b>Total</b>	<b>\$ 121,300</b>	<b>\$ -</b>	<b>\$ 121,300</b>
	PHS Amount	\$ 121,300	\$ -	\$ 121,300
	Non-PHS Amount	-		-
	State Amount	-		-
	<b>Total</b>	<b>\$ 121,300</b>	<b>\$ -</b>	<b>\$ 121,300</b>

**Project Name/Description**
**Project Costs**
**CDB Project No. 810-084-012 "Replace Generator"**
**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 and install 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			
	Tax Year 2022	Tax Year 2021 (reference only)	Tax Year 2020 (reference only)	Total (reference only)
Project Costs	\$ 493,234	\$ -	\$ 525,581	\$ 1,018,815
Contingency	50,863	-	51,018	101,881
A/E Fees	8,695	-	75,000	83,695
<b>Total</b>	<b>\$ 552,792</b>	<b>\$ -</b>	<b>\$ 651,599</b>	<b>\$ 1,204,391</b>
PHS Amount	\$ 300,000	\$ -	\$ 276,599	\$ 576,599
Non-PHS Amount	252,792			252,792
State Amount	-		375,000	375,000
<b>Total</b>	<b>\$ 552,792</b>	<b>\$ -</b>	<b>\$ 651,599</b>	<b>\$ 1,204,391</b>

**2022 Totals**

Project Costs	\$ 1,508,084
Contingency	109,663
A/E Fees	46,686
<b>Total</b>	<b>\$ 1,664,433</b>
PHS Amount	\$ 800,000
Non-PHS Amount	489,433
State Amount	375,000
<b>Total</b>	<b>\$ 1,664,433</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**

Project Costs:	<u>          \$1,726,850          </u>
Contingency:	<u>          \$141,550          </u>
A/E Professional Fees:	<u>          \$143,241          </u>
Total:	<u>          \$2,011,641          </u>

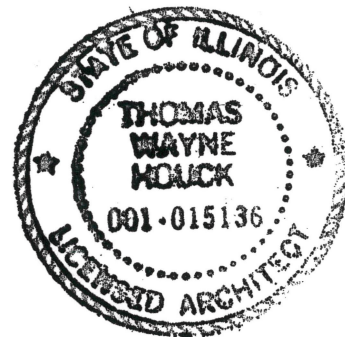


Architect/Engineer's Signature

Date October 18, 2022

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:

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: \$1,018,815.00  
Contingency: \$101,881.50  
A/E Professional Fees: \$83,695.00  
Total: \$1,204,391.50



Architect/Engineer's Signature

Date 10-18-2022

062-050306  
Illinois Registration or License Number

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