



The Peninsula's Community College

Thomas Nelson Community College Local Board  
Facilities Committee  
February 28, 2022

Member(s) Present: Scott VanVoorhees, Izabela Cieszynski, and Allan Melton

Guest: Dr. Joyce Jarrett

College Staff Present: Steven Carpenter, Vice President for Finance and Administration, and Geraldine Mathey, Administrative Assistant

Mr. Carpenter opened the meeting at 4:05 p.m.

1. 2022-24 Biennium Parking Plan. Mr. Carpenter reviewed the biennium parking plan, explaining how the College plans to improve and maintain the parking lots on both campuses. A copy of the 2022-24 Biennium Parking Plan is attached. Mr. VanVoorhees asked if there were questions regarding the plan; none were voiced. He made the motion to approved the 2022-24 Biennium Parking Plan as presented, and Ms. Cieszynski seconded the motion. The committee voted unanimously to approve. Mr. VanVoorhees will present the plan at the next Local Board meeting for their approval.

2. Review of Facilities Projects. Mr. Carpenter gave an overview of campus projects.

a. Templin Hall Auditorium: The plans for rebuilding the auditorium are under review at the state level. He anticipates the construction permit being released shortly with work on the project starting early fall 2022.

b. Temporary Office and Classroom Space: A lease has been signed for temporary space in the building next to Hampton III. The building needs to be modified from large open spaces into office and classroom units. Engineers are completing the preliminary designs, replicating the floorplan from Templin Hall. Mr. Carpenter expects approximately 50% usage by the Fall 2022 term. Plans include moving personnel from Harrison Hall as well as classrooms and offices in Diggs Hall. A few faculty offices will remain in Diggs Hall; space is being configured to move Campus Police to the new leased building.

c. Diggs/Moore/Harrison Replacement Building: Construction plans are on track at the state level. Mr. Carpenter anticipates the bid to be released sometime this year with actual construction to begin about the same time as the repairs to Templin Hall Auditorium, with both buildings being completed about the same time. With Harrison, Diggs, and Moore Halls being vacated, the plan is to demolish all three buildings which would allow ample space to move the replacement building further from Hastings Hall.

d. Roof Repairs: Mr. Carpenter stated that the recent snow events identified some problem areas. The bid to repair these issues was to be released today, with work expected to start in December.

e. HVAC Replacements: Fifteen (15) units on top of the Peninsula Workforce Development Center (PWDC) will be replaced. The plan is to also replace HVAC units on top of Templin Hall while the building is undergoing repairs. Mr. Carpenter stated there are problems with the system within Hampton III. This is a unique system that was new when the building was renovated and is now 12-15 years old. The plan is to replace the HVAC units over the next couple of years using an upgrade of the current system. He pointed out there is no space for ductwork on the roof or in the building itself.

Mr. Carpenter was asked if a timetable has been established, especially if classes are in session during the planned construction, and how are staff and students notified. Mr. Carpenter responded that there is no firm timetable as yet, but the majority of any construction would be done during breaks when no students are on campus, such as winter break when the repairs to the roof will be done. Staff and students will be informed in advance of any work being done on campus.

Mr. VanVoorhees opened the floor for additional questions; there were none. Ms. Cieszynski made the motion to accept for information purposes the review of facilities projects; Mr. Melton seconded the motion. The committee voted unanimously to approve. Mr. VanVoorhees will present the information updates at the next Local Board meeting for their approval.

There being no further business, the meeting adjourned at 4:40 p.m.