



BOARD OF TRUSTEES AGENDA

Special
Special Meeting
Tuesday, October 21, 2025
4:00 PM
Ambler Board Room
1801 N. Cottonwood
Iola, KS 66749

Current Board Members:

Gena Clouch; Vicki Curry; Rebecca Nilges; Corey Schinstock; Jenny Spillman; Jessica Thompson

1. **Call to order and establish quorum**
2. **Approval of Agenda**
3. **Discussion** **2**
Deferred maintenance and facilities.
- Facility Assessment for Oct 21, 2025 Special Board meeting 2
4. **Adjournment**

ALLEN COMMUNITY COLLEGE FACILITY ASSESSMENT

| DEFICEINCY | CORRECTIVE ACTION | | 25-26 | 26-27 | 27-28 | 28-29 | 29-30 | Work Force | Estimate Cost | Completion Date |
|----------------------------|-------------------|--|-------|-------|-------|-------|-------|-------------------|------------------|-----------------|
| ACTIVITIES BUILDING | | | | | | | | | | |
| Drainage issue | Regrade drainage | | x | | | | | ACCC | 2,500.00 | Winter 25-26 |
| Down Spout Extension | Extension tubes | | x | | | | | ACCC | 750.00 | Winter 25-26 |
| Condensate Drain Line | Repair drains | | x | | | | | ACE Refrigeration | | Completed |
| Overhead Door | Replace door | | | x | | | | Contractor | 4,000.00 | Summer 26-27 |
| Interior Insulation | Discuss Options | | | | x | | | Contractor | | Summer 27-28 |
| Urinal Plumbing | Replace drain | | x | | | | | ACCC Staff | 100.00 | Completed |
| HVAC Split Units x 3 | Replace Units x 3 | | | | | x | | Contractor | 45,000.00 | Summer 28-29 |
| | | | | | | | | | 52,350.00 | |

| LEGEND: | |
|---|-------------------|
| | Immediate Needs |
| | 1-2 year Plan |
| | 3-5 year Plan |
| | Completed Project |
| | Other |

| MAIN BUILDING | | | | | | | | | | | |
|-------------------------------------|------------------------|--|---|---|---|---|---|-----------------|--------------|----------------|-------------|
| Storm water drain (east) | Clean out ditch/bridge | | | x | | | | Contractor | 103,000.00 | Summer 26-27 | |
| Brick Pavers | Repairs as needed | | ? | | | | | Contractor | 158,000.00 | ? | Discussion |
| Library Windows | Replace windows | | ? | | | | | Contractor | 202,000.00 | ? | Discussion |
| Office ceilings/walls | Repairs as needed | | x | x | | | | ACCC/Contractor | 20,000.00 | 25-26-27 | |
| Hallway wall cracking | Repairs as needed | | ? | | | | | ACCC/Contractor | 50,000.00 | ? | Discussion |
| ADA Signage | Install Signage | | x | | | | | ACCC | 2,500.00 | Winter 25-26 | |
| ADA Access Restrooms | Remodel | | ? | | | | | Architech | | ? | Discussion |
| Music Room HVAC Package 10ton | Replace/In progress | | x | | | | | ACCC/Contractor | 30,000.00 | In progress | |
| Brick Repairs/Tuckpoint | Repairs as needed | | x | x | x | x | x | ACCC/Contractor | 90,000.00 | Yearly to 2030 | Grant Funds |
| Option 1 HVAC Piping Updates | Repairs as planned | | ? | | | | | Arch/Engineer | 9,300,000.00 | Phases | Discussion |
| Option 2 HVAC Piping Updates | Repairs as planned | | ? | | | | | Arch/Engineer | 8,150,000.00 | Phases | Discussion |
| RTU1 York 20ton | Replace Unit | | ? | | | | | Arch/Engineer | 100,000.00 | Remodel | Discussion |
| RTU2 York 30ton | Replace Unit | | ? | | | | | Arch/Engineer | 100,000.00 | Remodel | Discussion |
| RTU3 York 25ton | Replace Unit | | ? | | | | | Arch/Engineer | 100,000.00 | Remodel | Discussion |
| RTU4 York 25ton | Replace Unit | | ? | | | | | Arch/Engineer | 100,000.00 | Remodel | Discussion |
| RTU Voleyball RUUD 10ton | Fall Protection Needed | | x | | | | | ACCC Staff | 2,500.00 | Winter 25-26 | |
| RTU1 Daikin (Kitchen) 25ton | Installed 2018 | | | | | | | | | 2038 | |
| RTU2 Daikin (Student Center) 20ton | Installed 2018 | | | | | | | | | 2038 | |
| RTU3 Daikin (Board Room) 12ton | Installed 2018 | | | | | | | | | 2038 | |
| HAVC Multi-Zone System Door#14 | Repairs as needed | | | x | | | | ACCC/Contractor | 30,000.00 | Summer 26-27 | |
| HVAC Mini Split System Door#17 | Replace Unit | | | x | | | | ACCC/Contractor | 8,000.00 | Summer 26-27 | |
| HVAC Mini Split System Chem IT 1ton | Replace Unit | | | | | | x | ACCC/Contractor | 8,000.00 | Summer 29-30 | |
| HVAC Multi-Zone Heat Pump 6ton | Replace Unit | | | | | | x | ACCC/Contractor | 30,000.00 | Summer 29-30 | |
| HVAC Mini Split IT Shipping 1.5ton | Installed 2017 | | | | | | | ACCC/Contractor | 8,000.00 | 2032 | |
| Fume Hood #1 Chem Lab | Repairs as needed | | x | | | | | ACCC/Contractor | 2,500.00 | Winter 25-26 | |
| Fume Hood #2 Chem Lab | Repairs as needed | | x | | | | | ACCC/Contractor | 2,500.00 | Winter 25-26 | |

| | | | | | | | | | | | |
|-----------------------------------|---------------------|--|---|---|--|--|---|-----------------|----------------------|--------------|------------|
| Accurex Make Up Air Unit #1 | Repairs as needed | | x | | | | | ACCC/Contractor | 2,500.00 | Winter 25-26 | |
| Accurex Make Up Air Unit #2 | Repairs as needed | | x | | | | | ACCC/Contractor | 2,500.00 | Winter 25-26 | |
| Electrical Switch Gear/Panels | Installed 2013 | | | | | | | | | 2048 | |
| Emergency Light Code Requirements | Repair as needed | | x | | | | | ACCC/Contractor | 5,000.00 | Winter 25-26 | |
| Security Camera System | Incomplete coverage | | | x | | | | Arch/Engineer | 150,000.00 | Summer 26-27 | |
| Trane Chiller #1 (2006) | Replace as needed | | | | | | x | Arch/Engineer | | ? | Discussion |
| Trane Chiller #2 (2006) | Replace as needed | | | | | | x | Arch/Engineer | | ? | Discussion |
| Cooling Tower#1 (2006) | Repairs as needed | | x | | | | | ACCC/Contractor | 62,500.00 | Winter 25-26 | |
| Cooling Tower#2 (2006) | Repairs as needed | | x | | | | | ACCC/Contractor | 62,500.00 | Winter 25-26 | |
| Condensor Water Pump #1 | Replace as needed | | | | | | x | ACCC/Contractor | | ? | Discussion |
| Condensor Water Pump #2 | Replace as needed | | | | | | x | ACCC/Contractor | | ? | Discussion |
| Circulation Pump #1 | Replace as needed | | | | | | x | ACCC/Contractor | | ? | Discussion |
| Circulation Pump #2 | Replace as needed | | | | | | x | ACCC/Contractor | | ? | Discussion |
| Circulation Pump #3 | Replace as needed | | | | | | x | ACCC/Contractor | | ? | Discussion |
| | | | | | | | | | 10,732,000.00 | | |

THEATER BUILDING

| | | | | | | | | | | | |
|----------------------------|------------------------|--|---|---|---|--|--|-----------------|-------------------|--------------|------------|
| Sidewalk/Patio Concrete | Repairs as needed | | | x | | | | ACCC/Contractor | 20,000.00 | Summer 26-27 | |
| Gutter/Drainage | Repairs as needed | | | x | | | | ACCC Staff | 5,000.00 | Summer 26-27 | |
| Exterior Sealants/Repairs | Repairs as needed | | x | | | | | ACCC/Contractor | 30,000.00 | Summer 26-27 | |
| Window seals | Replacement windows | | x | | | | | ACCC/Contractor | 68,000.00 | Completed | |
| HVAC Package Unit | Replace Unit | | | x | | | | ACCC/Contractor | 35,000.00 | Summer 26-27 | |
| HVAC Split Systems x | Replace Units x | | | | x | | | ACCC/Contractor | 150,000.00 | Summer 26-27 | ?? |
| Electrical Transformer | City of lola | | | | | | | City of lola | | | Discussion |
| Electrical Panel Clearance | Work with Theater Dept | | x | | | | | ACCC Staff | 500.00 | Winter 25-26 | |
| Ceiling Staining | Replace Ceiling Tiles | | x | | | | | ACCC Staff | 2,500.00 | Winter 25-26 | |
| 75 Gallon Water Heater | Replace water heater | | | | x | | | ACCC/Contractor | 5,000.00 | Summer 27-28 | |
| | | | | | | | | | 316,000.00 | | |

11,100,350.00 GRAND TOTAL

Main/Theater/Activities Building Maintenance Cost 2022-2025

| Maintenance of Buildings | 2022-2023 | 2023-2024 | 2024-2025 |
|---------------------------------------|---------------|---------------|---------------|
| | | | |
| Maintenance & Repairs (11-7100-6610) | \$ 58,292.72 | \$ 71,236.48 | \$ 69,635.49 |
| Maintenance Supplies (11-7100-7100) | \$ 52,783.34 | \$ 52,582.94 | \$ 69,364.45 |
| Major Equipment (11-7100-8030) | \$ 16,127.12 | \$ 177,880.27 | \$ 35,610.72 |
| | | | |
| Major Projects | | | |
| | | | |
| Major Projects (11-7500-8030) | \$ 261,688.03 | \$ - | \$ - |
| Improvements/not Bldgs (11-7500-8310) | \$ 110,291.95 | \$ 637,738.00 | \$ 300,404.66 |