

# Board of Directors Packet

Manhattan Area Technical College

July 25, 2022

Zoom/Live Stream 4:00 pm



## Board of Directors:

Urban, David (Riley)

Ballou, Brett (Riley)

Flanary, Tim (Pottawatomie)

Allen, Will (Geary)

Peterson, Heather (Pottawatomie)

Matson, Mike (Riley)

## Administration/Staff:

Genandt, James (President/CEO)

Miller, Hannah (Board Clerk)

Phillips, Sarah

Davis, Kimberly

Gfeller, Josh

Ross, Neil

Roberts, Nathan

Boxberger, Chris

Watts, Harry

Bellamy, Kerri

Faculty Senate

## Agenda

1. **Call to Order**
2. **Executive Session:** Personnel Matters \* (5 minutes)
3. **Executive Session:** Real Property \* (30 minutes)

## Meetings and Upcoming Events

Board Retreat in August

\* Requires BOD Action



301 S. 4<sup>TH</sup> ST, STE 210  
MANHATTAN, KS 66502

**BHSCONSTRUCTION.NET**  
785.537.2068

To: Sarah Phillips and MATC Staff

From: Levi Schneider

Subject: MATC East Building – Metal Building Budget Confirmation

Sarah,

Per our 7/21/22 metal building budget review meeting, our current metal building budget (green column below) within the overall project budget is confirmed and in good shape. Due to the desired construction schedule and the potential cost fluctuations in the current market I would recommend we get this building under contract as soon as possible. Below are two separate quotes on this building that confirm our budget is correct and sufficient.

Note Nucor's below number is not yet complete and will increase some. It cannot be complete until contracts are executed. However, based on discussions Nucor looks to be the cost effective option for this building.

Please let me know if any additional information is needed at this time.

Thanks,

Levi Schneider

VP/Special Projects Manager

BHS Construction Inc



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MATC Initial Metal Building Pricing Breakdown				
	BHS Budget/Plugs	Alliance 7.14.22	Nucor 7.14.22	Erector - Baker
Building Phase 1	\$ 668,475.00	\$ 1,077,005.00	\$ 823,593.00	
Wall Panels	\$ 267,696.00			
Roof Insulation Phase1	\$ 40,108.00		\$ 80,000.00	
Ph 1 Erections	\$ 374,346.00	\$ 467,187.50	\$ 467,187.50	\$ 467,187.50
Building Phase 2	\$ 500,000.00	\$ 698,355.00	\$ 505,301.00	
Wall Panels	\$ 216,000.00			
Roof Insulation Phase 2	\$ 30,000.00		\$ 60,000.00	
Ph 2 Erections	\$ 280,000.00	\$ 251,562.50	\$ 251,562.50	\$ 251,562.50
Phase 1 Totals	\$ 1,350,625.00	\$ 1,544,192.50	\$ 1,370,780.50	
Phase 1 and 2 Totals	\$ 2,376,625.00	\$ 2,494,110.00	\$ 2,187,644.00	\$ 718,750.00
Phase 1 Cost/Sf	\$ 49.95	\$ 57.11	\$ 50.69	
Phase 1/2 Cost/sf	\$ 50.22	\$ 52.71	\$ 46.23	

Recommendation from the President:

Per advice from our legal counsel, I recommend the MATC Board of Directors to authorize me or my designee to immediately terminate the employment of Blaise Wilson, welding faculty.

Motion:

I move to accept the President's recommendation to terminate the employment of Mr. Blaise Wilson immediately from his faculty position with MATC, through the President or his designee.

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Recommendation from the President:

To approve moving forward with Building One of the Building HIRE Education project for the College & Career Center, contracting with BBN Architects and BHS. The project will work from the estimates from Nucor (lowest bid through BHS) and Baker as the erectors, with a projected total building cost of \$16,300,000.

\$3,600,000 is being secured from a state matching grant and the Greater Manhattan Community Foundation which will provide necessary cash flow for the project through March 2023.

From August 2022-March 2023, Jim and Harry, with assistance from other persons as needed, will call on area employers connected to the programs to be located in Building One, as well as other potential supporters of MATC, to secure pledges (over a 5- or 10-year timeframe). Those pledges, along with the projected net revenue gained of \$3,100,000 from enrollment in the programs in that building by AY 25, will help secure the remainder of funding for the project. In addition, with the help of one of our board members, a meeting will be held with Lt. Governor Toland within the next 2-6 weeks about this project to try and receive additional SPARK resources to reduce the portion of the project that needs to be financed.

By adopting this recommendation, MATC and its project partners are confident of having the new facility ready for use by instructors and students in January 2024. This allows MATC to have appropriate program capacity to meet the projected workforce needs of Scorpion for biomanufacturing and facility support by 2025, as well as expand workforce supply in essential trade areas of construction, plumbing, industrial engineering technology, and HVAC. In addition, a new program to train persons to be electricians will be underway in 2023 at the Wamego Center. Scorpion has already made a commitment of equipment to help outfit the biomanufacturing lab. The College will also continue to look for additional sources of support such as Perkins funds, private grants, etc. Jim and Harry will make this fundraising effort their priority.

Building One of the College & Career Center will result in additional MATC annual economic impact of at least \$17,000,000 per year in addition to the current \$25,000,000 annual impact. Approximately 16 new employees will be needed, and those and related costs were factored into the project as operating cost before the net revenue estimate was determined.

Motion:

I move to accept the President's recommendation for Building One of the Building HIRE Education project for the College & Career Center.