

AGENDA
MEETING OF THE BUSINESS AFFAIRS COMMITTEE OF
THE BOARD OF TRUSTEES
Community College of Philadelphia
Wednesday, October 16, 2024 – 9:00 A.M.

TO: Business Affairs Committee
FROM: Jacob Eapen
DATE: October 11, 2024
SUBJECT: Business Affairs Committee of the Board of Trustees

A Business Affairs Committee of the Board of Trustees is scheduled for **Wednesday, October 16, 2024 at 9:00 A.M.** Participants and attendees may attend in person in the Isadore A. Shrager Boardroom M2-1 or *via* Zoom.

The following is the Zoom information for the Public Session:

Topic: Business Affairs Committee of the Board of Trustees
of the Board of Trustees – Public Session
<https://ccp.zoom.us/j/99322787387?pwd=lcaBMflKy1OEVRasOM16ow0PgwnPZ6.1>
Meeting ID: 993 2278 7387
Passcode: 8029

AGENDA
BUSINESS AFFAIRS COMMITTEE
PUBLIC SESSION

Please note that Attachment A contains a spreadsheet that lists the vendor/consultant, the amount, and the source of funding (i.e. Capital Budget, Operating Budget, Perkins Grant, or Bond Proceeds) which College Administration is seeking approval.

(1) HVAC for Center of Business & Industry (Action Item)

There are 8 heat pumps in the Center of Business & Industry (CBI) building that are not working. In an attempt to fix them, staff has found it difficult to find replacement parts. The average age of the heat pumps in CBI is 20 – 25 years. The manufacturers and the retailers do not sell the parts or the refrigerant (R22) for these systems. Hence, the College has to replace the 8 heat pumps.

We requested pricing from PT Mechanical, Dewitt Mechanical, L&L Construction and Elliott-Lewis all under COSTAR. We received responses from all 4 vendors (See Attachment B).

PT Mechanical is the vendor of choice since they are the lowest in cost and under COSTAR

pricing, and they would be able to complete the job in the faster timeframe. The quote for PT Mechanical is \$143,855.

Staff requests that the Business Affairs Committee recommend to the full Board to award PT Mechanical to replace 8 heat pumps in the CBI building at the cost of \$143,855. These funds will be coming from the capital budget.

(2) Capital Budget Plan (Information Item)

Three-Year Capital Budget Plan – The staff will provide an overview of the three-year Capital Budget Plan. Attachment C contains the College’s proposed multi-year capital budget plan for fiscal years 2024-2025, 2025-2026, and 2026-27.

(3) Next Meeting – Business Affairs Committee of the Board of Trustees (Information Item)

The next meeting of the Business Affairs Committee is scheduled for Wednesday, November 20, 2024 at 9:00 AM.

EXECUTIVE SESSION

The Business Affairs and Executive Committees will go into Executive Session to discuss negotiations and personnel matters.

The zoom information for the Executive Session will be provided in a separate email for those who will be in attendance.

The Business Affairs Committee will return to Public Session.

PUBLIC SESSION

(4) Salary Increase for Administrators, Grant Administrators, and Confidential Employees

JE/tn
c:

Ms. Mindy Posoff
Dr. Donald Generals
Mr. Gim Lim
Ms. Marsia Henley
Mr. Derrick Sawyer
Mr. John Wiggins
Ms. Carolyn Flynn
Dr. Judith Gay, Vice President Emerita

ATTACHMENT A
FUNDING FOR ACTION ITEMS
MEETING OF THE BUSINESS AFFAIRS
COMMITTEE OF THE BOARD OF TRUSTEES

AGENDA: October 16, 2024

Agenda No.	Vendor/Consultant	Amount	Source
1	PT Mechanical	\$143,855	Capital Budget

ATTACHMENT B

Vendor Summary

**FURNISH AND INSTALL 8 NEW
FIVE-TON HEAT PUMPS AT CBI**

<u>VENDOR</u>	<u>AMOUNT</u>
PT Mechanical	\$143,855
Dewitt Mechanical	\$171,215
Elliott-Lewis	\$144,183
L & L Construction *	\$123,895

* Not a Mechanical Contractor

ATTACHMENT C

**3-Year Capital Plan
2025-2027**

Community College of Philadelphia

Multi-Year Capital Plan

Fiscal Year 2025-2027

Fiscal Year 2025-2027

Source of Funds

Amount

Plant Maintenance Reserves	6,400,000
Projected Capital Fees (FY 25-27)	1,371,467
PDE Funding	690,000
RACP West Philadelphia Project	5,250,000
RACP	3,000,000
BNY series 2019	6,359,248
City Funding	7,155,980
Total Source of Funds	30,226,695

Use of Funds

3 Year spending plans	30,226,695
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<u>Building Group</u>	<u>New or C/O</u>	<u>FACILITY PROJECTS</u>	<u>Total Spending</u>	<u>24-25</u>	<u>25-26</u>	<u>26-27</u>
Bonnell	C/O	Cooling Tower Dunnage & Piping	92,000	92,000		
Bonnell	C/O	Parking lot lighting	60,000	60,000		
Total Bonnell			152,000	152,000	-	-
Total CBI	C/O	CBI Heat Pumps (all)	300,000	200,000	100,000	
Mint	C/O	Mint Building Front Doors	800,000	800,000		
Mint	C/O	Mint Lighting	1,000,000	554,200	445,800	
Mint	C/O	Mint Façade Cleaning	300,000	300,000		
Mint	C/O	Board Room Renovation & AV	900,000	900,000		
Mint	C/O	Office Moves related to 1500SG	1,421,800	1,421,800		
Total Mint			4,421,800	3,976,000	445,800	-
NERC	C/O	NERC Heat Pumps	64,052	64,052		
NERC	New	Nursing Skills Lab	300,000		300,000	
NERC	New	Surgical Tech Lab	300,000	300,000		
NERC	C/O	Parking lot & Bridge repairs	500,000	200,000	300,000	
Total NERC			1,164,052	564,052	600,000	-
Parking	C/O	Main garage -Phase IV & V	1,040,000		1,040,000	
Parking	C/O	Main garage:Lighting, Cameras, electrical	932,143	332,143	600,000	
Total Parking			1,972,143	332,143	1,640,000	-
West	C/O	Simulation Lab for Nursing & Allied Health;Renovation of respiratory care Lab	2,979,305	1,724,305	1,255,000	
West	New	Nursing Skills Lab	700,000	700,000		
West	C/O	Dental Clinic Floor & Cabinetry	151,333	151,333		
Total West			3,830,638	2,575,638	1,255,000	-
WRC	C/O	CATC Parking Lot	600,000	600,000		
WRC	C/O	New entrance/split system/reconfig rooms	773,905		773,905	

<u>Building Group</u>	<u>New or C/O</u>	<u>FACILITY PROJECTS</u>	<u>Total Spending</u>	<u>24-25</u>	<u>25-26</u>	<u>26-27</u>
Total West Regional Center			1,373,905	600,000	773,905	-
Winnet	C/O	Great Hall Renovation	1,200,000		1,200,000	
Winnet	C/O	Old Cafeteria renovation to single stop office space, Keys, etc.,	3,957,069	3,957,069		
Winnet	C/O	Compressor	30,000	30,000		
Winnett	New	Front Offices	2,600,000	1,300,000	1,300,000	
Total Winnett			7,787,069	5,287,069	2,500,000	-
Various	C/O	Roof Replacements	3,100,000	1400000		1,700,000
Various	C/O	Electrical cost: Generator	740,000	150,000	295,000	295,000
Various	C/O	Replace Atrium Skylights - Mint/Bonnell	1,350,000	1,350,000		
Various	C/O	Bath rooms renovation	575,630		478,862	96,768
Various	C/O	Sidewalk repairs(div prioritities)	75,000	25,000	25,000	25,000
Various	C/O	Miscellaeous (Contingencies)	462,226	462,226		
Various	C/O	Multi Media auditorium	390,000	390,000		
Various	C/O	Rebranding	537,637	537,637		
Various	C/O	Math, Science & Health Careers	58,000	58,000		
Various	C/O	Divisional Priorities	1,003,876	1,003,876		
Various	C/O	Computers	450,000	450,000		
Various	C/O	Furniture & Fittings	230,719	230,719		
Various	C/O	Public Safety	52,000	52,000		
Mint	New	Heat Exchanger	200,000		200,000	
Total Various			9,225,088	6,109,458	998,862	2,116,768
Grand Total			30,226,695	19,796,360	8,313,567	2,116,768