



Jackson College Board of Trustees

Monitoring Report: EL – 12 Land Use

Report Date: 04.10.23

Note: Board Policy is indicated in bold typeface throughout the report.

I present this monitoring report to the Jackson College Board of Trustees which addresses the Board's Executive Limitations Policy: "Land Use". I certify that the information contained in herein is true and represents compliance, within a reasonable interpretation of the established policy, unless specifically stated otherwise below. Please note that all of my interpretations of the policy remain unchanged from the previous report, unless otherwise noted.

04.10.23

Daniel J. Phelan, Ph.D.
President and CEO

Date

POLICY STATEMENT:

The CEO shall not allow development of the campus or other College lands in a manner that is inconsistent with the core business of the College, environmentally irresponsible, aesthetically displeasing, or that does not make the most effective use of land.

INTERPRETATION:

The Board has further clarified "development that is inconsistent with the core business of the College" in policy items #1 and #2 below; "environmentally irresponsible" in policy item #3; and "aesthetically displeasing" in items #2 and #3; and "effective use of land" in policy items #1, #3 and #4 below. I interpret compliance with those four items will constitute compliance with this policy.

This interpretation is reasonable because it addresses, below, all aspects of the global policy statement.

Further, without limiting the scope of the above statement by the following list, the President shall not:

- 1. Allow the College to be without a long-term land use plan for future development that will avoid infrastructure redundancy and redevelopment costs.**

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) There is an infrastructure plan documenting all existing utilities (gas, water, sanitary and storm sewers, electrical, and structured cabling) below ground prepared.
- b) There is a site development plan documenting all existing and future sites of performance spaces, fields, storage, parking lots, sidewalks, buildings, and roads.

This interpretation is reasonable because an infrastructure plan is widely recognized in the industry as providing decision-making data necessary for any future development. Further, the infrastructure map of existing utilities, as well as the site development plan, are consistent with architectural, engineering and construction codes, and all legal requirements necessary for any development to proceed.

EVIDENCE:

- a) On March 31, 2023, Chief Facilities & Logistics Officer, Jason Valente confirmed that an infrastructure map exists in AutoCAD and that a deferred maintenance plan is in place as of 01.21.22. The deferred maintenance plan is a living document that is updated annually based on useful life cycles and other facility usage milestones and regulations. Additionally, a third party contractor, Parsons Group, of Grand Rapids, Michigan has provided a scope of work to complete an in-depth deferred maintenance assessment.
- b) On March 31, 2023, Chief Facilities & Logistics Officer, Jason Valente confirmed that a master plan begun, and will be updated following the installation of the Jet's Pavilion, the Jet's Air Station, the Astronomical Observatory, and the completed STEAM Factory area.

Based upon this evidence, I am reporting partial compliance with item #1.

- 2. Permit joint ventures or partnerships that do not provide for design and construction standards consistent with overall campus design.**

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) Contracts for joint venture partnerships specify that proposed building designs are consistent with, and complementary to, existing campus design philosophy, facility design,

and operational elements; and

- b) As president, I approve all joint ventures and partnerships, in part, according to other Board Executive Limitation Policies.

This interpretation is reasonable because it ensures that the College-determined requirements for consistency with campus design are maintained and ultimately reviewed by the Board's CEO.

EVIDENCE:

For this last monitoring period, there were no joint venture partnerships to report on.

Based upon this evidence, I am reporting full compliance with item #2.

3. Permit development, new construction or reconstruction that is not energy efficient or does not, to a reasonable extent, minimize adverse environmental impacts and preserve the natural landscape.

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) All development projects have met construction regulations set by local, state, federal environmental entities;
- b) A third party natural landscaping expert confirms that all College planned projects include complementary natural landscape elements; and
- c) Project design provide for energy efficient, low-cost operation and considers the use of of 'green bulding design' Leadership in Environmental Design (LEED) certification standards.

This interpretation is a reasonable interpretation because it considers industry standards, as well as meets regulations set forth by local, state, and federal bodies. Further, LEED standards were developed by the external Green Building Council, as a globally accepted, building rating system, for every type of building, guiding construction methods, that provide for healthy, efficient, and cost-saving buildings, both in terms of construction methods, as well as in building operations.

EVIDENCE:

- a) Chief Facilities & Logistics Officer, Jason Valente, confirmed on 03.30.23 that the College meets with Summit Fire Department; County Drain Commissioner; State of Michigan Building and Permits Division; State of Michigan Environment, Great Lakes and Energy; and the State of Michigan Bureau of Fire Services and other relevant agencies. These partnerships have been strengthened during the

Potter Fire Restoration process.

- b) Chief Operations Officer, Jason Valente confirmed on 03.30.23 that Architects and Engineers were hired for site planning for the following projects during the monitoring period:
- Baseball and Softball Project
 - Jet's Pavilion
 - STEAM Factory Project
 - ASHRAE Compliant Plan for Campus HVAC Systems
 - Recloser Audit and Reprogramming
 - Baughman and Ruth Day Lighting Project
 - Jet's Air Station
 - Astronomical Observatory
- c) Chief Facilities & Logistics Officer confirmed on 03.30.23 that the College considered energy efficient standards by industry experts for the following projects during the monitoring period:
- Building Automation for Heating and Cooling Systems, HEERF and ASHRAE updates
 - Lighting Updates CV3

I am, therefore, reporting full compliance with item #3.

4. Permit new development that does not meet at least one of the following criteria:

- **Provision of enhanced learning and ancillary space consistent with ENDs achievement.**
- **Extending the College's alliances with business, industry, colleges, universities, or other organizationally mission-compatible non-profit organizations.**
- **Creation of opportunity to generate new revenue streams.**
- **An opportunity to differentiate the College's learning and co-curricular environment.**
- **Positioning the College as a leader in new programs targeted at future market opportunities.**

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) When all undertaken projects are consistent with at least one of the criteria listed in this policy section.
- b) At least one of the six aforementioned thresholds are achieved and is documented.

This interpretation is reasonable because the Board has identified the aforementioned specific criteria to be met, and requires the CEO to provide explicit demonstration of compliance, through monitoring, with said criteria.

EVIDENCE:

Project	Applicable Criteria
[Central Campus] Potter Center Fire Restoration: has consumed a large portion of the past fiscal year overseeing the restoration of transformers, duct work, electrical and lighting systems, etc.	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
HEERF and ASHRAE compliant HVAC upgrades including high micron filtration and UVC lighting	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
[Central Campus] Wayfinding: Signage standards (buildings, roadways and parking lots). Includes building address identifiers- Phase 2	An opportunity to differentiate the College's learning environment.
[Central Campus] Athletic Field Renovation Renovation: Baseball/Softball - dugouts, backstop, fencing, lighting ADA access, and landscaping	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
[Central Campus] Refurbishment Refurbishment: Athletic - existing dugouts.	Provision of enhanced learning and ancillary space consistent with ENDS achievement; Creation of opportunity to generate new revenue streams.

[Central Campus] Tiny Homes: Family housing, site work, toddler playground	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
[Districtwide] Pandemic Related: Planning for Facilities and Information Technology departments [Central Campus] Water Testing: Planning and service - Phase 2	Provision of enhanced learning and ancillary space consistent with ENDS achievement. Provision of enhanced learning and ancillary space consistent with ENDS achievement;
[Central Campus] Pandemic Checkpoint and Isolation Center: Potter Center parking lot, Building 1: (VersaTube) and Building 2:(ClearSpan) [Districtwide] Pandemic Related: Planning for Facilities and Information Technology departments	Provision of enhanced learning and ancillary space consistent with ENDS achievement. Provision of enhanced learning and ancillary space consistent with ENDS achievement;
[Dahlem Property] Trail: Bridge Replacement	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Central Campus: Jet's Store upgrades to sell ice cream and "c store" items. Central Campus: ARC Flash study and Recloser Reprograming Central Campus: Board Room and President's Dining Room Improvements to improve physical distancing.	Creation of opportunity to generate new revenue streams. Provision of enhanced learning and ancillary space consistent with ENDS achievement. Provision of enhanced learning and ancillary space consistent with ENDS achievement.

Based upon these evidences, I am reporting full compliance with item #4.

The Jackson College Board of Trustees assessed this monitoring report and found that it demonstrated partial compliance with a reasonable interpretation of the policy at the regular Jackson College Board meeting on April 10, 2023.