



Jackson College Board of Trustees

Monitoring Report: EL – 12 Land Use

Report Date: 04.12.21

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.

04.12.21

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

Date

POLICY STATEMENT:

The President 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. Compliance with those items will constitute compliance with this policy.

I am reporting compliance with items #2, #3 and #4 and partial compliance with #1. Therefore, I report partial compliance with this 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:

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 by an expert third party.
- b) There is a site development plan documenting all existing and future sites of performance spaces, fields, storage, parking lots, sidewalks, buildings, and roads.

The interpretation is reasonable because:

- it provides decision-making data necessary for any future development; and
- the infrastructure plan of existing utilities and the site development plan are consistent with architectural, engineering and construction codes, and all legal requirements necessary for development to proceed;

EVIDENCE:

- a) On March 30, 2021, Vice President of Construction and Information Technology, Jim Jones confirmed that an infrastructure plan is in progress and nearly complete. Anticipated completion date is by the end of 2021.
- b) On March 30, 2021, Vice President Jim Jones confirmed that a master plan has not been started yet, but is anticipated to begin in FY '23, post-pandemic.

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

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

INTERPRETATION:

Compliance will be demonstrated when:

- a) Contracts for joint venture partnerships specify that:
 - Building design consistent with, and complementary to, existing design philosophy and elements.
 - All affected property must be restored to original conditions.

b) The President approves all joint ventures or partnerships.

This is reasonable because it ensures that the College-determined requirements for consistency with campus design are maintained.

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 #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:

Compliance will be demonstrated when:

- a) All development projects have met regulations set by local, state, federal environmental entities.
- b) Third party natural landscaping expert confirms that all planned projects include complementary natural landscape elements.
- c) Project design provide for energy efficient, low-cost operation and considers LEED certification standards.

This is a reasonable interpretation because it considers industry standards, as well as meets regulations set forth by local, state and federal bodies.

EVIDENCE:

- a) The Vice President, Jim Jones, confirmed that the College meet 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.
- b) Vice President Jim Jones confirmed on March 30, 2021 that Architects and Engineers were hired for site planning for the following projects during the monitoring period:
 - o Family Residences
 - o Storm Water Management Plan
 - o Jets Trail
 - o Dahlem Beck Bridge
 - o Water Testing

- c) Vice President Jim Jones confirmed that the College considered energy efficient standards by industry experts for the following projects during the monitoring period:
- CV3 Building Automation for Heating and Cooling Systems
 - Lighting Updates

I am, therefore, reporting full compliance with #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 and industry.**
- **Creation of opportunity to generate new revenue streams.**
- **An opportunity to differentiate the College’s learning environment.**
- **Positioning the College as a leader in new programs targeted at future market opportunities.**

INTERPRETATION:

Compliance will be demonstrated when:

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

This interpretation is reasonable because the Board has identified specific criteria to be met and the criteria and will provide explicit demonstration of compliance with the criteria:

EVIDENCE:

Project	Applicable Criteria
[Central Campus] GP Theatre (Sheffer Music Hall) - Pod D: New seating, carpeting, handrailing, and painting.	Creation of opportunity to generate new revenue streams.
[Central Campus] Grounds - Walking Trail: walking/running pathway near beltway with par course stations.	An opportunity to differentiate the College’s learning environment.

<p>[Central Campus] Wayfinding: Signage standards (buildings, roadways and parking lots). Includes building address identifiers</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement.</p>
<p>[Central Campus] GP Grand Entrance: Flatwork, ADA access, and landscaping</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement.</p>
<p>[Hillsdale Campus] - Building Envelope: Weather tightness and appearance upgrades - combined with roof replacement.</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement.</p>
<p>[Central Campus] Water Tower: Lighting and painting</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement;</p>
<p>[Central Campus] Athletic Field Renovation: Baseball/Softball - dugouts, backstop, fencing, lighting</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement; Creation of opportunity to generate new revenue streams.</p>
<p>[Central Campus] Refurbishment: Athletic - existing dugouts</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement; Creation of opportunity to generate new revenue streams.</p>
<p>[Central Campus] Tiny Homes: Family housing feasibility prototype (CV4) - study, design, 6 homes, site work, toddler playground</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement; Creation of opportunity to generate new revenue streams.</p>
<p>[Central Campus] – Recycling: Phase 1 Deployment</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement;</p>
<p>[Central Campus] Affinity Groups:</p>	<p>Provision of enhanced learning and ancillary space consistent with ENDS achievement;</p>

Renovation/room configuration changes	
[Central Campus] Water Testing: Planning and service - phase 1	Provision of enhanced learning and ancillary space consistent with ENDS achievement;
[Districtwide] Pandemic Related: Planning for Facilities and Information Technology departments	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)	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
[Dahlem Property] Trail: (bridge) and community garden (driveway/parking)	Extending the College's alliances with business and industry.
[Central Campus] Hospitality: Food service repairs, updates, safety, improvements, circulation.	An opportunity to differentiate the College's learning environment; Creation of opportunity to generate new revenue streams.
[Central Campus] CV#3: Energy management & building automation	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
[Central Campus] Pandemic Classroom Dedensification: Classroom size expansion and reduction of student stations in McDevitt and Whiting Halls	Provision of enhanced learning and ancillary space consistent with ENDS achievement.

I am reporting full compliance with #4.