



Jackson College Board of Trustees

Monitoring Report: EL – 12 Land Use

Report Date: 04.15.24
Report Status: Fully Compliant

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.

04.15.24

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 03.31.24, the Chief Facilities & Logistics Officer 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 an evolving document that is updated annually based on useful life cycles and other facility usage milestones and regulations. Additionally, a third-party contractor, (i.e., Parsons Group, of Grand Rapids, Michigan) has provided a scope of work and completed an in-depth deferred maintenance assessment in October 2023. A full-time employee has been reassigned to coordinate Deferred, Corrective and Preventative maintenance.
- b) On 03.31.24 the Chief Facilities & Logistics Officer confirmed that the current master plan projects will be updated following the completion of the Jet's Air Station, and Instrumental Music Studio – i.e., approximately by June 2024.

Based upon this evidence, I am reporting 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 upon. 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 'green building 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) The Chief Facilities & Logistics Officer confirmed on 03.30.24 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 as needed and required. These partnerships have been strengthened during the past two years.

- b) The Chief Operations Officer confirmed on 03.30.24 that Architects and Engineers were hired for site planning for the following projects during the monitoring period:
- Baughman Renovation;
 - Instrumental Music Studio;
 - Baughman and Ruth Day Lighting Project;
 - Jet's Air Station; and the
 - Astronomical Observatory
- c) The Chief Facilities & Logistics Officer confirmed on 03.30.24 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, and Campus Services.

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
Astronomical Observatory	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Baughman Theatre Renovation	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Jet’s Air Station	An opportunity to differentiate the College’s learning environment ancillary space consistent with ENDS achievement.
[Dahlem Property] Trail: Walking trail and New Trailhead	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
JW, STEAM exterior upgrades	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
National Fitness Council Partnership	An opportunity to differentiate the College’s learning environment ancillary space consistent with ENDS achievement.
New EV Chargers	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Maroon Hall Improvements	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
WA All Gender Restroom	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 full compliance with a reasonable interpretation of the policy at the regular Jackson College Board meeting on April 15, 2024.