

**HILLSBOROUGH COMMUNITY COLLEGE
DISTRICT BOARD OF TRUSTEES
BOARD WORKSHOP
MONDAY, NOVEMBER 9, 2020 – 10:30 A.M.
VIA ZOOM
MINUTES**

The Board Workshop commenced at 10:32 a.m.

The following Trustees were in attendance:

Mr. Randall Reid
Mrs. Dipa Shah
Mrs. Betty Viamontes
Brig.Gen. Chip Diehl
Mr. Bruce Wills

Dr. Atwater advised that the purpose of the workshop was to discuss the design of the new District Administrative Offices to be built at the Dale Mabry Campus. Dr. Atwater introduced Wayne Dunkelberger, Chief Creative Officer, and Cory Heck, Associate, at Baker Barrios Architects.

Mr. Dunkelberger gave a brief overview of the site plan and building design to date.

Mrs. Shah stated that she would like to see the campus from the large conference room. Brig.Gen. Diehl agreed with Mrs. Shah. Mr. Dunkelberger provided a visual of what the site plan would look like with the building “flipped” to face the parking lot and campus.

Brig.Gen. Diehl asked what the vision is for the Dale Mabry Campus and what the site will look like in 2030. Dr. Atwater advised that the new administration building would probably be the last new building constructed on the campus for many years.

Mrs. Viamontes asked what the impact would be on parking. Mr. Dunkelberger advised there would be plenty of parking for both the new building and future expansion.

Brig.Gen. Diehl asked if the president’s office would have a restroom. Mr. Erdman, Chief Financial Officer, advised yes. Brig.Gen. Diehl asked if there were breakrooms on each floor. Mr. Dunkelberger advised that there are spaces for staff to take breaks.

Brig.Gen. Diehl asked if Mr. Dunkelberger could explain what a modern office building looks like. Mr. Dunkelberger advised most new offices have both open and closed areas, blended together but that the office has to be designed to allow each user to experience both of those things which encourages creativity and collaboration. Mr. Dunkelberger stated that he would send renderings of offices that show what he is talking about. Brig.Gen. Diehl added that he

did not see “collaboration areas” on the design and that the design does not look like a 2020 building to him. Mr. Dunkelberger advised that these plans are just the floor plans and do not show furniture. Mr. Erdman stated that the next set of plans they bring to the Board will show all of these things but that the design is not there yet. Mr. Reid added that the building will absolutely be as “future-proof” as possible.

Mrs. Shah stated she had the same concerns about this not being a “modern building”. Brig.Gen. Diehl expressed concerns that this building may be too small for future opportunities; asking what the role the roof will play and if a fourth floor can be added, for solar power or socialization.

Mr. Reid stated that if the College wants to make this building bigger, it can, but there would be nothing in that additional space currently and it would use up all of the available funds. Mrs. Shah added that she did not agree that the building should be bigger and going forward, may not be necessary with the rise of virtual working and virtual collaboration. Mr. Reid and Mrs. Viamontes agreed. Brig.Gen. Diehl added that bringing out the footprint a few more feet in each direction would provide additional space. Mr. Dunkelberger advised if the College wants to be able to use the roof, they would need to reinforce some of that area and take the elevator up another floor, which would have a magnitude of cost. He added that bringing the walls out a few feet is something they could accommodate with little impact to the budget. Mr. Erdman stated that they are also looking at moving the stairs to the outside of the building which would add about 1,500 square feet to the interior of the building. Brig.Gen. Diehl stated that he liked the idea of having stairs on the outside of the building so long as they are aesthetically pleasing.

Dr. Atwater added that as the College expands its program offerings, they would not be housed in this building.

Brig.Gen. Diehl asked if solar panels were placed on the roof, would there still be access to the roof for events. Mr. Dunkelberger advised that they would still need to take the elevator up another floor and structurally upgrade the roof level. Brig.Gen. Diehl asked for a cost estimate to be able to use the roof level as well as the cost to move information technology and cyber security to this building. *[This information was sent to the Board on November 20, 2020].*

Dr. Atwater asked Mr. Erdman to provide a current cost estimate for the construction of the new building. Mr. Erdman stated that the construction costs for the building is currently \$14.3M including overhead, profit and 3% construction cost contingency, but does not include Baker Barrios’ fee, any other consultants, owner or architect construction contingency, furniture, fixtures or moving costs. Mrs. Viamontes asked what the additional costs will be. Mr. Erdman said his best guess would be \$1.2M for Baker Barrios Architects; \$800K for furniture; \$1M for owner and architect; and \$200K for moving costs for a rough total somewhere between \$17M and \$18M.

Dr. Atwater thanked Baker Barrios for their presentation and providing additional information for the Board. Mrs. Shah also thanked everyone that presented.

The meeting adjourned at 11:46 a.m.