

Clark College

Board of Trustees Work Session Packet

Wednesday, August 23, 2023, at 3:30 pm

<https://clark-edu.zoom.us/j/85231947813?pwd=Ly9wUUd5bXdreStrQWI0eDNOallnUT09>

Meeting ID: 852 3194 7813

Passcode: 058211

Dial in: 1 (253) 215 8782

Physical Location: Gaiser Hall, Room 213

Board of Trustee Work Session Packet, August 23, 2023, at 3:30 PM

- I. Call to Order/Agenda Review – Chair Speer

- II. Public Comment – Chair Speer
Public comment will be limited to two minutes each.

- III. Operations Update
Clean Buildings Act, Decarbonization Bill (HB 1390), Boschma Farms, and Budget Update
Presented by Vice President of Operations Sabra Sand

- IV. Adjournment – Chair Speer

Board work session – Operations Update

August 23, 2023

Agenda

- **Year end update**
 - **Board Report**
 - **Interfund Loans**
- **Fund/cash balance**
- **Comprehensive Facilities Plan Update**
- **Clean Buildings**
- **Boschma Construction Update**

Year End update

- Board Report

Year End update

Difference by Fund-all funds	
Revenue and Accounts Receivables less Expense and Accounts Payables	
Operating Funds	
State Allocation	-
Tuition, International, BAS	525,814
Running Start	1,129,783
Surplus,bank interest, etc.	299,171
Fund Balance-one time costs, fee account transfers	(496,346)
Total Discretionary Funds	1,458,422
	-
Instructional Dedicated Fees	(920,785)
Non-Instructional Fees	9,023
Technology Fee	(38,691)
Matriculation	(100,536)
Economic and Community Dev - 148	(133,941)
Resale	63,472
Total Self-Support Funds	(1,121,458)
Other Funds	
Grants & Contracts less Running Start	388,544
Internal Support & Agency Funds	(300,984)
ASCC less PUB	(318,425)
Bookstore	(90,371)
Parking	(71,126)
Auxilliary Services (Foundation, Auxiliary, etc)	(77,808)
Financial Aid	70,627
Total Other Funds	(399,543)

Year End update

- **Interfund Loans Memo**
 - Funds such as grants and contracts, and financial aid often have negative cash due to receivables for June expenditures
 - Per state law, no fund can have negative cash at the end of a biennium
 - Request ongoing Board authority to use inter-fund loans for one day at year end to cover any fund that has negative cash at the end of each biennium
 - Memo is part of the consent agenda for today's Board meeting

Fund/cash balance report

CLARK COLLEGE Cash Balances as of July 1, 2023

	Cash Balance 6/30/23	Cash Balance (minus dedicated cash & liabilities) 6/30/23	Required Reserves	Prior Commitments (prior to 7/1/23)	New Commitments (2023/24)	Total Available Cash
145/146 Grants and Contracts*	18,198,529	15,844,938		-	2,717,277	13,127,661
147 Local Capital	-	-				-
148 Dedicated Local	3,832,752	72,453		-		72,453
149 Operating Fee	222,783	-				-
448 Print/Copy Machine	115,411	111,900				111,900
460 Motor Pool	108,781	103,360				103,360
522 ASCC	2,381,042	-				-
524 Bookstore	4,916,578	4,847,322		-		4,847,322
528 Parking	467,516	455,362				455,362
569 Food Service	-	-				-
570 Other Auxiliary Enterprise	1,040,014	431,821		36,315		395,506
790 Payroll (clearing)	-					-
840 Tuition/VPA*	340,045					-
846 Grants - Fin Aid	(149,956)					-
849 Student Loans	(369,380)					-
850 Workstudy (off-campus)	(43,572)					-
860 Institutional Financial Aid Fur Reserves**	675,503		8,356,926		-	(8,356,926)
Totals	31,736,046	21,867,156	8,356,926	36,315	2,717,277	10,756,638

Fund/cash balance report

- Fund/cash balance increased ~\$1.47million over the prior year
 - Underspending (did not use the full \$4.2million of fund balance budgeted)
 - Current year use of fund balance budgeted is ~\$2.7million
 - Required reserves increase \$221k due to increased Operating Budget
- Request for discretionary cash
 - Clean Buildings Meter Implementation

Comprehensive Facilities Plan

- During the 2021/22 fiscal year, work began on drafting a new Comprehensive Facilities Plan
- LSW was engaged to assist with the work, along with the Facilities Planning Committee
- Work progressed throughout the year and very rough draft was created
- Work on the plan was paused in order to wait for the new Strategic Plan to be completed, as many components of the SP should be embedded in the Comprehensive Facilities Plan
- Strategic Plan was completed during 2022/23
- Work will continue this year, working toward a December 31 completion date

Clean Buildings

- **Chris Samuels, Director of Facilities**

Clean Buildings

- Implementation of the Clean Buildings metering requirement is estimated to cost the college ~\$1.3million
- SBCTC requested funds from the State Operating Budget to implement, but no funding was granted
- SBCTC will be requesting funding from Capital Appropriations to implement, unknown if any funding will be approved
 - Initially told it would not qualify under capital
- In order to comply with the requirement, the college must begin moving forward
- Request \$1,305,900 of discretionary fund balance to move forward to meet compliance
 - If additional state funds are granted, that will reduce the use of local funds

Boschma Farms Update

Site work began in June and has steadily increased over the summer.



Boschma Farms Update

Upcoming work to be completed:

- The Building Mock-Up – to be completed in September
- Temporary power – to be completed late August
- Underground structures (Foundations, elevator pit, footings)
- Subgrade waterproofing
- Curbs and Gutters – Parking Areas, start September 5th
- Parking lot paving – September
- Building Foundations – 1st concrete pour, August 22nd
- Structural Steel – starts October 9th

Boschma Farms Update



The mock-up construction started, with prefabricated metal panels installed. The Mortenson Team and Trades are forecasted to move into “Trailer City” August 16th.

Elevator Pit excavation started August 7th, which will kick-off overall excavation for building foundations.

Boschma Farms Update

Permitting

- Full engineering permit for storm, sewer, water and foundations have been received
- Building permit was submitted on June 7th, comments were received the first week of August. Anticipate final building permit the week of August 21st

Boschma Farms Update

Cost Management

- The project is current forecasting on budget, and do not anticipate full use of design contingency at this time. Once the building permit is approved we will have a better picture of this.
- “Betterments log” – log created with building improvements that can be added if funds are freed up from contingencies. Some examples are:
 - Enhanced work yard fence
 - Sunshades on exterior of building
 - Roof Gantry
 - Sounds insulation upgrades

Boschma Farms Update



Questions?



CLARK COLLEGE
Cash Balances
as of July 1, 2023

	Cash Balance	Cash Balance <small>(minus dedicated cash & liabilities)</small>	Required Reserves	Prior Commitments <small>(prior to 7/1/23)</small>	New Commitments <small>(2023/24)</small>	Total Available Cash
	6/30/23	6/30/23				
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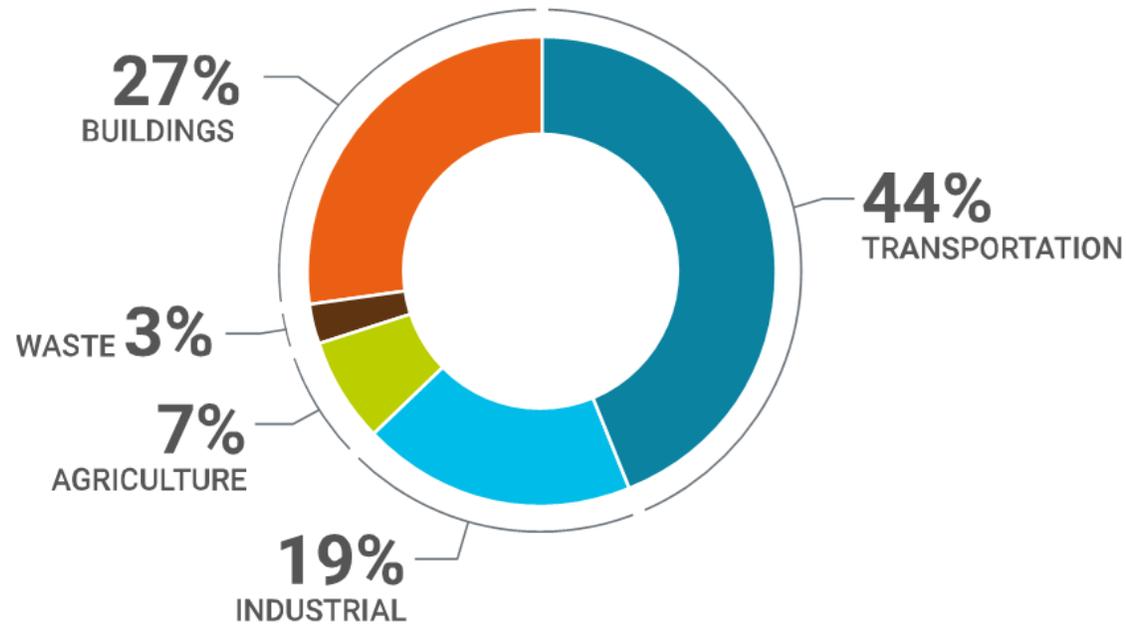


Clean Buildings Act Compliance

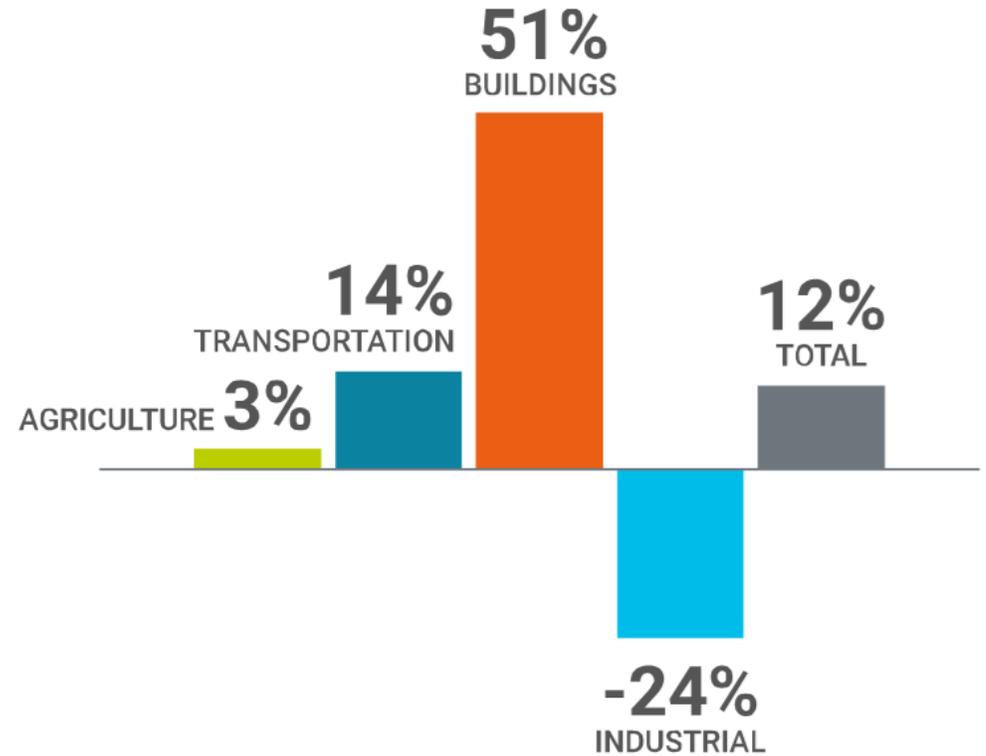
Buildings are Washington state's most rapidly growing source of greenhouse gas emissions. The buildings sector is the state's second-biggest carbon polluter behind transportation, accounting for 27% of statewide emissions. Investment in building energy efficiency is the most cost-efficient way to reduce greenhouse gas emissions significantly. Clean buildings are essential to meeting our state's climate goals. The standard is one of several pillars of Gov. Jay Inslee's 2019 climate package and is the first of its kind in the nation.



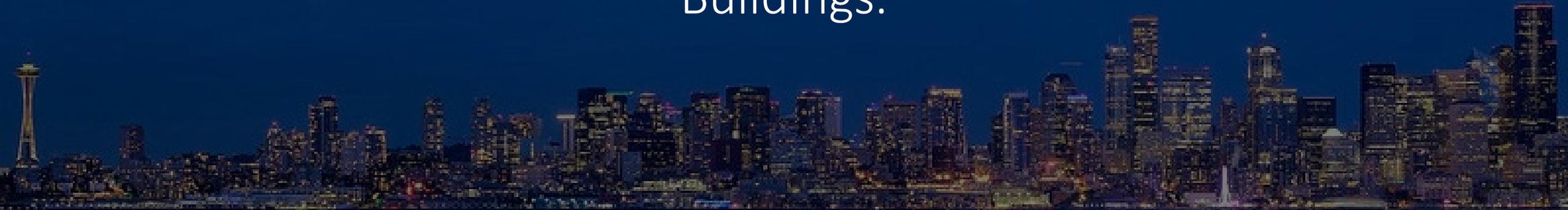
Buildings are the second largest source of greenhouse gas emissions in Washington (2015)



As Washington's population has grown, greenhouse gas emissions from buildings jumped significantly from 1990-2015



The Clean energy Building Performance Standard became law in 2019. Its objective is to lower the cost and the pollution from fossil fuel consumption in our state's existing buildings, especially large commercial Buildings.

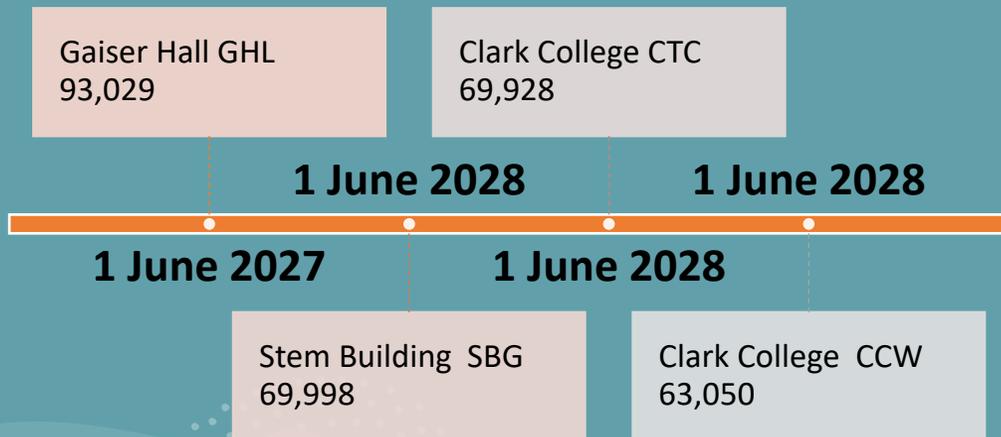


Tier 1 HB 1257 (2019)

The 2019 Clean Buildings Act created energy performance standards for commercial buildings over 50,000 square feet. Mandatory compliance begins in 2026. At this stage in this Bill, we had four buildings within this standard. With compliance deadlines ranging from 2026-2028, depending on square footage.



Clark College's Tier 1 Buildings



Tier 2 SB 5722 (2022)

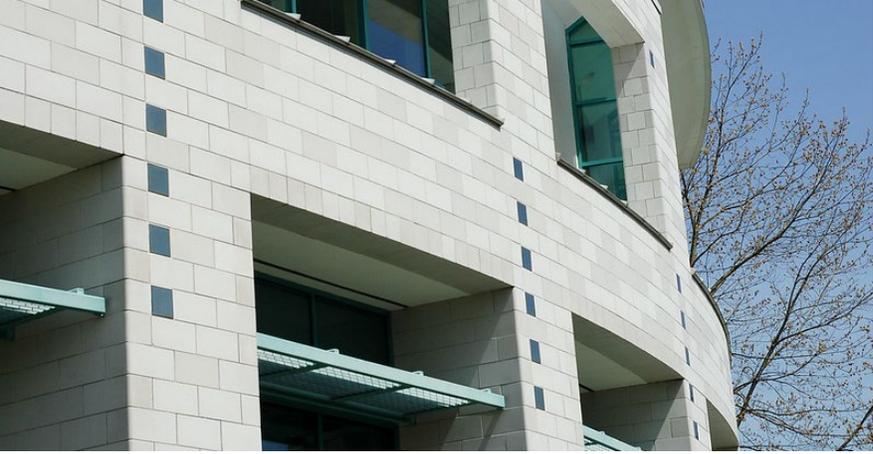
On March 25, 2022, Governor Inslee signed the Clean Buildings Expansion Bill into law. The expansion applies to 20,000 square feet or more buildings, with the compliance date of July 1, 2027. These buildings, add a new second tier. This new House Bill added 13 more of our buildings to our list.



Tier 2 Buildings

Applied Arts II	AA2	21,881
Applied Arts IV	AA4	32,571
Applied Arts V	AA5	27,936
Baird Administration	BRD	23,949
Bauer Hall	BHL	31,091
Cannell Library	LIB	48,250
Facilities Services	PLS	22,246
Frost Arts Center	FAC	21,365
O'Connell Sports Center	OSC	46,910
Pechanec Hall	APH	26,567
Penguin Union Building	PUB	47,048
Scarpelli Hall	SHL	41,192
T Building	TBG	30,609





First Phase

The first phase of this law is different from a performance standard. It will require reporting on benchmarking, energy management plans, operations, and maintenance programs for Tier 2 buildings. Compliance and reporting for this new tier are expected on July 1, 2027



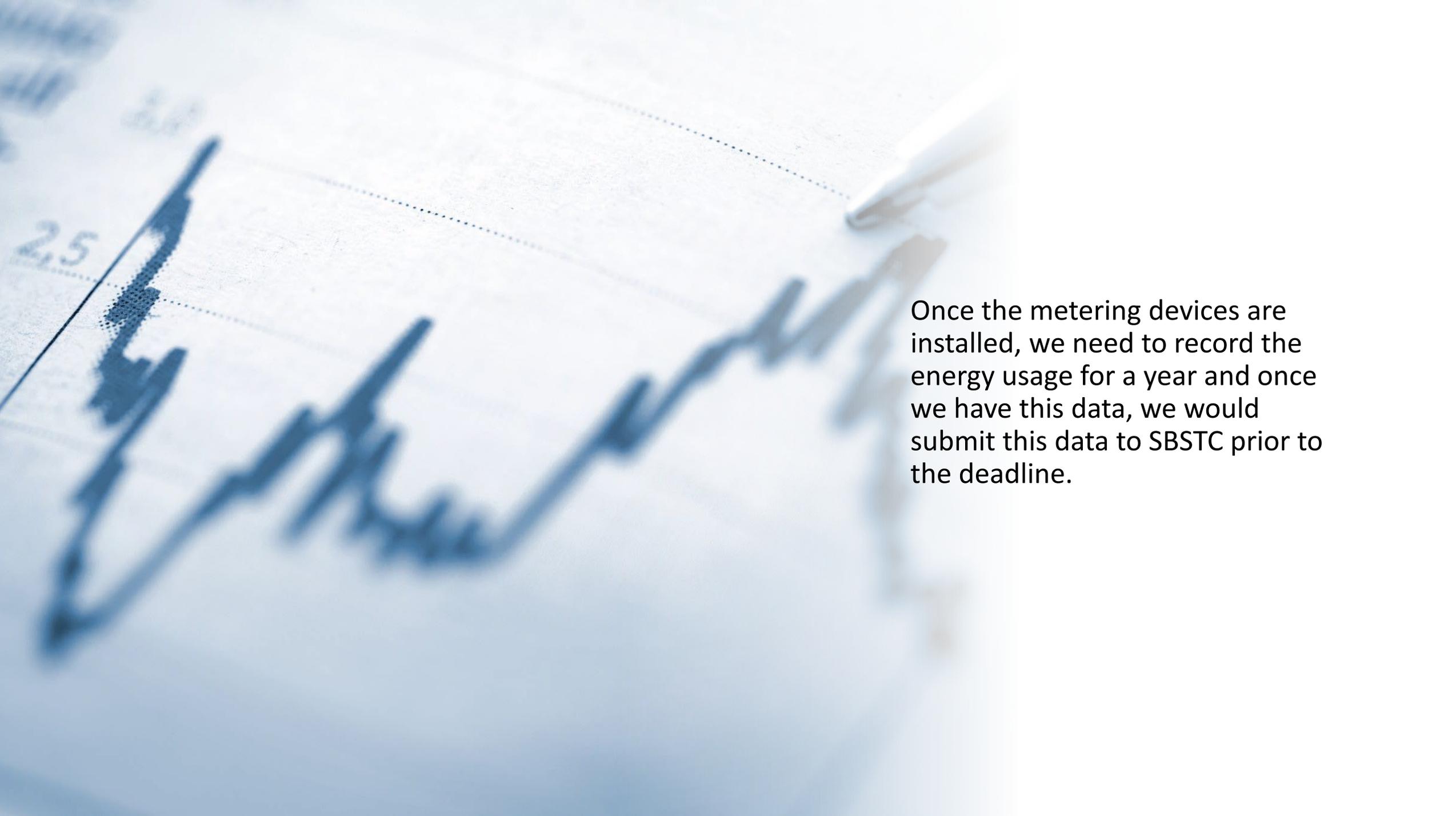
To be in compliant, we must establish a base and energy use intensity targets (EUI_t).

To establish this base, we need to be able to meter our buildings individually.

Metered

Electric, gas, and our heating/cooling loop are the way we heat, cool, and power our buildings. To capture and meter the usage of these sources to each building, we need to install individual meters for,

- Lighting
- HVAC systems
- Heating, chilled, condenser, and domestic water systems
- Refrigeration except for food processing refrigeration
- Power generation equipment
- Uninterruptible power supplies and power distribution units
- People-moving systems.



Once the metering devices are installed, we need to record the energy usage for a year and once we have this data, we would submit this data to SBSTC prior to the deadline.

Needed Funds for Meter Installation

Bldg. Name	Bldg. Number	Electric	Gas	Heating loop	Cooling loop	Total	Energy Meter Assessment
Applied Arts II	AA2	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
Applied Arts IV	AA4	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Applied Arts V	AA5	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Baird Administration	BRD	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Bauer Hall	BHL	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Cannell Library	LIB	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Facilities Services	PLS	\$ 10,000	\$ 35,000	\$ -	\$ -	\$ 45,000	\$ 8,000
Frost Arts Center	FAC	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
Gaiser Hall	GHL	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
O'Connell Sport Center	OSC	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
Pechanec Hall	APH	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Penguin Union Building	PUB	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Scarpelli Hall	SHL	\$ 10,000	\$ -	\$ 15,000	\$ 15,000	\$ 40,000	\$ 8,000
Stem Building	SBG	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
T Building	TBG	\$ 10,000	\$ 35,000	\$ 15,000	\$ -	\$ 60,000	\$ 8,000
Clark College @ Ctc	CTC	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
Clark College @ Wsuv	CCW	\$ 10,000	\$ 35,000	\$ 15,000	\$ 15,000	\$ 75,000	\$ 8,000
		17	9	16	15	\$ 950,000	\$ 136,000
						Meter and assessment cost	\$ 1,086,000
						Contingency 15%	\$ 162,900
						Gross	\$ 1,248,900
						Labor to install	\$ 57,000
						Estimated Total	\$ 1,305,900

Fines for Non-compliance Buildings

Tier 1

Fines of \$5,000 plus \$1 per gross square foot for every year of non-compliance.

ex. Gaiser Hall ~ \$98,000 per year of non-compliance

Tier 2

Fines not to exceed .30 cents per square foot for failing to submit documentation to demonstrate compliance.

Decarbonization Planning

HB 1390

- Requires owners of state campus district energy systems to develop a decarbonization plan.
- 15-year planning timeframe.
- Provides an alternative compliance pathway to the Clean Buildings Act if the owner is:
 - Implementing an approved decarbonization plan;
 - Meets benchmarking, energy management, and operations and maintenance planning requirements; and
 - Approved by Dept. of Commerce every 5 years.

PLAN MUST INCLUDE PRIOR TO SUBMISSION

- Plan to replace fossil fuels in heating plants.
- Evaluate options to partner with nearby sources and uses for waste heat and cooling.
- Examination to add buildings or other facilities to the system once it decarbonizes.
- Evaluation and plan to reduce energy at the central plant and facilities connected to the district system that meets the campus EUIt.

QUESTIONS?

THANKS