

Financial Structure and Operations meeting minutes 09/15/2015

Strategic Planning
Financial Structure and Operations
September 15, 2015 3:00 p.m. RPL 300N

Members Present: Sandy Cheffer, Pat Chronister, Skylar Combs, Linda Johnson, Stephen Jones, Brian Lasey, Jim Musser, Donna Rankin, Niki Schwartz, Jeff Woods

Guests:

- I. Brian Lasey of Facilities Management addressed the group concerning building and maintenance issues on campus. He discussed in detail the data he passed out to all group members in attendance, including the ADHE Facilities Audit Program.
 - The facilities audit program is completed biennially with the ADHE and generates a listing of prioritized maintenance needs around campus
 - A critical needs column is generated based upon our direct input of prioritized maintenance needs
 - Critical or imminent failure is a high priority factor in determining which needs across campus are addressed in any fiscal year
 - We spend about \$500K to \$600K annually on high priority maintenance needs from our list of \$3.3 million critical needs
 - We also put aside another \$600K or so each year to deal with critical failures which we have not budgeted for; balance in this account is probably \$1 million or so
 - UALR and UCA have much higher budgets and staff counts than we do for similar student populations (currently 124 staff members)
 - We spend about \$76,000 annually to haul off trash and \$2.3 million annually on utility bills on all non-auxiliary buildings
- II. Major Concerns:
 - We need to increase the staff size of Facilities Management to be able to deal with the maintenance projects on hold on campus
 - We need to budget for and plan for maintenance on an ongoing basis rather than on a “what is going to fail first?” basis

Adjourned @ 5:00 p.m.

Next meeting: September 22, 2015, 2:00 p.m. Arkansas Tech Career Center (ATCC);
Subject:

Russellville Physical Plant Fall 2015

557 Acres in Russellville

129 Maintained Acres, 12 acres at Lakepoint and CLL *(BALANCE LEFT UNTOUCHED FOR GRAZING, ETC.)*

128 Buildings, Includes Russellville, Ozark, and Lakepoint. Does not include rental property. ^{NOT} ~~ATCC~~.

116 Buildings in Russellville; 1,653,417 square feet *NOT ATCC*

24 Residence Halls and other housing facilities; 564,363 square feet

12 Major academic buildings

Ross Pendergraft Library; 92,424 square feet, 3419 light bulbs

NON-ANNUAL BUDGETS
\$76,000/YR
TO HAUL OFF TRASH
\$23 MILL/YR
UTILITY BILLS

Facilities Management Fall 2015

Motor Pool	
Carpentry	
Electro/Mechanical	3 Plumbers 3 Electricians 3 HVAC Technicians
Custodial	
Housing Maintenance	6 technicians
Grounds Maintenance	

124 STAFF

Facilities Audit Program

Building Maintenance Priority Report

Institution: Arkansas Tech University

Building Name	Campus	Priority	Maintenance Needs	Critical Needs	FCI	Year Built
Hull	The Main Campus	1	\$16,895,160	\$170,000	0.7899	1970
Roush Hall	The Main Campus	2	\$2,743,765	\$0	0.7970	1962
McEver Science Building	The Main Campus	4	\$9,257,176	\$200,000	0.8211	1962
Brown Dormitory	The Main Campus	5	\$3,812,205	\$0	0.7363	1962
Jones Hall	The Main Campus	7	\$4,766,645	\$130,000	0.7746	1966
Old Art Building	The Main Campus	8	\$565,498	\$55,000	0.6530	1913
Crabaugh	The Main Campus	10	\$4,290,976	\$35,000	0.8362	1972
Corley	The Main Campus	11	\$6,190,186	\$0	0.6837	1988
Doc Bryan Building	The Main Campus	12	\$6,111,841	\$200,000	0.4577	1998
Caraway Hall	The Main Campus	13	\$3,175,154	\$0	0.8011	1934
Wilson Hall	The Main Campus	14	\$5,043,979	\$237,508	0.6555	1910
Chambers Cafeteria	The Main Campus	15	\$3,954,684	\$0	0.4402	1965
Tucker Hall	The Main Campus	16	\$1,476,172	\$0	0.5925	1955
Turner Hall	The Main Campus	17	\$4,297,565	\$0	0.7201	1965
Stroupe	The Main Campus	18	\$4,414,807	\$72,500	0.8831	1926
Tucker Coliseum	The Main Campus	19	\$10,602,305	\$0	0.7121	1975
Morton Hall	The Main Campus	20	\$1,624,690	\$0	0.6059	1966
Williamson	The Main Campus	21	\$2,241,677	\$50,000	0.8171	1940
Dean Hall	The Main Campus	22	\$5,875,535	\$55,000	0.6999	1947
Administration	The Main Campus	23	\$2,325,950	\$105,000	0.9019	1910
Critz Hall	The Main Campus	24	\$1,069,109	\$25,000	0.5248	1950
Hughes Hall	The Main Campus	25	\$1,420,616	\$0	0.5418	1940
South Hall	The Main Campus	26	\$1,135,895	\$0	0.6719	1970
Techionary	The Main Campus	27	\$2,642,126	\$0	0.8191	1937
Tomlinson	The Main Campus	28	\$4,754,229	\$237,508	0.8839	1936
Red Hill Residence	The Main Campus	29	\$92,262	\$10,000	0.6314	1937
Heating Plant	The Main Campus	31	\$4,139,363	\$30,000	0.8029	1910
McEver Annex	The Main Campus	32	\$1,416,368	\$0	0.5061	1996
900 N El Paso	The Main Campus	33	\$135,003	\$0	0.8009	1950
918 N. El Paso	The Main Campus	34	\$106,814	\$0	0.7785	1948
1609 Helberg Lane	Arkansas Tech Ozark Campus	35	\$31,215	\$2,500	0.0948	1972
A/C And Refrigeration	Arkansas Tech Ozark Campus	36	\$480,966	\$0	0.5576	1985
Technology and Academic Suppor	Arkansas Tech Ozark Campus	37	\$5,628,993	\$520,875	0.5990	1966
Alumni House	The Main Campus	38	\$447,579	\$10,000	0.7152	1936
Animal Science Lab	The Main Campus	39	\$183,328	\$0	0.2875	2003
Baswell Hall	The Main Campus	40	\$2,104,340	\$0	0.2631	2006
Baswell Mechanical	The Main Campus	41	\$447,289	\$0	0.2489	2006
Buerkle Fieldhouse	The Main Campus	42	\$507,089	\$9,180	0.7660	1955
Bull Barn	The Main Campus	43	\$22,142	\$0	0.6362	1966
Calf Barn	The Main Campus	44	\$18,865	\$0	0.4818	1966
Center For Energy Studies	The Main Campus	46	\$1,471,133	\$0	0.5941	1993
Chambers Cafeteria Addition	The Main Campus	47	\$111,101	\$0	0.1074	2007
Collegiate Center	Arkansas Tech Ozark Campus	48	\$1,006,300	\$20,000	0.3959	1995
Corley Addition	The Main Campus	49	\$152,001	\$0	0.0940	2009
Crabaugh Home	The Main Campus	50	\$135,593	\$0	0.5377	1953
Dean Classroom Annex	The Main Campus	51	\$15,328	\$7,500	0.0540	2006
East Gate Apartments	The Main Campus	52	\$833,233	\$0	0.5667	1984
East Gate House	The Main Campus	53	\$55,264	\$0	0.2843	1960
Industrial Control Systems Bui	Arkansas Tech Ozark Campus	54	\$876,405	\$25,000	0.6350	1976
Equipment Shed	The Main Campus	55	\$83,979	\$0	0.7975	1966
Farm Greenhouse #1	The Main Campus	56	\$24,705	\$0	0.1045	2008

Facilities Audit Program

Building Maintenance Priority Report

Institution: Arkansas Tech University


Building Name	Campus	Priority	Maintenance Needs	Critical Needs	FCI	Year Built
Farm Greenhouse #2	The Main Campus	57	\$24,705	\$0	0.1045	2008
Farm Greenhouse #3	The Main Campus	58	\$26,087	\$0	0.1103	2008
Farm Greenhouse #4	The Main Campus	59	\$24,859	\$0	0.1051	2008
Farm Storage	The Main Campus	60	\$18,887	\$0	0.5590	1966
Fish, Wildlife & Engr	The Main Campus	61	\$267,098	\$0	0.2719	2004
Flammables Storage	The Main Campus	62	\$2,265	\$0	0.0678	2008
Garden Park Residence	The Main Campus	63	\$182,872	\$0	0.7825	1940
Greenhouse Classroom Building	The Main Campus	64	\$42,014	\$0	0.1111	2008
Hay Barn East	The Main Campus	65	\$7,086	\$0	0.1757	2001
Allied Health Education	Arkansas Tech Ozark Campus	66	\$551,593	\$25,000	0.3008	2000
Lake Point Business Services	The Main Campus	67	\$232,209	\$0	0.2527	1970
Lake Point Event Center	The Main Campus	68	\$264,002	\$0	0.1456	1991
Lake Point Grill Pavilion	The Main Campus	69	\$3,700	\$0	0.0775	1991
Lake Point Guest House	The Main Campus	70	\$373,896	\$40,000	0.3165	1983
Lake Point Hickory Lodge	The Main Campus	71	\$492,116	\$8,500	0.2423	1991
Lake Point Lake House	The Main Campus	72	\$75,137	\$0	0.1690	1965
Lake Point Learning Center	The Main Campus	73	\$281,316	\$0	0.3354	1992
Lake Point Learning Center Sto	The Main Campus	74	\$1,236	\$0	0.0358	2010
Lake Point Maint. Shop	The Main Campus	75	\$55,194	\$0	0.3410	1998
Lake Point Oak Lodge	The Main Campus	76	\$564,669	\$0	0.4009	1983
Lake Point Pavilion	The Main Campus	77	\$54,352	\$0	0.0775	1991
Lake Point Pump House	The Main Campus	78	\$812	\$0	0.1414	1983
Lake point Smoking Pavilion	The Main Campus	79	\$653	\$0	0.0348	1983
Lake Pt. Storage Shed West	The Main Campus	80	\$2,878	\$0	0.2900	1970
Laundromat	The Main Campus	81	\$59,624	\$0	0.4847	1960
Main Barn	The Main Campus	82	\$150,150	\$0	0.7447	1966
McEver Addition 2	The Main Campus	83	\$189,160	\$0	0.0872	2010
Norman Art Building	The Main Campus	84	\$1,108,434	\$0	0.2271	2006
Nutt Hall	The Main Campus	85	\$5,558,174	\$0	0.3431	2002
Nutt Mechanical	The Main Campus	86	\$175,937	\$0	0.3715	2002
Paine Hall	The Main Campus	87	\$5,597,097	\$35,000	0.6248	1966
Physical Plant Administration	The Main Campus	88	\$117,078	\$0	0.1169	2008
Physical Plant Maint. Shop	The Main Campus	89	\$203,834	\$0	0.0977	2008
Ross Pendergraft Library	The Main Campus	90	\$8,490,954	\$0	0.4313	1999
Rothwell - 100th building	The Main Campus	91	\$1,571,155	\$0	0.1246	2009
Roush Mechanical	The Main Campus	92	\$408,921	\$0	0.6447	1962
Softball Press Box	The Main Campus	93	\$4,046	\$0	0.1241	2007
Stadium Suites	The Main Campus	94	\$984,285	\$0	0.7780	1977
Student Services Center	Arkansas Tech Ozark Campus	95	\$347,005	\$0	0.1428	2009
Tech Police Dept	The Main Campus	96	\$209,828	\$0	0.7421	1965
Warehouse	The Main Campus	97	\$117,080	\$0	0.3164	1989
Witherspoon	The Main Campus	98	\$12,543,515	\$130,000	0.7730	1970
Witherspoon Mechanical	The Main Campus	99	\$776,163	\$80,000	0.5827	1970
Women's Sports Complex	The Main Campus	100	\$168,523	\$0	0.1728	2007
Work Barn East	The Main Campus	101	\$1,540	\$0	0.2545	1988
Work Barn West	The Main Campus	102	\$1,777	\$0	0.1762	1996
West Annex	Arkansas Tech Ozark Campus	103	\$70,909	\$0	0.0940	1999
Young Building	The Main Campus	104	\$5,212,094	\$800,000	0.7824	1959
Baswell Techionary	The Main Campus	105	\$286,900	\$0	0.0877	2010
Ozark Storage House	Arkansas Tech Ozark Campus	106	\$77,130	\$0	0.5455	1968
Ozark Storage Shed	Arkansas Tech Ozark Campus	107	\$13,278	\$0	0.3373	1965

Facilities Audit Program
 Building Maintenance Priority Report

Institution: Arkansas Tech University

Building Name	Campus	Priority	Maintenance Needs	Critical Needs	FCI	Year Built
823 N. El Paso	The Main Campus	108	\$44,891	\$0	0.3343	1950
M Street Dorm	The Main Campus	109	\$931,226	\$0	0.0667	2012
M Street Dorm Mechanical Build	The Main Campus	110	\$7,781	\$0	0.0402	2012
911 N Denver Ave.	The Main Campus	111	\$86,794	\$0	0.5892	1950
901 N. Denver	The Main Campus	112	\$168,457	\$0	0.6185	1960
Storage Building (small red)	Arkansas Tech Ozark Campus	113	\$3,207	\$0	0.1086	2005
Band Instrument Storage Buildi	The Main Campus	114	\$2,925	\$0	0.0268	2012
Baseball Stadium	The Main Campus	115	\$8,885	\$0	0.0144	2013
Storage 907	Arkansas Tech Ozark Campus	116	\$5,572	\$0	0.1415	2000
4th Street Offices	The Main Campus	117	\$193,117	\$0	0.5144	1950
Theater Storage Building	The Main Campus	118	\$34,226	\$0	0.2782	1990
Intramural Building	The Main Campus	119	\$1,102	\$0	0.0218	2012
Visitor Press Box	The Main Campus	120	\$3,079	\$0	0.0825	2010
Public Safety Bike Storage	The Main Campus	121	\$167	\$0	0.0070	2013
ROTC Storage	The Main Campus	122	\$119	\$0	0.0050	2013
Academic Student Services and	The Main Campus	123	\$402,475	\$0	0.0404	2015
917 N. Denver	The Main Campus	124	\$151,973	\$0	0.6229	1950
917 N. Denver Storage	The Main Campus	125	\$11,888	\$0	0.4488	1970
Total:			\$181,266,713	\$3,326,071		

I, Dr. Robert Brown, President of Arkansas Tech University, certify that the information provided is true and complete. Further, I verify that these are the complete and accurate priorities of the institution(s).



 President



 Date