

**COLLEGE OF SOUTHERN IDAHO
BOARD OF TRUSTEES MEETING
MONDAY, NOVEMBER 16, 1992**

PRESIDENT'S BOARD ROOM

5:30 p.m.

AGENDA

MINUTES

TREASURER'S REPORT:

OLD AND NEW BUSINESS:

Permanent Building Fund Advisory

Council Prioritization

Student Health Center

Dormitory Addition

Meeting of the Board of Trustees

COLLEGE OF SOUTHERN IDAHO
JUNIOR COLLEGE DISTRICT
BOARD OF TRUSTEES MEETING
November 16, 1992

CALL TO ORDER: 5:30 p.m. PRESIDING: LeRoy Craig

ATTENDING: Trustees: LeRoy Craig, Bill Babcock, Dr. Thad Scholes, Dr. Charles Lehrman and Donna Brizee

College Administration: Gerald Meyerhoeffer, President
John M. Mason, Secretary/Treasurer
Robert Alexander, College Attorney
Dr. Michael Glenn, Executive Vice President
Dr. Jerry Beck, Vice President of Instruction
Dr. Joan Edwards, Vice President of Planning,
Research and Development
Dr. Neil Cross, Associate Vocational Dean
Dr. [REDACTED]

Graydon Stanley, [REDACTED]
Janette Tashiro, Public Information Officer

Gebauer-Atkins
Times News: Kirk Mitchell

MINUTES OF October 19, 1992, were approved as written on MOTION by Dr. Thad Scholes. Affirmative vote was unanimous.

TREASURERS REPORT: Acceptance of the Treasurer's report was [REDACTED] was unanimous.

PRESIDENT'S REPORT: President Jerry Meyerhoeffer reported the following:

1. Graydon Stanley called upon Ellouise Gebauer-Atkins, Nurse Practitioner, for a report on the new Student Health Services Center. A report on the services for the month of October was given. Graydon Stanley and Mike Mason were requested to look at the budget for the Student Health Center and determine if some financial assistance could be given to students who could not afford medicine or lab exams.

Ellouise Gebauer-Atkins was commended for the outstanding job she had done with the Center.

CSI Trustees

November 16, 1992

Page 2

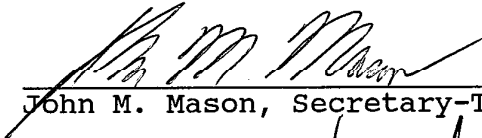
2. The property on North College Road owned by the Twin Falls School District was discussed. It was agreed that the President would contact Twin Falls School Superintendent Terry Donicht and arrange a meeting between the Boards to discuss the possibility of the College purchasing approximately seventeen acres of the property.

3. The possibility of an addition to the dormitory was discussed. Graydon Stanley reported that he had to reject requests for campus housing by three hundred and three students last year due to our existing dormitory being full.

The Board supported further investigation into the dormitory addition project and directed the President and Mike Mason to work with the Dormitory Housing Commission in developing a proposal.

4. The President discussed the Permanent Fund Building Council ranking of the CSI Library request as the eighth highest project in the State. This is viewed as being very positive and there appears to be a good possibility that the library will be funded.

ADJOURNMENT was declared at 6:15 p.m.



John M. Mason, Secretary-Treasurer

APPROVED December 21, 1992



College of Southern Idaho

Financing Options

1. Revenue Bond - The requirements to have a 10% bond reserve fund and annual pledged revenues of between 130 and 150% of expenses make this option difficult. Given the current estimate of approximately \$75 to \$80 per square foot and the need we have for a 20,000 square foot building, the revenue requirements are around \$250,000 per year. This includes the 35% excess revenue, a bond based upon total construction costs of \$2,026,000 and the 10% reserve requirement. With 100 beds we can expect to generate approximately \$140,000 per year at \$700 per student.

This is further complicated the desire for investors to have bonds issued in the 18 to 20 year maturity range. Current interest rates on revenue bonds are estimated at the 6.5 to 6.7%.

2. ~~Private Investor~~ ~~Buyout~~ ~~of~~ ~~Facilities~~ ~~to~~ ~~be~~ ~~done~~ ~~with~~ ~~a~~ ~~private~~ ~~investor~~ ~~who~~ ~~would~~ ~~purchase~~ ~~the~~ ~~land~~ ~~and~~ ~~build~~ ~~the~~ ~~building~~ ~~and~~ ~~operate~~ ~~it~~ ~~for~~ ~~a~~ ~~number~~ ~~of~~ ~~years~~ ~~and~~ ~~then~~ ~~sell~~ ~~it~~ ~~back~~ ~~to~~ ~~the~~ ~~College~~ ~~for~~ ~~a~~ ~~price~~ ~~less~~ ~~than~~ ~~a~~ ~~revenue~~ ~~bond~~. It essentially would be a negotiated sale of a tax exempt bond to one person. The bond would have to have a 15 to 20 year maturity and be at a reasonable tax free interest rate. We will work with the local banks to see the kind of interest we can come up with.

3. ~~Lease~~ ~~Buyout~~ ~~of~~ ~~Facilities~~ ~~to~~ ~~be~~ ~~done~~ ~~with~~ ~~a~~ ~~private~~ ~~investor~~ ~~who~~ ~~would~~ ~~purchase~~ ~~the~~ ~~land~~ ~~and~~ ~~build~~ ~~the~~ ~~building~~ ~~and~~ ~~operate~~ ~~it~~ ~~for~~ ~~a~~ ~~number~~ ~~of~~ ~~years~~ ~~and~~ ~~then~~ ~~sell~~ ~~it~~ ~~back~~ ~~to~~ ~~the~~ ~~College~~ ~~for~~ ~~a~~ ~~price~~ ~~less~~ ~~than~~ ~~a~~ ~~revenue~~ ~~bond~~.

totally manage the dorm. We would have a negotiated lease rate with a buyout option after a number of years. We are talking to several developers with land close to the College who have expressed an interest in this type of project.

In either of the other two options, we would most likely add to the existing dorm. This would allow us to utilize the existing supervisory staff. If a new dorm is built or leased away from the existing dorm, additional dorm supervisory staff salaries would be incurred which could run as high as \$25,000 to \$30,000 per year.

President Meyerhoeffer and I met with Dave Turner of CTA Architects on December 17, 1992. Dave advised us that we may ~~want to consider~~ ~~contracting~~ ~~with~~ ~~a~~ ~~construction~~ ~~manager~~ ~~as~~ ~~a~~ ~~way~~ ~~to~~ ~~save~~ ~~money~~ ~~and~~ ~~end~~ ~~up~~ ~~with~~ ~~a~~ ~~quality~~ ~~project~~. The construction management approach involves hiring an experienced contractor for a set fee and locking up a price about two thirds through the construction document preparation phase.

The construction manager bids out sub-contracting jobs and manages the overall project. The new school in Wendel was a

we may want to consider using this method as opposed to straight bidding. With the right construction manager, it could be extremely cost efficient.

Preliminary Architectural Plans

Dave Turner of CTA architects has advised us that he can draw up some preliminary designs for an addition onto our

add on to the south wing of the dorm.

CTA would charge by the hour and the cost would not exceed \$10,000. The preliminary drawings could be ready by the middle of January. Upon completion of the preliminary drawings, a closer cost estimate could be obtained.

The funding for the drawings could come from the DHC account.

Filename: DORMMISC.INF

SELECTION CRITERIA

A. Use of Existing Housing

_____ Total square feet of housing space owned or leased

- 2. Total number of undergraduate students residing in this space: _____
- 3. Assignable square feet per undergraduate student (#1/#2): 146

B. Housing Deficiency

- 1. Number of undergraduate students residing in facilities owned or leased by the institution in excess of design capacity: 25
- 2. Number of undergraduate students residing in substandard facilities owned or leased by the institution (do not duplicate students reported in B-1): 149
Cite all applicable code violations on a separate sheet.
- 3. Number of undergraduate students registered for classes for the opening fall semester preceding this application who were denied housing: 300
- 4. Total housing deficiency (#1 + #2 + #3): 474

C. Relative Housing Deficiency

- 1. Total housing deficiency (B.4): 474
- 2. Full-time undergraduate enrollment: 2,141
- 3. Relative housing deficiency (#1/#2): .221

D. Cost Effectiveness of Project

_____ \$1,700,000

- 2. Gross square feet in project (Part II. B-2. a): 18,000
- 3. Cost per gross square foot (#1/#2): \$75
- 4. Number of undergraduate student accommodations to be covered/added by this project: 80
- 5. Cost per undergraduate student accommodation (#1/#4): 21,250

E. Financial Need

- 2. Full-time + 1/3 part-time undergraduate enrollment: 2,141
1629 + 513 =
- 3. Expenditures per undergraduate student (#1/#2): 5,370

NOTE: ALL FIGURES MUST BE FOR UNDERGRADUATE STUDENTS ONLY, AS OF THE PRECEDING FALL SEMESTER. DATA WILL BE COMPARED TO DATA PROVIDED IN THE IPEDS REPORT.

MEMORANDUM

TO: GRAYDON STANLEY

FROM: BECCI WEIGEL, STUDENT HEALTH CENTER

DATE: NOVEMBER 9, 1992

RE: HEALTH SERVICES SUMMARY FOR OCTOBER

The Student Health Center seems to be up and running. We have just been open for one month but we are definitely seeing a good number of students that are appreciating our facility and then telling their students and friends on campus about it.

We have seen approximately 80 students at the facility during the month of October. We have seen patients with varied diagnoses:

- * 20 students for cold symptoms.
- * 10 students for sore throats.
- * 3 students for counseling.
- * 6 students for ear infections.
- * 5 students for epigastric disorders.
- * 10 students for Pap Smears, Breast Exams, and Birth Control.
- * 6 students for orthopedic problems.
- * 2 students for Sexually Transmitted Diseases.
- * 5 Urinary Tract Infections.
- * 1 student that comes in biweekly for allergy shots.

Ellouise and I feel very positive about the Student Health Center. We are getting very good feedback from the students that we see. We are looking forward to an Open House to promote the facility further.