



Wharton County Junior College

Proposed Agenda Item Board of Trustees Meeting

Complete this form and submit it to the Office of the President by noon on Friday, 11 days prior to the Tuesday evening meeting of the Board of Trustees. If this form does not provide enough space, you may use an expanded version *as long as you follow the format specified below.*

Date of Board Meeting: 01/15/19

Date of this Proposal: 01/07/19

SUBJECT: Closing of Brooking Hall

RECOMMENDATION: Recommend Approval to close Brooking Hall at the end of the Spring 2019 semester.

BACKGROUND/RATIONALE: Brooking Hall has a capacity of 28 resident students. Per our FY2019 operating budget for this residence hall, the break-even point is 31 students. For the past five years, occupancy in Brooking has ranged from a high of 21 in Fall 2018 to a low of 5 in Spring 2018. In addition, the draft WCJC Master Plan rates the Brooking Facilities Condition Index (FCI) as 84%. This FCI is calculated by dividing the Maintenance Cost by the Replacement Cost. Based on the assessment conducted by Abel Design Group, in cooperation with the WCJC Director of Facilities Maintenance, renovation costs are estimated at \$1,945,710 and basically include repairs to all components of the building. Renovation items include, but are not limited to, \$250,000 to demo and renovate all restrooms, \$200,000 to replace all exterior glass, \$150,000 demo and replace all interior ceilings, plaster, and acoustical, \$150,000 remove interior closets and replace with all new millwork, and \$130,000 to replace the roof. Also, the dorm poses security risks due to it being several blocks from the campus.

Estimated Cost and Budgetary Support (how will this be paid for?): N/A

RESOURCE PERSON(S) [name(s) and title(s)]:

Betty A. McCrohan, President

Bryce D. Kocian, Vice President of Administrative Services

SIGNATURES:

B. D. Kocian

Originator

1/8/19

Date

B. D. Kocian

Cabinet-Level Supervisor

1/8/19

Date

PRESIDENT'S APPROVAL:

Betty A. McCrohan

1-8-19

Reg 113
6-21-95