Special Meeting

Tuesday, October 21, 2025 4:00 PM
Ambler Board Room, 1801 N. Cottonwood, Iola, KS 66749

1. **Call to order and establish quorum**
2. **Approval of Agenda**
3. **Discussion**
4. **Adjournment**

ALLEN COMMUNITY COLLEGE FACILITY ASSESSMENT

DEFICEINCY	CORRECTIVE ACTION		25-26	26-27	27-28	28-29	29-30	Work Force	Estimate Cost	Completion Date
ACTIVITIES BULDING										
Drainage issue	Regrade drainage		x					ACCC	2,500.00	Winter 25-26
Down Spout Extension	Extension tubes		x					ACCC	750.00	Winter 25-26
Condensate Drain Line	Repair drains		x					ACE Refrigeration		Completed
Overhead Door	Replace door			x				Contractor	4,000.00	Summer 26-27
Interior Insulation	Discuss Options				x			Contractor		Summer 27-28
Urinal Plumbing	Replace drain		x					ACCC Staff	100.00	Completed
HVAC Split Units x 3	Replace Units x 3					x		Contractor	45,000.00	Summer 28-29
									52,350.00	
MAIN BUILDING										
Storm water drain (east)	Clean out ditch/bridge			x				Contractor	103,000.00	Summer 26-27	
Brick Pavers	Repairs as needed		?					Contractor	158,000.00	?	Discussion
Library Windows	Replace windows		?					Contractor	202,000.00	?	Discussion
Office ceilings/walls	Repairs as needed		x	x				ACCC/Contractor	20,000.00	25-26-27	
Hallway wall cracking	Repairs as needed		?					ACCC/Contractor	50,000.00	?	Discussion
ADA Signage	Install Signage		x					ACCC	2,500.00	Winter 25-26	
ADA Access Restrooms	Remodel		?					Architech		?	Discussion
Music Room HVAC Package 10ton	Replace/In progress		x					ACCC/Contractor	30,000.00	In progress	
Brick Repairs/Tuckpoint	Repairs as needed		x	x	x	x	x	ACCC/Contractor	90,000.00	Yearly to 2030	Grant Funds
Option 1 HVAC Piping Updates	Repairs as planned		?					Arch/Engineer	9,300,000.00	Phases	Discussion
Option 2 HVAC Piping Updates	Repairs as planned		?					Arch/Engineer	8,150,000.00	Phases	Discussion
RTU1 York 20ton	Replace Unit		?					Arch/Engineer	100,000.00	Remodel	Discussion
RTU2 York 30ton	Replace Unit		?					Arch/Engineer	100,000.00	Remodel	Discussion
RTU3 York 25ton	Replace Unit		?					Arch/Engineer	100,000.00	Remodel	Discussion
RTU4 York 25ton	Replace Unit		?					Arch/Engineer	100,000.00	Remodel	Discussion
RTU Voleyball RUUD 10ton	Fall Protection Needed		x					ACCC Staff	2,500.00	Winter 25-26	
RTU1 Daikin (Kitchen) 25ton	Installed 2018									2038	
RTU2 Daikin (Student Center) 20ton	Installed 2018									2038	
RTU3 Daikin (Board Room) 12ton	Installed 2018									2038	
HAVC Multi-Zone System Door#14	Repairs as needed			x				ACCC/Contractor	30,000.00	Summer 26-27	
HVAC Mini Split System Door#17	Replace Unit			x				ACCC/Contractor	8,000.00	Summer 26-27	
HVAC Mini Split System Chem IT 1ton	Replace Unit						x	ACCC/Contractor	8,000.00	Summer 29-30	
HVAC Multi-Zone Heat Pump 6ton	Replace Unit						x	ACCC/Contractor	30,000.00	Summer 29-30	
HVAC Mini Split IT Shipping 1.5ton	Installed 2017							ACCC/Contractor	8,000.00	2032	
Fume Hood #1 Chem Lab	Repairs as needed		x					ACCC/Contractor	2,500.00	Winter 25-26	
Fume Hood #2 Chem Lab	Repairs as needed		x					ACCC/Contractor	2,500.00	Winter 25-26	

LEGEND:	
	Immediate Needs
	1-2 year Plan
	3-5 year Plan
	Completed Project
	Other

Accurex Make Up Air Unit #1	Repairs as needed		x					ACCC/Contractor	2,500.00	Winter 25-26	
Accurex Make Up Air Unit #2	Repairs as needed		x					ACCC/Contractor	2,500.00	Winter 25-26	
Electrical Switch Gear/Panels	Installed 2013									2048	
Emergency Light Code Requirements	Repair as needed		x					ACCC/Contractor	5,000.00	Winter 25-26	
Security Camera System	Incomplete coverage			x				Arch/Engineer	150,000.00	Summer 26-27	
Trane Chiller #1 (2006)	Replace as needed						x	Arch/Engineer		?	Discussion
Trane Chiller #2 (2006)	Replace as needed						x	Arch/Engineer		?	Discussion
Cooling Tower#1 (2006)	Repairs as needed		x					ACCC/Contractor	62,500.00	Winter 25-26	
Cooling Tower#2 (2006)	Repairs as needed		x					ACCC/Contractor	62,500.00	Winter 25-26	
Condensor Water Pump #1	Replace as needed						x	ACCC/Contractor		?	Discussion
Condensor Water Pump #2	Replace as needed						x	ACCC/Contractor		?	Discussion
Circulation Pump #1	Replace as needed						x	ACCC/Contractor		?	Discussion
Circulation Pump #2	Replace as needed						x	ACCC/Contractor		?	Discussion
Circulation Pump #3	Replace as needed						x	ACCC/Contractor		?	Discussion
									10,732,000.00		

THEATER BUILDING

Sidewalk/Patio Concrete	Repairs as needed			x				ACCC/Contractor	20,000.00	Summer 26-27	
Gutter/Drainage	Repairs as needed			x				ACCC Staff	5,000.00	Summer 26-27	
Exterior Sealants/Repairs	Repairs as needed		x					ACCC/Contractor	30,000.00	Summer 26-27	
Window seals	Replacement windows		x					ACCC/Contractor	68,000.00	Completed	
HVAC Package Unit	Replace Unit			x				ACCC/Contractor	35,000.00	Summer 26-27	
HVAC Split Systems x	Replace Units x				x			ACCC/Contractor	150,000.00	Summer 26-27	??
Electrical Transformer	City of Iola							City of Iola			Discussion
Electrical Panel Clearance	Work with Theater Dept		x					ACCC Staff	500.00	Winter 25-26	
Ceiling Staining	Replace Ceiling Tiles		x					ACCC Staff	2,500.00	Winter 25-26	
75 Gallon Water Heater	Replace water heater				x			ACCC/Contractor	5,000.00	Summer 27-28	
									316,000.00		

11,100,350.00	**GRAND TOTAL**

Main/Theater/Activities Building Maintenance Cost 2022-2025

Maintenance of Buildings	2022-2023	2023-2024	2024-2025
Maintenance & Repairs (11-7100-6610)	$ 58,292.72	$ 71,236.48	$ 69,635.49
Maintenance Supplies (11-7100-7100)	$ 52,783.34	$ 52,582.94	$ 69,364.45
Major Equipment (11-7100-8030)	$ 16,127.12	$ 177,880.27	$ 35,610.72
Major Projects			
Major Projects (11-7500-8030)	$ 261,688.03	$ -	$ -
Improvements/not Bldgs (11-7500-8310)	$ 110,291.95	$ 637,738.00	$ 300,404.66