

Alpena Community College Board of Trustees
125-C Besser Technical Center, 665 Johnson Street, Alpena, MI 49707
(989) 358-7215

Notice of Special Meeting

Meeting Date: Tuesday, July 8, 2025
Meeting Time: 9:00 a.m.
Location of Meeting: Room 400, Charles R. Donnelly Natural Resources Center, 665 Johnson Street, Alpena, Michigan, and Online Via Webex
Date of Notice: Thursday, July 3, 2025

The Alpena Community College Board of Trustees will gather for a special meeting on Tuesday, July 8, 2025, beginning at 9:00 a.m. The purpose of the meeting is to consider bids related to new student housing, the acquisition of new manufacturing equipment, and approving additional tuition waivers for athletics. The meeting will be held in the Roger C. Bauer Board Room, Room 400 of the Charles R. Donnelly Natural Resources Center, 665 Johnson Street. The meeting will be broadcast remotely via Webex videoconferencing software.

All citizens are invited to participate in the meeting either in person or remotely via phone, computer, or a video conferencing system. Participants should be aware that the meeting may be recorded.

Join by phone:

+1-415-655-0003

Meeting number (access code): 2438 462 3424 #

No Attendee ID number is necessary. Press # to continue.

Join from a video system or application:

Dial [24384623424@alpenacc.webex.com](https://24384623424.alpenacc.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Meeting number (access code): 2438 462 3424

Meeting password: 7jM8uQ7VCjq

Webex attendees are asked to mute their microphones except during public comment.

Alpena Community College provides access for individuals with disabilities. Individuals with a disability who need a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting can contact Jay Walterreit, Secretary of the Board of Trustees, at (989) 358-7215 at least one week prior to the meeting or as soon as possible.

All official proceedings and agendas are kept in the Office of the Board of Trustees, 125-C Besser Technical Center, on the Alpena campus, and can be viewed upon request between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.



Denis "Jay" Walterreit
Secretary of the Board of Trustees

SPECIAL MEETING AGENDA
ALPENA COMMUNITY COLLEGE BOARD OF TRUSTEES
Tuesday, July 8, 2025, 9:00 a.m.
665 Johnson Street, Alpena, MI 49707

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda
- 4) Introduction of Guests and Public Comment
- 5) Action Items
 - 2.949 Construction General Contractor for New Student Housing Project.....2
 - 2.950 Machine Tool Lab Cobot Purchase.....3
 - 2.951 Approval of Additional Tuition Waivers for Fiscal Year 2026.....4
- 6) Board Discussion
- 7) New Business
- 8) Suggested Future Agenda Items
- 9) Next Regular Meeting: August 21, 2025, 7:00 p.m. The meeting is scheduled to be held in person in Room 400 of the Charles R. Donnelly Natural Resources Center.
- 10) Adjournment

2.949 Construction General Contractor for New Student Housing Project

Alpena Community College's quality academic programs and low cost as compared to 4-year institutions continues to attract students from outside the College's traditional geographic service area. The addition of new athletics teams has also led to an increase in out-of-district students who desire to live in Alpena and take ACC classes. To accommodate this growing need, ACC officials have engaged in a process to construct additional student housing on the Alpena Campus.

The proposed project will add one building (non-contiguous) to the existing College Park Apartments site. The addition would provide a minimum of 32 more beds and include two ADA-accessible units, as well as ample parking. The total cost of the project is not to exceed \$4.7 million with all design and other incurred costs included. ACC intends to begin construction in 2025 with the goal of having the new housing units available to student for Fall Semester 2026.

Most recently the ACC Board of Trustees approved Progressive AE to provide architectural and engineering services for the project. Since that time College officials have been working closely with Progressive AE to prepare final designs for the new building and solicit bids for a construction general contractor.

On Friday, May 23, ACC began advertising for bids for the student housing expansion project. ACC asked potential vendors to include six alternates, five for cost saving deductions if the base bid exceeded the budgeted amount for construction, and the sixth to add hookups for future portable generators. While the entirety of the student housing project is expected to be slightly under \$4,700,000, the cost allowance for construction is budgeted at \$4,084,691.

A pre-bid meeting was held at 11:00 a.m. on June 3, 2025, in the Electrical Power Technology Center on the Alpena Campus. Interested vendors were able to ask questions and tour the site. Bids were due at 11:00 a.m. on June 26, 2025.

As of the deadline on June 26, one bid, from Meridian Contracting Services, was received; Meridian representative Trent Sherman attended the 11:15 a.m. bid opening meeting with College officials and Patrick Kanary from Progressive AE. Meridian Contracting Services provided ACC with a bid of \$4,090,000, slightly higher than the cost allowance budgeted by ACC. Along with their base bid, MCS did include costs for the six alternates. Working through the post bid interview process, MCS also offered a recommended voluntary alternate for a cost-saving deduction which will bring the construction cost down to \$4,052,000.

ACC officials propose that the Board of Trustees authorizes the acceptance of the bid from Meridian Contracting Services.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees accepts the bid of Meridian Contracting Services for construction general contractor services for the new student housing project with an amount not to exceed \$4,052,000.

2.950 Machine Tool Lab Cobot Purchase

Alpena Community College provides a variety of career and technical academic programs to provide high-quality instruction for students and qualified workers for employers. As part of this commitment to academic excellence, ACC regularly reviews curriculum and the equipment used in various program labs.

A recent review of the Machine Tool Lab identified the need for a cobot — a collaborative robot designed to work alongside humans in a shared workspace. This new equipment would feature the latest technology for ACC students and integrate with other equipment already featured in the Machine Tool Lab.

Manufacturing Tech Instructor Andrew Paad identified the Haas COBOT PKG-10KG as the desired equipment and submitted a Technology Improvement Fund (TIF) Project Request to the TIF Committee. After review the proposal was approved for \$46,081.50. Soon after approval, unforeseen cost adjustments increased the total cost of the purchase to \$53,635.75. A funding request for \$7,554.25 was submitted to the Alpena Community College Foundation to cover the additional cost and the ACC Foundation approved the request.

Gerotech, Inc, of Flatrock, Michigan, is the sole-source provider of HAAS equipment. As such, bids from other vendors were not available.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees authorizes appropriate College officials to purchase one Haas COBOT PKG-10KG from Gerotech, Inc., of Flatrock, Michigan, for a cost not to exceed \$53,635.75. Funding for this purchase will come from the Technology Improvement Fund and the Alpena Community College Foundation.

2.951 Approval of Additional Tuition Waivers for Fiscal Year 2026

Alpena Community College traditionally incentivizes student-athletes with tuition waivers. Board Policy 5011, Tuition Waiver for Campus Activity Program Policy, sets the total amount of tuition waivers provided by the College each fiscal year. The Board of Trustees approved a change to Policy 5011 at their June 19, 2025, regular meeting to increase the number of tuition waivers to 1,000 contact hours to be spread between the sports teams. This increase enabled the College to offer tuition waivers to the eSports team and the three new teams — women's cross country, men's soccer, and women's soccer — starting in Fiscal Year 2026.

During the process of adding the new teams College officials discussed ways ACC could expand and improve its athletic recruiting activities. One proposed solution was to increase the number of tuition waivers beyond the contact hours limit in Policy 5011 without adding additional expense to the College.

A proposal to the Alpena Community College Foundation was created asking the Foundation to fund \$40,000 in Fiscal Year 2026 to add an additional 200 contact hours of athletics tuition waivers support for the three new sports teams. The funding request was based on the following considerations:

- 1) Seed money for scholarships tied to recruitment is key to getting new sports launched.
- 2) Community colleges compete for student-athletes.
- 3) Adding sports teams requires upfront investment in coaches, equipment, uniforms, medical trainer(s), travel, facilities use, and officials. High enrollment sports, such as baseball, attract a high percentage of out-of-district full-time student-athletes offsetting these costs by revenue generated by increased enrollment.
- 4) Increased enrollment generated by athletics supports academic programs that are not full.
- 5) Athletics creates diversity in the student body and the classroom that enhances learning and aligns with College values and goals.
- 6) Colleges and universities are adding sports to increase enrollment in response to a highly challenging enrollment environment. Within the past five years, Bay College, NCMC, Montcalm, and Kirtland have either launched athletics or substantially added to existing programs.

The ACC Foundation Finance Committee approved the College's proposal during their May 27, 2025, meeting. College officials now ask the ACC Board of Trustees to approve the additional 200 contact hours of tuition waivers for athletics for Fiscal Year 2026.

Therefore, the following resolution is proposed:

The Alpena Community College Board of Trustees approves the use of \$40,000 from the Alpena Community College Foundation to provide additional tuition waivers support for ACC athletics in Fiscal Year 2026.