

# VIRGINIA PENINSULA COMMUNITY COLLEGE

Thomas Nelson Community College Local Board  
Facilities Committee  
May 17, 2023

Member(s) Present: Allen Melton, Michael Kuhns, Vince Warrant, and TiJuana Gholson

College Staff Present: Steven Carpenter, Vice President for Finance and Administration; John Mason, Interim Director of Facilities; and Geraldine Mathey, Administrative Assistant

Mr. Carpenter opened the meeting at 4:20 p.m.

Facilities Update and Preliminary Discussion on 2024 Facilities Master Plan. Mr. Mason presented the following facilities updates for information purposes:

1. Hastings Hall Roof Project: This project was recently completed; the total cost for the replacement was \$2,600,000.
2. Templin Hall Swing Space: The College has leased the building at 520 Butler Farm Road as needed space. Those working in Harrison Hall will be moved to Hampton IV first. Classrooms will be readied over the summer, with the first classes starting this fall.
3. PWDC HVAC: The contract was awarded more than a year ago but supply chain issues had delayed the project. Mr. Mason said six large RTUs had been replaced and should be operational by this Friday.
4. Templin HVAC: Mr. Mason said the College is currently working on a redesign. This project does not need to go out for bid. W.M. Jordan is performing the work under an emergency contract.
5. Hampton III HVAC: Mr. Mason said the units currently installed on Hampton III are considered first generation and have been causing problems since installed. This replacement project is scheduled to go out for bid in September. He anticipates this project to start in December, 2023, and be complete by next summer.
6. Diggs/Moore/Harrison Replacement Building: Mr. Mason explained that the replacement building is in the design phase and could be up to two years before construction starts. The existing buildings (Diggs, Moore and Harrison Halls) will be demolished to make way for the new building. When asked about the delay, Mr. Mason replied that part of the delay was caused by the COVID pandemic, during which time the project was stuck in one phase and finally received approval to move ahead.

7. Master Plan: Mr. Mason explained that the College is required to submit a Master Plan every ten years, the last one submitted in 2014. The upcoming plan will involve both campuses, a space utilization study, and the MS4 project. He anticipates the Master Plan will be ready to be presented next spring.

Mr. Mason was asked if any major projects were anticipated at the Historic Triangle. He said there was an issue with the chillers and three boilers. He said it usually takes one year to plan for the replacement of this equipment.

It was suggested that some Board members might like to tour the facilities on the Hampton campus, especially Templin Hall and Hampton IV. Mr. Carpenter said such a tour could be scheduled during September.

There being no further business, the meeting adjourned at 5 p.m.