

## **Special Meeting**

Monday, September 29, 2025 5:00 PM

Ambler Board Room, 1801 N. Cottonwood, Iola, KS 66749

1. **Call to order and establish quorum**
2. **Approval of Agenda**
3. **Old Business (Action, Report, or Discussion)**
  - a. Facility Assessment Review
4. **Adjournment**

# ALLEN COMMUNITY COLLEGE FACILITY ASSESSMENT

[illegible]BALLARD HOUSE

|                        |                     |  |   |   |   |   |            |           |              |
|------------------------|---------------------|--|---|---|---|---|------------|-----------|--------------|
| Parking lot grading    | regrade parking lot |  | X | X | X | X | ACCC       | 300.00    | Annual task  |
| Standing water         | Repair pump         |  | X |   |   |   | ACCC Staff | 750.00    | Completed    |
| Roofing                | Shingle replacement |  |   | X |   |   | ACCC -RFP  | 25,000.00 | Summer 27-28 |
| Exterior Hand Rails    | Repair/Replacement  |  |   |   |   |   | ACCC       | 5,000.00  | Summer 26-27 |
| Exterior Sealant/Paint | Reseal/Repaint      |  |   | X |   |   | Contractor | 20,000.00 | Summer 26-27 |
| HVAC Split Unit        | Replacement         |  |   | X |   |   | Contractor | 15,000.00 | Summer 27-28 |

**LEGEND:**

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

## HERYNYK HALL

|                       |                           |   |  |  |   |                 |            |              |               |
|-----------------------|---------------------------|---|--|--|---|-----------------|------------|--------------|---------------|
| Concrete Sidewalk     | Replace sidewalk          | ? |  |  |   | Contractor/Arch | 5,000.00   | Summer 26-27 | Discussion    |
| Concrete Stairs       | Replace Stairs            | ? |  |  |   | Contractor/Arch | 155,000.00 | Summer 26-27 | Discussion    |
| HVAC Split Units X 6  | Replace Units x 6         |   |  |  | X | ACCC - RFP      | 90,000.00  | Summer 28-29 |               |
| Bathroom Showers x 2  | Replace showers x 2       |   |  |  |   | Contractor      | 12,000.00  | Summer 25-26 | Units 10 & 11 |
| ADA Parking Signs x 2 | Install correct signs x 2 |   |  |  |   | ACCC            | 1,000.00   | Summer 25-26 |               |

**HORTON HALL**

[illegible]



|                              |                       |  |   |   |  |  |  |  |                 |                     |              |            |
|------------------------------|-----------------------|--|---|---|--|--|--|--|-----------------|---------------------|--------------|------------|
| Shower/Tub Sealants          | Repairs as needed     |  | X |   |  |  |  |  | ACCC            | 1,500.00            | Summer 25-26 |            |
| Egress Door Signage          | Check for signage     |  | X |   |  |  |  |  | ACCC            |                     | ?            | Discussion |
| Plumbing (Cast Iron)         | Replace all plumbing  |  | ? |   |  |  |  |  | Arch/Engineer   | 1,000,000.00        | ?            | Discussion |
| Hot water heaters            | Replace water heaters |  |   | X |  |  |  |  | ACCC/Contractor | 75,000.00           | Summer 26-27 | Discussion |
| Electrical Panels            | Replace all panels    |  |   | X |  |  |  |  | Arch/Engineer   | 500,000.00          | ?            | Discussion |
| Roofing                      | Repair/Replace Roof   |  | ? |   |  |  |  |  | ACCC/Contractor | ?                   | ?            | Discussion |
| Self Illuminating Exit Signs | Replace w/disposal    |  |   | X |  |  |  |  | ACCC/Contractor | 7,500.00            | Summer 26-27 | Discussion |
| Security Cameras             | Updates in progress   |  | X |   |  |  |  |  | ACCC/Contractor | 27,000.00           | Winter 25-26 | Discussion |
|                              |                       |  |   |   |  |  |  |  |                 | <b>4,103,082.00</b> |              |            |

#### MASTERSON HALL

|                                |                         |  |   |   |  |  |  |  |                 |                   |              |            |
|--------------------------------|-------------------------|--|---|---|--|--|--|--|-----------------|-------------------|--------------|------------|
| Storm water drains             | Clean out ditch/repairs |  |   | X |  |  |  |  | Contractor      | 10,000.00         | Summer 26-27 |            |
| Roofing                        | Shingle replacement     |  |   | X |  |  |  |  | Contractor      | 80,000.00         | Summer 26-27 |            |
| ADA Signage                    | Install signage         |  | X |   |  |  |  |  | ACCC            | 2,500.00          | Winter 25-26 |            |
| Exterior Sealants              | Repair as needed        |  | X |   |  |  |  |  | Contractor      | 12,000.00         | Summer 25-26 | Discussion |
| Stone Repairs/Tuckpoint/Stucco | Repair as needed        |  | X |   |  |  |  |  | Contractor      | 33,500.00         | Summer 25-26 |            |
| Drywall/Ceiling Repairs        | Repair as needed        |  | X |   |  |  |  |  | Contractor      | 19,500.00         | Summer 25-26 |            |
| HVAC Split Systems x 18        | Replace units x 18      |  | X |   |  |  |  |  | ACCC/Contractor | 295,500.00        | Summer 26-27 |            |
| Stair Hand Rail                | Replace or repairs      |  | X |   |  |  |  |  | ACCC            | 13,600.00         | Summer 25-26 |            |
| Window Replacement             | Replace windows         |  | X |   |  |  |  |  | ACCC/Contractor | 120,000.00        | Summer 25-26 |            |
|                                |                         |  |   |   |  |  |  |  |                 | <b>586,600.00</b> |              |            |

#### RED DEVIL DUPLEXES

|                                |                     |  |   |   |   |  |  |  |                 |                   |              |            |
|--------------------------------|---------------------|--|---|---|---|--|--|--|-----------------|-------------------|--------------|------------|
| Driveway (front)               | City of Iola street |  |   |   |   |  |  |  | City of Iola    |                   |              | Discussion |
| Sidewalks/Grading for drainage | Repairs as needed   |  |   |   | X |  |  |  | Contractor      | 100,000.00        | Summer 27-28 |            |
| 311 Foundation                 | Repairs as needed   |  |   |   | X |  |  |  | Contractor      | 35,000.00         | Summer 27-28 | Discussion |
| Masonry/Tuckpointing           | Repairs as needed   |  |   | X |   |  |  |  | Contractor      | 19,500.00         | Summer 26-27 |            |
| HVAC Split Systems x 10        | Replace units x 10  |  |   | X |   |  |  |  | ACCC/Contractor | 200,000.00        | Summer 26-27 | Discussion |
| Roofing                        | Shingle replacement |  |   |   | X |  |  |  | ACCC/Contractor | 150,000.00        | Summer 27-28 |            |
| Sewer Cleanout Cover           | Repairs as needed   |  | X |   |   |  |  |  | ACCC Staff      | 1,500.00          | Winter 25-26 |            |
| Dryer Vent @ 216               | Repaired            |  | X |   |   |  |  |  | ACCC Staff      | 150.00            | Completed    |            |
|                                |                     |  |   |   |   |  |  |  |                 | <b>506,150.00</b> |              |            |

#### WINTER HALL

|                            |                          |  |   |   |   |  |   |  |                 |            |              |             |
|----------------------------|--------------------------|--|---|---|---|--|---|--|-----------------|------------|--------------|-------------|
| Storm water drainage       | Clean ditch/grading      |  |   | X |   |  |   |  | ACCC/Contractor | 13,000.00  | Summer 26-27 |             |
| Asphalt Paving             | Semi-annual maint        |  |   |   | X |  |   |  | ACCC/Contractor | 120,000.00 | Summer 27-28 | Maint Sched |
| Sidewalk/Handrails         | Replace sidewalk & rails |  |   | X |   |  |   |  | ACCC/Contractor | 17,000.00  | Summer 27-28 |             |
| 2nd Floor Exit Stairs      | Repairs as needed        |  |   |   | X |  |   |  | ACCC/Contractor | 2,500.00   | Summer 27-28 |             |
| Masonry/Brick/Tuckpointing | Repairs as needed        |  |   | X |   |  |   |  | ACCC/Contractor | 54,000.00  | Summer 27-28 |             |
| Vinyl siding               | Repairs as needed        |  |   |   | X |  |   |  | ACCC/Contractor | 421,000.00 | Summer 27-28 |             |
| PTAC HVAC Units x 1        | Replace as needed        |  | X |   | X |  | X |  | ACCC Staff      | 1,600.00   | Annual Task  |             |
| Interior Finishes          | Repairs as needed        |  |   |   | X |  |   |  | ACCC/Contractor | 620,000.00 | Summer 27-28 |             |



# **STUDENT HOUSING MAINTENANCE COST 2022-2025**

| <b>RESIDENT HALL</b> | <b>2022-2023</b>    | <b>2023-2024</b>    | <b>2024-2025</b>    | <b>Total By Hall</b> |
|----------------------|---------------------|---------------------|---------------------|----------------------|
| Horton Hall          | \$ 38,920.31        | \$ 41,368.79        | \$ 12,319.56        | \$ 92,608.66         |
| Winter Hall          | \$ 6,856.61         | \$ 12,744.66        | \$ 10,067.00        | \$ 29,668.27         |
| Masterson Hall       | \$ 13,528.15        | \$ 5,760.84         | \$ 12,508.43        | \$ 31,797.42         |
| Red Devil Duplexes   | \$ 10,112.02        | \$ 7,498.49         | \$ 14,180.73        | \$ 31,791.24         |
| Herynk Hall          | \$ 855.55           | \$ 1,507.64         | \$ 3,961.66         | \$ 6,324.85          |
| Ballard House        | \$ -                | \$ 59.99            | \$ 1,856.81         | \$ 1,916.80          |
| Parkford Apartments  | \$ -                | \$ 2,570.78         | \$ 1,535.42         | \$ 4,106.20          |
| <b>Total By Year</b> | <b>\$ 70,272.64</b> | <b>\$ 71,511.19</b> | <b>\$ 56,429.61</b> | <b>\$ 198,213.44</b> |

All numbers reflect end of Semester counts

2020-2021

Fall 2020

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 24        | 20        | 8         | 33        | 12        | 2        |
| Out-of-State   | 41        | 24        | 8         | 19        | 7         | 5        |
| International  | 12        | 2         | 0         | 0         | 4         | 0        |
| Hall Total     | 77        | 46        | 16        | 52        | 23        | 7        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>18</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | 15        | 8         | 2         | 4         | 1         | 1        |

Spring 2021

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 10        | 10        | 26        | 24        | 6         | 2        |
| Out-of-State   | 13        | 8         | 7         | 19        | 7         | 2        |
| International  | 62        | 31        | 2         | 5         | 2         | 1        |
| Hall Total     | 85        | 49        | 35        | 48        | 15        | 5        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>18</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | 7         | 5         | -17       | 8         | 9         | 3        |

2021-2022

Fall 2021

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 18        | 19        | 15        | 25        | 10        | 6        |
| Out-of-State   | 29        | 14        | 19        | 21        | 9         | 3        |
| International  | 42        | 13        | 3         | 8         | 5         | 0        |
| Hall Total     | 89        | 46        | 37        | 54        | 24        | 9        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>9</b> |
| Vacancy        | 3         | 8         | 1         | 2         | 0         | 0        |

Spring 2022

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 14        | 16        | 16        | 23        | 6         | 5        |
| Out-of-State   | 19        | 12        | 14        | 19        | 8         | 2        |
| International  | 32        | 9         | 3         | 8         | 2         | 0        |
| Hall Total     | 65        | 37        | 33        | 50        | 16        | 7        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>9</b> |
| Vacancy        | 27        | 17        | 5         | 6         | 8         | 2        |

2022-2023

Fall 2022

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 15        | 19        | 27        | 22        | 12        | 1        |
| Out-of-State   | 21        | 8         | 10        | 28        | 4         | 3        |
| International  | 32        | 20        | 1         | 1         | 2         | 0        |
| Hall Total     | 68        | 47        | 38        | 51        | 18        | 4        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | 24        | 7         | 0         | 5         | 6         | 4        |

|                | Spring 2023 |           |           |           |           |          |
|----------------|-------------|-----------|-----------|-----------|-----------|----------|
|                | Horton      | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
| In-State       | 13          | 19        | 24        | 21        | 11        | 1        |
| Out-of-State   | 17          | 7         | 10        | 16        | 2         | 2        |
| International  | 32          | 17        | 1         | 6         | 3         | 0        |
| Hall Total     | 62          | 43        | 35        | 43        | 16        | 3        |
| <b>Maximum</b> | <b>92</b>   | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | 30          | 11        | 3         | 13        | 8         | 5        |

Ballard House was used for Maintenance Storage in 2023-2024 with Burlingame Campus furniture. Max capacity  
 2023-2024  
 Fall 2023

|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 14        | 20        | 22        | 33        | 12        | 0        |
| Out-of-State   | 21        | 2         | 11        | 10        | 10        | 0        |
| International  | 49        | 11        | 1         | 6         | 0         | 0        |
| Hall Total     | 84        | 33        | 34        | 49        | 22        | 0        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>0</b> |
| Vacancy        | 8         | 21        | 4         | 7         | 2         | 0        |

|                | Spring 2024 |           |           |           |           |          |
|----------------|-------------|-----------|-----------|-----------|-----------|----------|
|                | Horton      | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
| In-State       | 11          | 16        | 24        | 28        | 10        | 0        |
| Out-of-State   | 16          | 2         | 11        | 10        | 9         | 0        |
| International  | 43          | 9         | 0         | 7         | 0         | 0        |
| Hall Total     | 70          | 27        | 35        | 45        | 19        | 0        |
| <b>Maximum</b> | <b>92</b>   | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>0</b> |
| Vacancy        | 22          | 27        | 3         | 11        | 5         | 0        |

2024-2025  
 Fall 2024

|        |        |          |           |        |         |
|--------|--------|----------|-----------|--------|---------|
| Horton | Winter | Duplexes | Masterson | Herynk | Ballard |
|--------|--------|----------|-----------|--------|---------|

|                |           |           |           |           |           |          |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
| In-State       | 10        | 12        | 29        | 27        | 12        | 0        |
| Out-of-State   | 12        | 6         | 7         | 23        | 10        | 0        |
| International  | 71        | 30        | 1         | 5         | 1         | 0        |
| Hall Total     | 93        | 48        | 37        | 55        | 23        | 0        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | -1        | 6         | 1         | 1         | 1         | 8        |

Spring 2025

|                |           |           |           |           |           |          |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
| In-State       | 10        | 10        | 26        | 24        | 6         | 2        |
| Out-of-State   | 13        | 6         | 7         | 19        | 7         | 2        |
| International  | 62        | 33        | 2         | 5         | 2         | 1        |
| Hall Total     | 85        | 49        | 35        | 48        | 15        | 5        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | 7         | 5         | 3         | 8         | 9         | 3        |

2025-2026 Data based on 9/19/25 data

2025-2026  
Fall 2025

|                |           |           |           |           |           |          |
|----------------|-----------|-----------|-----------|-----------|-----------|----------|
|                | Horton    | Winter    | Duplexes  | Masterson | Herynk    | Ballard  |
| In-State       | 12        | 14        | 27        | 24        | 17        | 1        |
| Out-of-State   | 17        | 10        | 11        | 19        | 4         | 7        |
| International  | 67        | 29        | 0         | 12        | 2         | 0        |
| Hall Total     | 96        | 53        | 38        | 55        | 23        | 8        |
| <b>Maximum</b> | <b>92</b> | <b>54</b> | <b>38</b> | <b>56</b> | <b>24</b> | <b>8</b> |
| Vacancy        | -4        | 1         | 0         | 1         | 1         | 0        |

\$ 288,000.00   \$ 159,000.00   \$ 133,000.00   \$ 192,500.00   \$ 80,500.00   \$ 24,000.00

Estimates for now housing show between \$60,000 and \$75,000 per bed on average, dependent on amenitie



Started  
with

| Parkford  | Residency Total |
|-----------|-----------------|
| 10        | 109             |
| 11        | 115             |
| 3         | 21              |
| 24        | 245             |
| <b>28</b> | <b>280</b>      |
| 4         | 35              |

284

| Parkford  | Residency Total |
|-----------|-----------------|
| 4         | 82              |
| 10        | 66              |
| 5         | 108             |
| 19        | 256             |
| <b>28</b> | <b>280</b>      |
| 9         | 24              |

Started  
With

| Parkford  | Residency Total |
|-----------|-----------------|
| 20        | 113             |
| 18        | 113             |
| 0         | 71              |
| 38        | 297             |
| <b>38</b> | <b>311</b>      |
| 0         | 14              |

334

| Parkford  | Residency Total |
|-----------|-----------------|
| 19        | 99              |
| 15        | 89              |
| 0         | 54              |
| 34        | 242             |
| <b>38</b> | <b>311</b>      |
| 4         | 69              |

| Parkford  | Residency Total | Started With |
|-----------|-----------------|--------------|
| 14        | 110             |              |
| 9         | 83              |              |
| 0         | 56              |              |
| 23        | 249             | 261          |
| <b>28</b> | <b>300</b>      |              |
| 5         | 51              |              |

| Parkford  | Residency Total |
|-----------|-----------------|
| 9         | 98              |
| 9         | 63              |
| 0         | 59              |
| 18        | 220             |
| <b>28</b> | <b>300</b>      |
| 10        | 80              |

acity was 292.

| Parkford  | Residency Total | Started With |
|-----------|-----------------|--------------|
| 4         | 105             |              |
| 2         | 56              |              |
| 0         | 67              |              |
| 6         | 228             | 264          |
| <b>28</b> | <b>292</b>      |              |
| 22        | 64              |              |

| Parkford  | Residency Total |
|-----------|-----------------|
| 4         | 93              |
| 2         | 50              |
| 0         | 59              |
| 6         | 202             |
| <b>28</b> | <b>292</b>      |
| 22        | 90              |

| Parkford | Residency Total | Started With |
|----------|-----------------|--------------|
|----------|-----------------|--------------|

|           |            |
|-----------|------------|
| 6         | 96         |
| 14        | 72         |
| 4         | 112        |
| 24        | 280        |
| <b>28</b> | <b>300</b> |
| 4         | 20         |

303

| Parkford  | Residency Total |
|-----------|-----------------|
| 4         | 82              |
| 10        | 64              |
| 5         | 110             |
| 19        | 256             |
| <b>28</b> | <b>300</b>      |
| 9         | 44              |

| Parkford  | Residency Total | Started With |
|-----------|-----------------|--------------|
| 9         | 104             |              |
| 12        | 80              |              |
| 3         | 113             |              |
| 24        | 297             |              |
| <b>28</b> | <b>300</b>      |              |
| 4         | 3               |              |

310

\$ 84,000.00 \$ 961,000.00

ns and other factors.