

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

HERYNIK 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 X6	Replace Units x6			X	ACCC - RFP	90,000.00	Summer 28-29	
Bathroom Showers x2	Replace showers x2	X			Contractor	12,000.00	Summer 25-26	Units 10 & 11
ADA Parking Signs x2	Install correct signs x2	X			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
										4,103,082.00		

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	
										586,600.00		

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	
										506,150.00		

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

RESIDENT HALL	2022-2023	2023-2024	2024-2025	Total By Hall
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
Total By Year	\$ 70,272.64	\$ 71,511.19	\$ 56,429.61	\$ 198,213.44

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
Maximum	92	54	18	56	24	8
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
Maximum	92	54	18	56	24	8
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
Maximum	92	54	38	56	24	9
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
Maximum	92	54	38	56	24	9
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
Maximum	92	54	38	56	24	8
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
Maximum	92	54	38	56	24	8
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
Maximum	92	54	38	56	24	0
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
Maximum	92	54	38	56	24	0
Vacancy	22	27	3	11	5	0

2024-2025
 Fall 2024

Horton	Winter	Duplexes	Masterson	Herynk	Ballard
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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
Maximum	92	54	38	56	24	8
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
Maximum	92	54	38	56	24	8
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
Maximum	92	54	38	56	24	8
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
28	280
4	35

284

Parkford	Residency Total
4	82
10	66
5	108
19	256
28	280
9	24

Started
With

Parkford	Residency Total
20	113
18	113
0	71
38	297
38	311
0	14

334

Parkford	Residency Total
19	99
15	89
0	54
34	242
38	311
4	69

Parkford	Residency Total	Started With
14	110	
9	83	
0	56	
23	249	261
28	300	
5	51	

Parkford	Residency Total
9	98
9	63
0	59
18	220
28	300
10	80

acity was 292.

Parkford	Residency Total	Started With
4	105	
2	56	
0	67	
6	228	264
28	292	
22	64	

Parkford	Residency Total
4	93
2	50
0	59
6	202
28	292
22	90

Parkford	Residency Total	Started With
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6	96
14	72
4	112
24	280
28	300
4	20

303

Parkford	Residency Total
4	82
10	64
5	110
19	256
28	300
9	44

Parkford	Residency Total	Started With
9	104	
12	80	
3	113	
24	297	
28	300	
4	3	

310

\$ 84,000.00 \$ 961,000.00

ns and other factors.