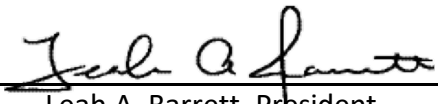




Monitoring Report
EL-10 Land Development and Construction
January 8, 2026

I hereby present my monitoring report on the **Executive Limitations Policy EL-10: Land Development and Construction** according to the monitoring report schedule (BPD-04). I certify that the information contained in this report is true and represents compliance with a reasonable interpretation of all aspects of the policy unless specifically stated otherwise.

Signed 
Leah A. Barrett, President

Date 06 January 2026

The President shall not allow development of the campus or other College lands, construction of a new building or facility, or major renovation that is inconsistent with industry standards and grantor expectations, environmentally irresponsible, aesthetically displeasing, risks financial jeopardy, or is not aligned with achievement of the Board's Ends.

INTERPRETATION

I interpret "Land Development" to mean the process of evaluating and planning for either: a) the acquisition of real property, or b) the renovation, repurposing or refurbishing of real property, prior to the Construction Phase.

I interpret Land Development that:

1. Is "not inconsistent with the core business of the College" to mean development that is consistent with the Board's Ends policies, as well as the Mission, Vision, Values and Strategic Priorities of the College [[Strategic Plan](#)].

Evidence of this portion of the global statement is more fully interpreted in the interpretation and evidence provided in items #1-9 below.

2. Is “not aesthetically displeasing” to mean development that is within Northeast [Guidelines for Building Design](#).

Verification by the Vice President of Administrative Services on January 5, 2026, confirmed that all development during the monitoring period is within these guidelines.

3. Is “not environmentally irresponsible” to mean development and construction that complies with all applicable federal, state and local environmental laws, codes, and regulations.

Verification by the Vice President of Administrative Services on January 5, 2026, confirmed that all development and construction complies with all applicable federal, state and local environmental laws, codes and regulations pursuant to the AIA contract documents.

4. Does “not make the most effective use of the land” to mean development that has not undergone proper environmental impact assessment, hazardous materials survey, and utilization report by the appropriate civil, structural, mechanical, or electrical engineer.

Verification by the Vice President of Administrative Services on January 5, 2026, confirmed that all environmental impact assessments were conducted prior to the commencement of construction of all capital construction projects during the monitoring period.

5. Is “not inconsistent with industry standards” to mean the new building or major renovation is consistent with:

- a. The [Northeast Guidelines for Building Design](#);
- b. The [AIA Document A201-2017](#) and standard [Supplementary Conditions Addendum](#) entered into with the General Contractor;
- c. The [AIA Document B101-2007](#) master contract entered into with the College Architect, Wilkins ADP; and
- d. The final plans and drawings developed by the architects and engineers for any particular project.

Verification by the Vice President of Administrative Services on January 5, 2025, confirmed that:

- a. All capital construction projects during the monitoring period comply with the building design guidelines;
- b. All general contractors hired by the College have signed AIA Document A201-2017 and Supplementary Conditions Addendum;
- c. The College architect has signed AIA Document B101-2007;
- d. All newly constructed or renovated buildings are in compliance with the final plans and drawings developed by the College architects.

6. Is “not inconsistent with grantor expectations” to mean any expectations for construction outlined by a donor which meets the Northeast Community College Foundation [Gift Acceptance Procedures](#). This section is more fully interpreted in the interpretation and evidence for EL-06 Asset Protection, #13.2.
7. “Financial jeopardy” is more fully interpreted in #4, #5 and #7 below.

Further, without limiting the scope of the above statement by the following list:

... the President shall not:

- 1. Allow the College to be without a long-term land use plan for future development that will avoid infrastructure redundancy and redevelopment costs.**

INTERPRETATION

Compliance will be shown when the College Master Site and Facilities Plan (MSFP) provides recommendations regarding utilities and infrastructure.

EVIDENCE

Utilities and infrastructure recommendations are addressed beginning on page 49 of the current [Master Site and Facilities Plan](#) (MSFP).

...the President shall not:

- 2. Permit joint ventures or partnerships that do not provide for design and construction standards consistent with overall campus design.**

INTERPRETATION

Compliance will be shown when all joint ventures or partnerships are consistent with the Northeast Guidelines for Building Design.

EVIDENCE

The following are the current “joint ventures or partnerships” which involve land development. Separate design and building standards were jointly agreed upon by the partners and are contained in the plans and specifications for each building. All facilities utilized by College partners are consistent with the [College Guidelines for Building Design](#).

Partner	Purpose
Wayne State College	Operation of College Center building on South Sioux City campus
University of Nebraska Medical Center	Operation of College of Nursing building on Norfolk campus
City of West Point/West Point Community Foundation	Operation of Nielsen Career and Technical Training Facility on West Point campus

...the President shall not:

3. Permit development that does not minimize adverse environmental impacts to the extent reasonably practicable.

INTERPRETATION

Compliance will be shown when, prior to any Land Development, an environmental assessment is conducted on the property as part of the due diligence process. This is reasonable because an assessment by engineers with expertise in the abatement of environmental hazards is standard in the industry prior to the commencement of new construction or renovation of existing facilities.

EVIDENCE

Verification by the Vice President of Administrative Services on December 23, 2025, confirms that, during the period since the last Monitoring Report, a proper environmental assessment was conducted by College architect and engineers on any College property or facility prior to the commencement of new construction or renovation.

...the President shall not:

4. Proceed with real estate transactions, grant applications, detailed architecture or engineering, or procurement of construction services for a capital construction project without providing data that supports an informed decision by the Board – including but not limited to clearly articulated information about the following:

- 1. Definition of the project's purpose and goals.**
- 2. Definition of the project's key elements and rationale for their inclusion.**
- 3. Definition of the project's strategic context, and contribution to advancing the Board's Ends or other policies, including the Master Site and Facilities Plan.**
- 4. Explanation of the project's priority relative to other capital needs.**
- 5. Estimates of the capital cost, ongoing operating and maintenance costs, and expected useful life associated with the project.**

6. Explanation of anticipated funding sources and financing mechanisms.
7. Project timeline.
8. Whether the traditional design-bid-build or construction management at risk is the preferred method of construction.

INTERPRETATION

I interpret “capital construction project” to mean any proposed new capital structure, or any proposed addition to, renovation of, or remodeling of a capital structure, or any proposed acquisition of a capital structure, with an estimated cost of five million dollars or more, or which will increase operations and maintenance costs by at least \$200,000 annually. This is reasonable because this is the definition of a capital construction project used by the Nebraska Coordinating Commission for Postsecondary Education (CCPE) and the CCPE is the State agency responsible for approving or disapproving proposed capital construction projects for the College. See [Statute 85-1402](#).

Compliance will be shown when all College capital construction projects, whether utilizing tax funds, grant funds or donated funds, and which meet the same definitions and thresholds as the CCPE, are approved by the Board before proceeding with grant applications, detailed architecture or engineering, procurement of construction services or the purchase of real estate for a capital construction project.

EVIDENCE – Verification by the Vice President of Administrative Services on December 23, 2025, confirmed that since the date of the last Monitoring Report in February, 2025, the College has not proceeded with any a) grant application, b) procurement of construction services, or c) the purchase of real estate, for a capital construction project. The College has proceeded with detailed architecture and engineering plans for the following capital construction project to be approved by the Board:

<u>Proposed Capital Construction Project</u>	<u>Consideration by Board</u>
Cox Activities Center – Phase II – Front Entrance Addition and Fire Suppression	January, 2026

...the President shall not:

5. Request authorization to proceed with a land development or capital construction project without incorporating it into an annual budget or a budget amendment.

INTERPRETATION

Compliance will be shown when there is a line item for all capital construction projects within the Capital Fund Budget.

EVIDENCE

Review of the [2025 Capital Fund Budget](#) shows a line item in the budget for all capital construction projects described in Section 4 above.

...the President shall not:

6. Proceed with any other construction project in excess of \$500,000 prior to having plans, specifications and estimates prepared or reviewed by an architect or engineer.

INTERPRETATION

Compliance will be shown when all proposed construction projects in excess of \$500,000 have plans and specifications and cost estimates prepared by the College architect prior to the procurement of construction services.

EVIDENCE – The College Architect is Wilkins ADP, which is responsible for preparation of plans, specifications, and preliminary cost estimates for all construction projects. Wilkins ADP utilizes Olson Engineering for preparation of all structural, civil, mechanical, and electrical engineering plans and specifications. The Vice President of Administrative Services has verified that Wilkins ADP has prepared/is preparing plans and specifications for the following other projects:

<u>Other Construction Projects</u>	<u>Plans, Specifications and Estimates</u>
Cox Activities Center – Restroom and Front Entrance Remodel	Plans and specifications were advertised for bids in March, 2025
Ag Allied Health Building – Art Room Relocation	Plans and specifications were advertised for bids in March, 2025
College Farm Improvements	Plans and specifications are currently being developed

...the President shall not:

7. Expend funds on any land development or construction project prior to having confirmed funding for that stage.

INTERPRETATION

Compliance will be shown when all proposed construction projects have a finalized project budget which includes confirmed funding prior to advertising for bids. This is reasonable as a matter of best practice in the higher education industry.

EVIDENCE

<u>Other Construction Projects</u>	<u>Funding</u>
Cox Activities Center – Front Entrance Addition and Fire Suppression	Capital Fund – separate line item has been included in the capital fund budget

...the President shall not:

8. Proceed with the negotiation or execution of a construction management at risk contract without the Board first adopting a resolution selecting the construction management at risk contract delivery system as the method of construction in compliance with the Political Subdivisions Construction Alternatives Act.

INTERPRETATION

Compliance will be shown when Board minutes reflect the passage of a resolution selecting the construction manager at risk method for a project that is dated prior to the execution of any construction manager at risk contract for that project.

EVIDENCE

The Vice President of Administrative Services confirmed on December 22, 2025, that since the date of the last Monitoring Report in February, 2025, there are no construction projects for which the construction manager at risk method of construction has been adopted.

...the President shall not:

9. Allow the Board to be without regular reports on a capital construction project's implementation, including but not limited to:

- 1. Changes to the anticipated cost of the project.**
- 2. Changes to the elements/scope of the project.**
- 3. Changes to scheduled completion, delays or impacts to timelines.**
- 4. Timely notice of possible cost overruns and planned action to reduce impact.**
- 5. Changes in contractor(s) and rationale.**

INTERPRETATION

I interpret “regular reports” to mean reports as needed when cost changes exceed the budgeted project contingency amount and when scope changes occur that are outside the initial plans and specifications.

EVIDENCE

<u>Capital Construction Project</u>	<u>Cost Changes</u>	<u>Scope Changes</u>	<u>Timeline Changes/Delays</u>	<u>Contractor Changes</u>
i-Hub	\$240,385.55	Reconstruction of South Wall	Substantial Completion Scheduled for June, 2026	None – Contract awarded to Rogge Construction
Cox Activities Center – Phase I Restrooms and Lobby Flooring	None	None	Final Completion Scheduled for December 31, 2025	None – Contract awarded to Huff Construction

All cost and scope changes have been funded with the construction contingency dollars that were budgeted and approved.