

**COMBINED/HYBRID MEETING OF THE BUSINESS AFFAIRS
AND EXECUTIVE COMMITTEES OF THE BOARD OF TRUSTEES
Community College of Philadelphia
Wednesday, February 18, 2026**

Present for the Business Affairs Committee: Ms. Mindy Posoff (presiding), Mr. Timothy Ford, Mr. Rob Dubow (via zoom), Pastor Jonathon Mason (via zoom), Mr. Timothy Cooper, Mr. Harold Epps, and Ms. Keola Harrington (via zoom)

Present for the Executive Committee: Ms. Mindy Posoff (presiding), Ms. Ajeenah Amir (via zoom), Ms. Roz McPherson (via zoom), and Ms. Carol Jenkins (via zoom)

Present for the Administration: Dr. Alycia Marshall, Mr. Jacob Eapen, Mr. Derrick Sawyer, Dr. Danielle Liataud-Watkins (via zoom), Dr. Mellissia Zanjani, Dr. Shannon Rooney, Mr. Gim Lim, Mr. John Wiggins, Ms. Carolyn Flynn, Ms. Marsia Henley, Ms. Lisa Hutcherson (via zoom), Mr. Seth Jacobson, and Ms. Koi Stevens (via zoom)

Please note that Attachment A contains a spreadsheet that lists the vendor/consultant, the amount, and the source of funding (i.e., Capital Budget, Operating Budget, Grants, or Bond Proceeds) which College Administration is seeking approval.

EXECUTIVE SESSION

The board went into Executive Session to discuss Contractual and Real Estate matters. Ms. Posoff stated that they also had an Executive Session on February 12, 2026 regarding the same discussion.

Ms. Posoff stated that the agenda items will be moved around.

(1) Tuition Recommendation for the 2026-27 Year (Action Item)

Discussion: Ms. Flynn stated that, based on current budget projections, staff are recommending a \$15 per credit tuition increase for the 2026–2027 academic year.

The current per-credit tuition rate is \$159. The proposed \$15 increase would raise the rate to \$174 per credit. The College has not increased tuition since the 2017–2018 academic year. If approved, the new rate will take effect beginning Fall 2026.

Staff is requesting that the Business Affairs Committee recommend to the Board of Trustees approval of a \$15 per credit tuition increase, raising the current tuition rate to \$174 per credit, as recommended by the Business Affairs Committee (see Attachment B).

Action: Mr. Epps moved, and Mr. Ford seconded the motion to approve a \$15 per credit tuition increase effective Fall 2026. The motion passed unanimously.

(2) Contract Award Evolv for Weapons Detection Systems to Allied Universal Technology Services (Action Item)

Discussion: Mr. Eapen stated that Community College of Philadelphia is committed to providing a safe and secure learning environment for its diverse campus community of students, faculty, staff, and visitors. The College recognizes the importance of proactively deterring weapons and strengthening campus safety measures. The deployment of weapons detection technology is a reasonable and necessary step in support of this commitment.

Mr. Eapen stated that the College, through its Foundation, submitted a Local Share Account (LSA) Grant application for the weapons detection system, as the Foundation — not the College — was eligible to apply for this funding. Mr. Eapen stated that the LSA program awarded \$350,000 initially and subsequently awarded an additional \$650,000.

Mr. Eapen explained that only a foundation, municipality, or county may request LSA grant funding. Under this structure, the Foundation would purchase the equipment and lease it back to the College for a nominal amount.

Mr. Eapen further stated that the College worked in partnership with the Foundation and successfully secured \$1m in grant funding.

Consistent with the College's procurement practices, the College solicited proposals from four (4) vendors authorized to sell or resell the Evolv Weapons Detection system under GPO pricing agreements. Allied Universal Technology Services was determined to be the lowest responsible bidder.

Mr. Eapen stated that based on the \$1m funding amount, the College, through the Foundation, will be able to procure fourteen (14) Evolv single-lane weapons detection units and lease them back to the College for a nominal fee.

Ms. Colleen Stanford, Director of Public Safety & Security, stated that many individuals may have encountered Evolv Weapons Detection Systems at venues such as concerts, arenas, hospitals, higher education institutions, and K-12 schools. Ms. Stanford noted that the system is designed to accommodate a high volume of traffic, allowing approximately 3,000 to 4,000 people per hour — to pass through efficiently.

Ms. Stanford added that attendees at last year's commencement ceremony at Temple University may have experienced the Evolv Weapons Detection system firsthand. She emphasized that the system is designed to be non-intrusive while effectively detecting large weapons, such as firearms and large knives. Additionally, the technology can differentiate between significant threats and small personal metal items, such as keys or nail clippers, minimizing unnecessary disruptions.

Ms. Stanford stated that multiple people can pass through the system simultaneously. She explained that it is a plug-in system, which allows it to be moved as needed. While Evolv and Allied Universal expect the system to remain in the locations designated by the College, it can be relocated if necessary.

Ms. Stanford noted that the College previously used the system as a rental two years ago for the Danny Rumph Basketball Tournament, and it functioned successfully and efficiently for that event.

Mr. Epps confirmed that the purchase includes fourteen (14) units and that a strategic deployment across campuses has been planned. Ms. Stanford affirmed that the units will be placed at CATC, NERC, West, and the buildings on the main campus.

The College requests that the Foundation purchase and install fourteen (14) Evolv Express single-lane indoor weapons detection units. These systems provide high-throughput, contactless screening, capable of processing over 3,000 individuals per hour, while distinguishing weapons from everyday personal items. The technology allows individuals to move through screening at a normal pace, minimizes physical interaction with security personnel, and provides real-time threat identification, enhancing campus safety and creating a more welcoming environment, including during off-hours.

Staff requests that the Business Affairs Committee recommend to the Community College of Philadelphia Foundation the purchase of Evolv Weapon Detection System from Allied Universal Technology Services in the amount of \$1,000,000. The funds will come from the Local Share Account Grant. The CCP Foundation will lease the Evolv Weapon Detection System to the College. Mr. Ford motioned, and Mr. Dubow seconded the motion. The motion passed unanimously.

The Foundation, on behalf of the college, submitted the Local Share Account Grant for the weapon detection system since the Foundation and not the College was eligible to apply for this purpose. LSA awarded \$350,000 and then awarded another \$650,000. The Foundation would purchase the equipment and lease it back to the college for a very nominal amount.

The College requests the Foundation to purchase and install fourteen (14) Evolv Express single-lane indoor weapons detection units.

These systems provide high-throughput, contactless screening—processing over 3,000 individuals per hour—while distinguishing weapons from everyday items.

The technology allows individuals to move through screening at a normal pace, minimizing physical interaction with security personnel, and provides real-time threat identification, contributing to a safer and more welcoming campus environment, including during off-hours.

The College solicited proposals from four (4) authorized Evolv resellers—Johnson Controls, Advanced Electronic Security (AES), NextGen Security, and Allied Universal Technology Services—using GPO pricing agreements. Allied Universal Technology Services submitted the lowest responsive bid.

Staff requests that the Business Affairs Committee recommend to the Community College of Philadelphia Foundation the purchase of Evolv Weapon Detection System from Allied Universal Technology Services in the amount of \$1,000,000. The funds will come from the Local Share Account Grant. The CCP Foundation will lease the Evolv Weapon Detection System to the College. Mr. Ford motioned, and Mr. Dubow seconded the motion. The motion passed unanimously.

(3) Contract Award for Commercial Real Estate Broker Services - Northwest Regional Center (Action Item)

The College is exploring the sale of the Northwest Regional Center (NWRC), located at 1300 W. Godfrey Avenue, Philadelphia, PA 19141. The campus was closed during the Spring/Fall 2021 terms due to declining enrollment. To support the disposition of this property, the College intends to engage a local commercial real estate broker with experience in similar transactions.

The project was initially competitively bid on December 11, 2025. The College issued RFP #10237 – Professional Commercial Real Estate Broker Services via Pennbid, with only one response. At the direction of the Board of Trustees, the project was re-bid under RPF10238. Four proposals were received (See Attachment C):

- Dudley Thomas Spade SRE
- Trinity Property Advisors
- Greenwood CRE
- Mosaic Brokerage Group

Mr. Eapen stated that the College interviewed the two firms with the lowest commission fees, Trinity Property Advisors and Greenwood CRE. It was determined that Greenwood CRE had more experience with large commercial real estate sales comparable to our property. They currently have multi-year contracts with the Philadelphia School District, Philadelphia Housing Authority (PHA), and Northeast Treatment Centers among others.

Ms. Henley explained the commission fees as follows:

Proposed Fee Schedule – Greenwood CRE

- Sales Price of \$10,000,000 or less
 - i. Total commission of five percent (5%) of the gross sales price, to be split equally between Greenwood CRE and any cooperating broker representing the buyer.
 - ii. If there is no cooperating broker, the total commission payable to Greenwood CRE shall be four percent (4%).
- Sales Price Greater than \$10,000,000
 - i. Total commission of four percent (4%) of the gross sales price, to be split equally between Greenwood CRE and any cooperating broker representing the buyer.
 - ii. If there is no cooperating broker, the total commission payable to Greenwood CRE shall be three percent (3%)
- Payment of Commission
 - i. All commissions shall be earned and payable at closing from the proceeds of the sale, in accordance with the executed brokerage agreement.
- No Sale of Property Fee
 - i. In the event the property is not sold, Greenwood CRE is not seeking compensation.

Mr. Eapen stated that the Greenwood CRE is a strong firm, having previously worked with the Philadelphia School District, and currently holding a contract with the Philadelphia Housing Authority.

Mr. Eapen stated that based on this experience, we are recommending Greenwood CRE as the broker for the Northwest Regional Center.

Staff is requesting that the Business Affairs Committee recommend to the full Board to approve award of the contract for Commercial Real Estate Services to Concordis Real Estate Advisors of PA-NJ-DE, LLC doing business as Greenwood CRE, in accordance with the fee structure outlined above. Funding for this contract will be provided from the sale of the Northwest Regional Center.

Action: Mr. Ford motioned, and Mr. Cooper seconded the motion to recommend to the full Board to award the contract for the commercial real estate services Concordis Real Estate Advisors of P PA-NJ-DE, LLC doing business as Greenwood CRE, in accordance with the fee structure outlined above. Funding for this contract will be provided from the sale of the Northwest Regional Center. The motion passed unanimously.

(4) Contract Award to IMS Technology for Video Wall (Action Item)

Discussion: Mr. Eapen stated that the installation of a video wall in the Bonnell Lobby will provide Community College of Philadelphia with highly visible, dynamic tool to engage students, visitors, and the broader campus community. Video walls are widely used across higher education to enhance communication, support branding efforts, and create immersive, interactive experiences. This installation will strengthen the College's ability to showcase its programs, campus life, and student success in a modern and compelling way.

Dr. Rooney stated that the new video wall will replace the existing blue wall in the Bonnell Lobby, where three monitors had previously been installed and had deteriorated over time. This upgrade will significantly enhance the College's ability to utilize the space more effectively.

Dr. Rooney expressed enthusiasm for incorporating the video wall into Admissions events, such as open houses and admitted student day, noting that it will create a more immersive and engaging experience for students.

Dr. Rooney stated that the installation will also include integrated audio capabilities, which are not currently available in the space. Currently, MMS must bring in external speakers for events, so this enhancement will allow for more seamless and efficient use of the lobby.

Dr. Rooney noted that the cost includes a five-year warranty and replacement parts, allowing the College to make necessary repairs or updates internally if any component fails, thereby avoiding service delays.

Ms. Henley stated the College used its e-bid platform, PennBid, and received four responses. All four vendors were interviewed due to the limited number of respondents. Based on the evaluation, IMS Technology was determined to offer the superior technology at the lowest price.

Ms. Henley further noted that IMS Technology employs 127 individuals, with 12% representing underrepresented minority groups.

Value of a Video Wall to the College

Video walls offer a unique combination of scale, flexibility, and impact. Key benefits include:

- High Visibility: A video wall immediately draws attention in a high-traffic area.
- Engagement: Interactive and dynamic content captures interest more effectively than static signage.
- Immersive Experiences: Large-format displays create memorable visual experiences for viewers.
- Branding and Communication: Video walls support advertising, storytelling, and real-time messaging.

A video wall consists of multiple displays working together to present content as a single, large-format screen. This technology allows the College to display video from multiple sources simultaneously or present unified, high-resolution content.

Video walls are commonly used in educational institutions, conference centers, airports, and other public venues where clear communications and visual impact are essential.

Use of the Video Wall at CCP

The video wall will be installed in the Bonnell Lobby, located in the heart of Enrollment Central. This strategic placement ensures maximum visibility and impact. During open houses and recruitment events, the video wall will welcome prospective students with content that highlights the pride, opportunities, and achievements of the College.

During campus events, the wall can serve as a presentation screen or a visually engaging backdrop. At other times, it can display social media content, drone footage of campus, event promotions, or College announcements. The wall can also support interactive uses such as trivia contests or multi-screen gaming experiences for students. The flexibility of the video wall creates virtually endless opportunities to enhance engagement and enrich the campus environment.

Examples of similar video wall installations at other colleges and universities demonstrate the effectiveness of this technology in higher education settings.

Vendor Selection: Why IMS Was Chosen

The evaluation committee evaluated four vendors for this project. All vendors were able to propose solutions that met the minimum project requirements, and pricing across all proposals was comparable (See Attachment D).

Following vendor presentations, the committee conducted a detailed review of each proposed bill of materials and preliminary wiring diagrams.

This analysis focused on whether each solution fully met the College's needs, supported future expansion, and could be maintained by college staff with minimal additional training.

Based on this review, two vendors emerged as the strongest candidates. The College requested additional clarification and potential modifications to both proposed solutions.

IMS was selected as the vendor of choice because their original proposal closely aligned with the College's requirements and required minimal modification. Their solution provided a strong balance of performance, sustainability, and future growth while remaining within the original project budget.

While the runner-up vendor was able to revise their proposal to meet the College's needs, the updated solution resulted in higher costs that approached the project's spending cap without offering additional value over IMS's proposal.

For these reasons, IMS was determined to provide the best overall value, flexibility, and long-term benefit to Community College of Philadelphia.

Mr. Eapen noted that \$121,452 will be funded from the capital budget, and the rebranding budget has an available balance of \$160,000.

Mr. Dubow stated that while reviewing the capital budget, he noted the rebranding line, and observed a contingency showing a negative \$200,000. Mr. Eapen agreed, explaining that when considering the actual and available balances, the total reconciles to \$15,395,000. Mr. Eapen noted that funds had to be moved to achieve this balance. Mr. Dubow confirmed that this would prevent a negative balance, and Mr. Eapen agreed, adding that there are funds, but we wanted to make changes based on a meeting with Mindy and Tim Ford. The capital budget will be brought back to the Business Affairs Committee.

Mr. Ford asked, what else are we expecting to spend on the rebranding line for this year? Dr. Rooney stated that the remaining items on the capital budget for the rebrand are primary signage that you can see on campus which is currently going through the process with L & I.

Staff is requesting that the Business Affairs Committee recommend to the full Board award of the Digital Video Wall to IMS Technology in the amount of \$121,452. Funding for this contract will be provided from the capital budget (See Attachment E).

Action: Mr. Ford motioned, and Mr. Cooper seconded the motion that the Business Affairs Committee recommend to the full Board the award of the Digital Video Wall to IMS Technology in the amount of \$121,452. Funding for this contract will be provided from the capital budget. The motion passed unanimously.

(5) Capital Submissions to Pennsylvania Department of Education (PDE) for FY 2027 (Action Item)

Discussion: Mr. Eapen stated that this is the time of year when we come to Business Affairs and request your approval for Capital Submissions to PDE. We then have a resolution approved at the March meeting of the Board of Trustees so that we can have a timely submission to the PDE.

Mr. Eapen stated that under Dr. Marshall's leadership, we are requesting a primary project. The primary project has three sub projects. The Nursing Skills lab at the main campus is estimated at a cost of \$1.5m. The Nursing Skills lab at NERC at a cost of \$1m. The surgical Tech Lab at NERC at a cost of \$617,000.

Primary Projects

The Nursing Skills Lab at CCP is the literal "boot camp" of healthcare education. It is here that students first transition from theoretical knowledge to tactile application. Investing in the Skills Lab is an investment in the safety and proficiency of Philadelphia's future nursing workforce (See attachment F).

Nursing Skill Lab at the Main Campus: \$1,547,000:

Mr. Eapen stated that the Main Campus facility no longer meets the standards of the CCP Nursing Program due to outdated labs, limited space, and inadequate storage that hinder effective training.

Aging equipment and layouts create a gap between classroom learning and modern clinical environments, while crowded workstations reduce hands-on practice and make it difficult for students to develop essential skills.

Mr. Eapen stated that the lack of proper medical-grade storage also forces valuable instruments into cardboard boxes, risking damage and modeling poor professional practice.

Upgrading the facility is essential: a modernized lab would increase capacity, protect and organize equipment, and better prepare students by giving them a realistic, professional environment in which to build confidence before entering the Simulation Lab and the workforce.

Nursing Skills Lab at NERC: \$1,036,000

The addition of lab space at NERC is essential to nursing as interest and enrollment in the program. In addition, a large number of our students take their pre-requisites at the NERC, and multiple clinical sites are in the northeast. Having lab space at NERC will allow the program to accommodate more students, but to also accommodate existing students who would like to use the lab before or after clinical for remediation or practice but time constraints does not permit travel to main campus and attend clinical on those days. The immediate impact of an upgrade would be increased capacity and improved student readiness.

Surgical Technology Lab at NERC: \$617,000:

A dedicated Surgical Technology Lab is essential to successfully launching the new program at CCP, as it provides the specialized, hands-on training environment required for students to master sterile technique, instrumentation, and operating room procedures.

Without a fully equipped lab that mirrors real surgical settings, the program cannot meet accreditation standards or adequately prepare students for clinical placements.

Establishing this lab will also expand enrollment capacity by attracting students who are seeking high-demand, high-wage healthcare careers that do not require a four-year degree.

In turn, the program will help address Philadelphia's critical workforce shortages by supplying hospitals and surgical centers with well-trained surgical technologists—roles that are increasingly difficult to fill and essential to maintaining safe, efficient surgical care across the city.

Mr. Eapen stated that the three projects will cost \$3.2m. The College is allowed to submit their primary project, and this property project can be bundled into one project under the definition of primary projects.

Mr. Eapen stated that the secondary project that we are requesting is the parking lot, the Bonnell flat lot, and the 17th Street parking garage and we are requesting \$1,250,000.

Mr. Eapen stated that if we submit a secondary project which is within \$1,250,000, that is considered a cash project by PDE. Mr. Eapen stated that the chance of getting a cash project funded is strong.

- Secondary Projects: \$1,250,000

1. Bonnell Flat

Lot Current

Conditions

- Drainage is in poor condition causing ponding needs repair.
- Pavement surfaces show moderate deterioration including cracking and isolated potholes.
- Pedestrian walk paths and crosswalk markings are faded.
- Limited surveillance coverage leaves the midpoint of the lot unmonitored.
- Convert former childcare play areas into additional parking

Recommended Upgrades

1. Drainage System Repair & Improvement - Regrade low-lying sections to eliminate standing water and improve overall surface runoff. - Install or replace stormwater inlets and connect them to existing drainage infrastructure.

2. Pavement Surface Rehabilitation - Mill and resurface all deteriorated pavement areas affected by cracking, rutting, and potholes. - Perform full-depth repairs where asphalt failure is severe. - Apply a protective sealcoat to extend pavement lifespan. - Restripe parking lanes, arrows, ADA spaces, and traffic control markings following resurfacing.
3. Pedestrian Safety & Wayfinding Enhancements - Repaint all faded pedestrian walk paths, crosswalks, stop bars, and directional symbols.
 - Install ADA-compliant curb ramps where missing or deteriorated.
 - Add reflective thermoplastic striping for improved nighttime visibility.
 - Consider installing pedestrian bollards or barriers in high-traffic crossing zones.
4. Security & Surveillance Upgrades
 - Expand camera coverage to eliminate blind spots, particularly in the lot's midpoint.
 - Replace outdated security cameras with higher-resolution units capable of nighttime operation. - Add LED lighting poles to improve visibility in areas lacking adequate illumination.
 - Integrate new cameras with the central monitoring/security dashboard.
5. Convert Former Childcare Play Areas into Additional Parking
 - Remove remaining play equipment, fencing, and surface materials safely and in compliance with disposal requirements.
 - Prepare the subgrade and install new asphalt or concrete parking surfaces.
 - Add appropriate striping for standard, compact, and ADA spaces based on layout needs.
 - Extend lighting, security camera coverage, and drainage systems into the expanded area.

- Update signage and realign traffic flow patterns to incorporate the new parking capacity.

2. 17th Street Parking Garage

Current Conditions

- Additional fluorescent lighting provides inconsistent illumination across levels.
- Structural concrete surfaces show spalling in select areas requiring remediation.
- Railing and barrier conditions vary in compliance due to age.
- Emergency call boxes need inspection and potential replacement.
- Limited surveillance coverage leaves the midpoint of the lot unmonitored.

Recommended Upgrades

1. LED Lighting Upgrade
 - Replace all fluorescent fixtures with high-efficiency LED lighting for improved visibility and reduced operational costs.
2. Structural Concrete Repairs
 - Engage a structural engineering firm to address surface spalling, evaluate load-bearing elements, and implement necessary repairs.
3. Life Safety Compliance
 - Replace or repair damaged railings and barriers to meet current safety standards.

4. Security & Emergency Communication

- Upgrade call boxes and integrate them with the central security monitoring system.

5. Security & Surveillance Upgrades

- Expand camera coverage to eliminate blind spots

Mr. Eapen asked Dr. Vishal Shah to talk about the 3 primary projects, Mr. John Wiggins to talk about the secondary projects, and Mr. Gim Lim to talk about the debt services.

Dr. Shah stated that from Fall 2022, we had 275 nursing students, and we currently have 370 nursing students. Our nursing program has been growing immensely, and our space was last updated somewhere in the 1970's or 1980's. Dr. Shah stated that our labs are outdated. The idea is to do the two labs, the update of the labs at main campus, and creating a new lab at NERC. Dr. Shah stated that we hope to continue to grow, and at the same time maintain our standards. Dr. Shah stated there is a huge demand for Surgical Tech, and added we don't have that program to start offering the program, we need to have the lab; hence the requestions.

Mr. Wiggins stated that the Bonnell lot is a flat lot. We were looking where the playground and the old daycare is located currently. Mr. Wiggins stated that we can actually increase the number of parking

Spaces if we resurface and pave the lot. Mr. Wiggins stated that we also have a drainage issue in that lot, so we would like to increase spaces, repave the entire lot and re-stripe it.

Mr. Wiggins stated that in the parking garage, we have structural work that we would like to address and upgrade, and re-stripe that lot also.

Mr. Wiggins stated that we would also like to add security cameras and additional lighting as necessary.

Mr. Lim stated that the debt service in the package is a services schedule that we learning that in 2025-2026 we just got approved for a \$20m bond issue from PDE, and that is shown in the 3 columns. The \$20m bond issue we hope to issue before June 30, 2026.

Mr. Lim stated that there will be interest on the 2030 payment. The nursing and surgical labs, there is a \$3.2m application, so we are going to do a very short-term loan for that amount. Mr. Lim stated that if we get approval, we will get 50% funding from PDE.

Mr. Eapen stated that the scheduled shows that in FY2026, it is approximately \$8m, and it goes slightly up to \$9.6m. In 2028, it goes to \$10.7m and then it starts falling, even with adding on the \$20m debt service as well as \$3.2m. Mr. Eapen stated that debt services go down in 2029 to \$5.7m, \$5.6m and down.

Mr. Eapen stated that the staff is comfortable with the amount of debt service that we can incorporate in the budget. Mr. Dubow asked Mr. Eapen if both incorporate into the budget, meaning the projection for the new debt services is not in the existing year? Mr. Eapen responded that the \$20m debt service is incorporated because that was already approved by PDE. The \$3.2m is not added in because once the Trustees approve it, then we can incorporate it into the budget. Mr. Eapen stated that the amount is small because we are looking at only interest payment in 2028, which is \$160,000 and increases to approximately \$960,000. Mr. Eapen stated that the debt services come down in 2028. Mr. Eapen stated we are in a good position because we go from \$8m to \$9.6m to \$10.7m. Ms. Posoff asked if we could get a short-term loan, and Mr. Eapen stated we have time to explore it.

By the time we get this approval, subject to the state passing the budget, is going to be sometime in Fall. Mr. Eapen responded yes, and we will add it once it gets approved, and once we get the project approval from PDE.

Mr. Eapen stated that once we get the approval, we incorporate all these numbers in the budget projections. Ms. Posoff reiterated that the \$20m is already in the projection, and Mr. Eapen responded yes.

Mr. Eapen stated that the \$1,250,00 is a cash project. In order to qualify for a cash project, you have to come up with \$675,000 from the capital budget for next year under cash. Ms. Posoff confirmed \$3.3m.

Ms. Harrington stated for clarification, can we ad those projections so that we could see the full picture? Mr. Eapen stated that we can do that. Ms. Posoff stated for clarity, we can add it, but we have to get the approval from the project. It is anticipated, but not approved.

Attachment G is the revised debt schedule.

Action: Staff is requesting that the Business Affairs Committee recommend to the full Board to approve the submission of PDE Capital applications for the primary and secondary projects. Mr. Cooper moved, and Mr. Ford seconded the motion to approve the submission of PDE Capital applications for the primary and secondary projects. The motion passed unanimously.

Ms. Posoff thanked Mr. Eapen, as this was his last Business Affairs meeting. Ms. Posoff stated that she enjoyed working with Mr. Eapen and thanked him for helping her get through all the details.

The Business Affairs Committee ended at 10:24 am.

Staff is requesting that the Business Affairs Committee recommend to the full Board to approve the submission of PDE Capital applications for the primary and secondary projects.

AGENDA EXECUTIVE COMMITTEE **PUBLIC SESSION**

Based on the recommendations of the Business Affairs Committee, the Executive Committee of the Board of Trustees will motion on the following items:

- Award contract with IMS for Video Wall for Bonnell Lobby – Enrollment Center in the amount of \$121,452. These funds will

come from the capital budget.

Action: Ms. Amir moved and Ms. Harrington seconded the motion that the Executive Committee of the Board of Trustees award of the Digital Video Wall to IMS Technology in the amount of \$121,452. Funding for the contract will be provided from the capital budget. The motion passed unanimously.

- Award contract with Real Estate Advisors of PA-NJ-DE, LLC doing business as Greenwood CRE for the sale of the Northwest Regional Center.

Action: Amir moved and Ms. Harrington seconded the motion that the Executive Committee of the Board of Trustees award Real Estate Advisors of PA-NJ-DE, LLS, doing business as Greenwood CRE for the sale of the Northwest Regional Center. Funding for this contract will be provided from the sale of the Northwest Regional Center. The motion passed unanimously.

The meeting adjourned at 10:30 am.

JE/tn

c: Ms. Mindy Posoff
Dr. Alycia Marshall
Mr. Gim Lim
Mr. Derrick Sawyer
Ms. Carolyn Flynn

ATTACHMENT A
FUNDING FOR ACTION ITEMS
MEETING OF THE BUSINESS AFFAIRS
COMMITTEE OF THE BOARD OF TRUSTEES
AGENDA: February 18, 2026

| Agenda No. | Vendor/Consultant | Amount | Source |
|-------------------|--|---|--|
| 1 | Allied Universal/Evolv Detection System | \$1,000,000 | Local Share Account Grant/Leased by Foundation |
| 2 | Real Estate Broker Services | Commercial Real Estate Services to Concordis Real Estate Advisors of PA-NJ-DE, LLC doing business as Greenwood CRE | Proceeds from the Sale of NWRC |
| 3 | IMS | \$ 121,452 | Capital Budget |

ATTACHMENT B

Tuition Resolution

Community College of Philadelphia

Resolution for Board of Trustees Meeting for March 12, 2026 for Tuition Increase

WHEREAS on February 18, 2026, the Business Affairs Committee of the Community College of Philadelphia's Board of Trustees approved a motion recommending that the Community College of Philadelphia's Board of Trustees approve a per credit tuition increase of ___ that would be effective with Fall 2026. The current tuition rate of \$159 will increase to \$___.

NOW THEREFORE, on this 12th day of March, 2026, the Board of Trustees hereby resolves that a per credit tuition increase of ___ will be effective with Fall 2026.

Harold T. Epps, Chair

Ajeenah Amir, Secretary

Alycia Marshall, President

ATTACHMENT C

Commercial Real Estate

RFP 10238 – Commercial Real Estate Broker

| Vendor | Commission | No Sale |
|-------------------------------|---|---|
| Dudley Thomas Spade SRE (DTS) | Fees with and w/o a Cooperating Broker 6% (50% split with a Cooperating Broker) Fee with no Cooperating Broker 4% | \$10,000/month |
| Greenwood CRE | Fees with a Cooperating Broker <\$10M = 5%; >\$10M = 4% Fee if no Cooperating Broker 4% for < \$10m - 3% for >\$10m | No \$0 |
| Mosaic Brokerage Group (MBG) | With or without a Cooperating Broker 6% (50/50 split with a Cooperating Broker) | \$0 |
| Trinity Property | 2.0% – 3.25% | \$0, but could include marketing and consulting fees if no sale |

ATTACHMENT D

Digital Video Wall

RFP 10234 – Digital Video Wall

| Vendor | Description |
|--|---|
| Applied Video Solutions Kimberton, PA | 12' X 7' LED Mounting Panel System \$109,284 |
| IMS Technology Services Garnet Valley, PA | \$121,452 |
| Excel Communications Worldwide Harleysville, PA | \$134,021 |
| Haverford Systems Inc. Downingtown, PA | \$145,088 |

ATTACHMENT E

CAPITAL BUDGET

| Building Group | New or C/O | Facility Projects | Initial Spending | Revised | Actual | Available budget |
|-----------------------------------|------------|---|-------------------|-------------------|------------------|------------------|
| Bonnell | New | Bonnell HVAC Replacements | 120,320 | 120,320 | 120,320 | 0 |
| Bonnell | C/O | Enrollment Center - Enhancement | 1,442,153 | 1,442,153 | 1,523,007 | (80,853) |
| Bonnell | New | Roof Replacement | 1,498,823 | 1,498,823 | 0 | 1,498,823 |
| Bonnell | New | Xerox Digital Press Install | 30,000 | 30,000 | 20,984 | 9,016 |
| Total Bonnell | | | 3,091,296 | 3,091,296 | 1,664,311 | 1,426,986 |
| CBI | New | CBI BAS Replacements | 115,000 | 115,000 | 262,858 | (147,858) |
| CBI | New | Replace HVAC Piping | 750,000 | 750,000 | 0 | 750,000 |
| Total CBI | | | 865,000 | 865,000 | 262,858 | 602,143 |
| Mint | C/O | Mint Building Front Doors | 953,250 | 953,250 | 1,003,150 | (49,900) |
| Mint | New | Office upgrades | 14,713 | 14,713 | 14,713 | 0 |
| Mint | C/O | Mint Lighting | 982,100 | 982,100 | 0 | 982,100 |
| | | Office upgrades/relocations from 1500 Spring Garden | | | | |
| Total Mint | | | 1,144,216 | 1,144,216 | 1,103,933 | 40,283 |
| Total NERC | | | 2,112,178 | 3,094,278 | 2,121,796 | 972,483 |
| NERC | New | HVAC Upgrade | 607,384 | 1,000,000 | 205,289 | 794,711 |
| NERC | C/O | Bridge repairs | 300,000 | 300,000 | 296,305 | 3,695 |
| Total NERC | | | 907,384 | 1,300,000 | 501,594 | 798,406 |
| Parking | | Main garage -Phase IV & V | 0 | 225,160 | 89,900 | 135,260 |
| Total Parking | | | 0 | 225,160 | 89,900 | 135,260 |
| West | New | Intraoral xray unit | 0 | 0 | 4,835 | (4,835) |
| West | Complete | Simulation Lab for Nursing & Allied Health; Renovation of respiratory care Lab | 396,020 | 396,020 | 572,704 | (176,684) |
| Total West | | | 396,020 | 396,020 | 577,539 | (181,519) |
| WRC | C/O | CATC Parking Lot | 600,000 | 367,600 | 0 | 367,600 |
| WRC | New | CATC welding lab and WRC space - NWI Welding program | 500,000 | 250,000 | 648,514 | (398,514) |
| Total West Regional Center | | | 1,100,000 | 617,600 | 648,514 | (30,914) |
| Winnet | C/O | Old Cafeteria renovation to single stop office space, Keys, etc., | 1,417,280 | 1,242,080 | 879,080 | 363,000 |
| Winnet | New | Technology upgrades in coffee house and student area | 49,590 | 49,590 | 0 | 49,590 |
| Winnet | New | Mechanical Systems Upgrade | 33,985 | 33,985 | 0 | 33,985 |
| Total Winnet | | | 1,500,855 | 1,325,656 | 879,080 | 446,576 |
| Various | C/O | Divisional Priorities | 355,000 | 355,000 | 28,548 | 326,452 |
| Various | New | Computers | 2,500,000 | 2,500,000 | 0 | 2,500,000 |
| Various | New | Emergency Repairs | 0 | 95,145 | 95,145 | 0 |
| Various | C/O | Miscellaneous (Contingencies) | 256,326 | 318,905 | 532,170 | (213,265) |
| Various | C/O | Multi Media auditorium | 300,000 | 300,000 | 386,886 | (86,886) |
| Various | C/O | Rebranding | 247,952 | 247,952 | 87,616 | 160,336 |
| Various | C/O | Furniture & Fittings | 50,000 | 50,000 | 23,331 | 26,669 |
| Various (New | | Solar Panels (College portion) | 500,000 | 500,000 | 0 | 500,000 |
| Pavilion | New | CULA Classroom Technology Update | 87,500 | 87,500 | 87,500 | 0 |
| Pavilion | New | Install 2 hot water circuit pumps | 11,338 | 11,338 | 11,338 | 0 |
| Pavilion | New | Install Elevator Rim Heat Pump Condenser | 14,943 | 14,943 | 14,943 | 0 |
| Total Various | | | 4,323,059 | 4,480,782 | 1,267,476 | 3,213,306 |
| GRAND TOTAL | | | 14,295,793 | 15,395,793 | 8,013,067 | 7,382,726 |

ATTACHMENT F

CAPITAL SUBMISSIONS TO PENNSYLVANIA
DEPARTMENT OF EDUCATION (PDE)
FOR FY2027

COMMUNITY COLLEGE OF PHILADELPHIA

Resolution – Fiscal Year 2026-2027

Resolution for Board of Trustees Meeting March 12, 2026 for Fiscal Year 2026-2027 PDE Capital Plan Applications

BOARD RESOLUTION APPROVING SUBMISSION OF PDE CAPITAL APPLICATIONS FOR PRIMARY AND SECONDARY CAPITAL PROJECTS

1. PROJECT NAME: Nursing Skills Lab and Surgical Technology Labs (Primary Project)

WHEREAS, current nursing facilities are outdated, undersized, and lack proper storage, limiting hands-on learning and failing to meet program standards;

WHEREAS, additional lab space at the Northeast Regional Center is needed to support enrollment growth, improve access for students completing prerequisites, and provide convenient practice space before and after clinical rotations;

WHEREAS, a dedicated Surgical Technology Lab is required to launch the new program, meet accreditation standards, and prepare students for high-demand surgical technologist roles that address critical workforce shortages;

WHEREAS, the estimated project cost is \$3.2 million, with \$1.6 million funded by PDE and a \$1.6 million capital match;

Estimated Cost: \$3.2 million

2. PROJECT NAME: Parking Lots Cash Project (Secondary Project)

WHEREAS, the Bonnell Flat Lot and the 17th Street Parking Garage require upgrades to address aging infrastructure, improve safety, enhance lighting and surveillance, and support expanded parking capacity;

WHEREAS, these improvements are necessary to maintain safe, functional, and compliant parking facilities for students, employees, and visitors;

WHEREAS, the estimated project cost is \$1.25 million, with \$625,000 funded by PDE and a \$625,000 capital match;

Estimated Cost: \$1.25 million

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Trustees of the Community College of Philadelphia approves the submission of PDE Capital Applications for the above capital projects.

Harold T Epps
Chair

Ajeenah Amir
Secretary

ATTACHMENT G

Revised Debt Schedule

