Gaston College

BOARD OF TRUSTEES

Called Meeting of
October 20, 2025

DRAFT AGENDA

Gaston College CALLED Board of Trustees Virtual Meeting
Teams Meeting:
Dial in by phone

+1 818-308-9175, 929571875#

Phone conference ID: 929 571 875#

October 20, 2025
8:00 a.m.

(Numbered items in **BOLD** for Action**)**

- **Call to Order** — **Chair Caldwell**
- **Invocation** — **Ms. Iris Hopper**
- **Ethics Awareness and Conflict of Interest** — **Chair Caldwell**

A. APPROVAL OF THE AGENDA — **Chair Caldwell**

B. WELCOME — **Dr. John Hauser**

C. FINANCE AND FACILITIES — **Mr. Huffstetler**

1. **Approval FY 2025-2026 One-Time Stipend for Employees**
2. **FIC – Yard Spinning Room Connections**

D. ADJOURNMENT — **Chair Caldwell**

GASTON COLLEGE
BOARD OF TRUSTEES **10/25**

ACTION ITEM

AGENDA ITEM: C-1

Committee: Finance and Facilities

PRESENTED BY: Mr. Huffstetler

DATE: October 20, 2025

SUBJECT: One-time Employee Stipend

BACKGROUND

One-Time Performance Stipends

For 2026, to recognize employees for their continued efforts and show appreciation for improvements in the NCCCS performance measure standards and increased enrollment, President Hauser is requesting the following:

Full-Time Employees

A one-time $750 stipend to all full-time regular, full-time temporary, and part-time regular employees who were employed with Gaston College as of July 1, 2025, and remain employed with consecutive salary pay through November 2025. The stipend will be prorated if a position's regular weekly hours are less than 40.

Part-Time Temporary Employees

A one-time stipend of $250 to part-time (adjunct) faculty and part-time temporary staff who were employed with Gaston College as of July 1, 2025, and received pay for a minimum of two of the three months of August, September, and October 2025.

The stipend will be awarded in a separate check on November 14, 2025, prior to the Thanksgiving holiday.

IMPLICATION FOR BUDGET

Stipend (includes benefits):

Full-time $316,868 (403 employees)
Part-time $ 87,734 (326 employees)
Total $404,602 (659 employees)

Funding Source:

Performance Based-Funding for FY 2025-26 $472,570
County funding for County funded employees 2025-2026 - $35,525

DRAFT OF MOTION

The Finance and Facilities Committee recommends to the Board of Trustees a one-time $750 stipend to all full-time regular, full-time temporary, and part-time regular employees who were employed with Gaston College as of July 1, 2025, and remain employed with consecutive salary pay through November 2025. The stipend will be prorated if a position's regular weekly hours are less than 40.

The Finance & Facilities Committee recommends to the Board of Trustees a one-time stipend of $250 to part-time (adjunct) faculty and part-time temporary staff who were employed with Gaston College as of July 1, 2025, and received pay for a minimum of two of the three months of August, September, and October 2025.

GASTON COLLEGE
BOARD OF TRUSTEES **10/25**

ACTION ITEM

AGENDA ITEM: C-2

Committee: Finance and Facilities

PRESENTED BY: Mr. Huffstetler

DATE: October 20, 2025

SUBJECT: Kimbrell Fiber Innovation Center – Yarn Spinning Room Connections

BACKGROUND

Gaston College will be installing electrical and compressed air connections to three (3) large textile fiber spinning machines in the existing Kimbrell Fiber Innovation Center in Room 108.

The Kimbrell Fiber Innovation Center is located on the Kimbrell Campus, a single-floor, 41,000 sq. ft. Textile Technology Facility that provides workforce development and textile industry support. Room 108 is a 4,016 sq. ft. area labeled the Reiter Room.

A summary of current projects at the Fiber Innovation Center is on the following page.

IMPLICATION FOR BUDGET

Dewberry Engineers, Inc. provided a pre-planning MEP cost study and the estimated overall construction cost is $285,000 and will be funded by Proprietary Funds.

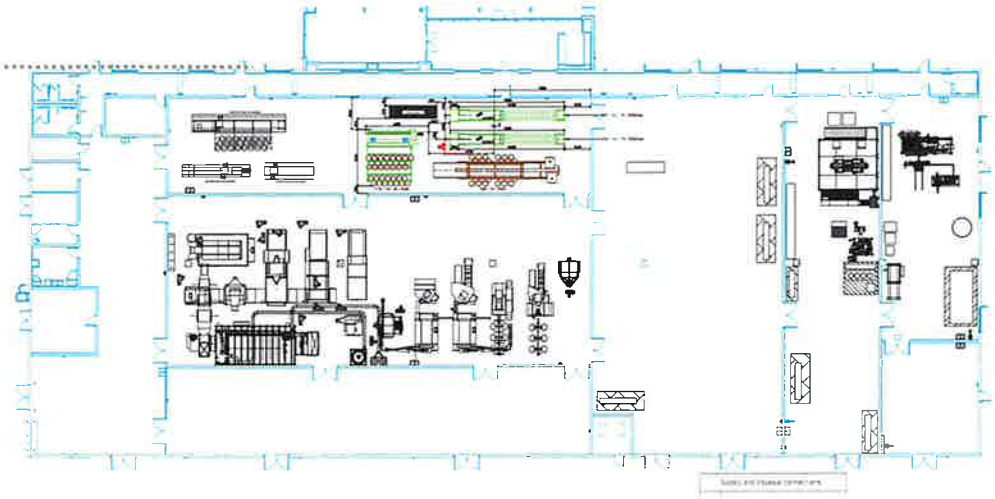
DRAFT OF MOTION

The Finance and Facilities Committee recommends that the Board of Trustees approve Fiber Innovation Center – Yarn Spinning Room Connections.

Kimbrell Fiber Innovaction Center
Project Tracker

	Funding					
Description	**SCIF 42120**	**SCIF 42160**	**Foundation**	**Proprietary Funding**	**Total**	**Status**
Carding Equipment Hookups			$ 385,000		$ 385,000	Pre-planning complete, 3-1 complete, Designer has work order, Designer has in Que after reactor room detail design
Filter House			155,000		155,000	Pre-planning complete, 3-1 complete, Designer has work order, Designer has in Que after reactor room detail design
Process Chiller	378,324				378,324	Pre-planning complete, 3-1 complete, Designer has work order, detailed design complete, posted, Prebid meting 10/30
Extrusion Room Hookups		484,818			484,818	Pre-planning complete, 3-1 complete, Designer has work order, detailed design complete, bids excepted 10/10 and are being vetted.
Reactor Room Connections	23,606	211,612			235,219	Pre-planning complete, 3-1 complete, Designer has work order, detailed in progress, expect detailed design/bid documents within 3 weeks
Spinning Room Connections*				285,000	285,000	Pre planning complete 3-1 in process.
Total	**$ 401,930**	**$ 696,430**	**$ 540,000**	**$ 285,000**	**$ 1,923,361**	

* Pending approval of this action item.



DEWBERRY PROJECT: 50189290

GASTON COLLEGE, KIMBRELL FIBER INNOVATION CENTER, ROOM 108, TEXTILE FIBER MACHINERY INSTALLATION

MEP Pre-planning Study

SEPTEMBER 18, 2025

Dewberry

FINAL

SUBMITTED BY
Dewberry Engineers Inc.
2610 Wycliff Road Suite 410
Raleigh, NC 27607
NC License# F-0929

SUBMITTED TO
Mr. Stephen R. Sharp, VP FIC Facilities
Gaston College
7220 Wilkinson Blvd
Belmont, NC 28012
sharp.stephen@gaston.edu

FIC 3-Machines Installation – MEP Study

1. MEP Summary

Gaston College requested Dewberry provide this pre-planning study to investigate the MEP costs associated with adding three (3) large textile fiber spinning machines at the existing Kimbrell FIC, Room 108 (Reiter Room). The existing electrical and mechanical infrastructure can support the three new machines with moderate electrical and minimal mechanical changes. The overall construction cost is estimated at $250,000.

2. MEP Narrative

The three new machines require 400V power and compressed air only. The report includes the following assumptions:

- Gaston has indicated no other auxiliary machine loads or telecom system connections other than one main power connection and air is required.
- These loads do not require standby power so they will be served from the existing utility service and existing compressed air building system.
- The machines themselves will not require UL listing.
- Power will be run in new EMT conduit, with compression fittings.
- No special electrical power quality provisions are required such as UPS or power conditioners.
- Scope includes just these 3 machines. However, Gaston has asked that we include ~200 amps of additional future spinning equipment load capacity.
- The FIC is a tall F-F height open-ceiling building. The MEP connections to the equipment are all at the top of the machines and will drop down from overhead which is high enough to require cable and pipe bracing.
- It is assumed the existing HVAC systems serving Room 108 can support the machines, so this study excludes it.
- It is assumed that the existing compressed air systems serving Room 108 have sufficient capacity, air quality, and pressure to support the machines.
- It is assumed Gaston College will provide all other necessary machine installation, so it is excluded.
- The impact on this study scope of work is minimal from the other ongoing design & construction projects within the FIC. Hence, defining those other projects is not included in this study; however, the recommended MEP work herein incorporates the electrical impact of those other projects.
- The building is currently fed from a 2500kVA Duke Energy padmount transformer which is adequate for the added machine load associated with this project. No additional utility costs are expected as part of this project. Other ongoing projects need to evaluate service sizing based on their added load.
- Building metered by one Duke meter serving the building's four existing 480V, 800A services. So, no meter data on MSB4 is available.
- The Reiter Room 108 is a Hazardous location rated per NEC Class III, Division 1, ignitable fibers. Hence, any proposed electrical distribution equipment will be located outside of this room in non-hazardous spaces even though they serve spinning equipment within the room.
- Reiter indicates 70% electrical diversity of spinning machinery is typical for design purposes.
- McKim & Creed base building designers indicated MSB-4 can accept a 350A feeder CB.
- Aeroraq renovation project load (small) impacting MSB4 is included in this study. No McKim & Creed load was available at time of this report but they indicated their building renovation project would have minimal impact on MSB4 so zero load added is assumed.

2.1 ELECTRICAL

Kimbrell FIC constructed in 2023 is fed from four, 800Amp, 480/277V, 3-phase, underground services. The four 800A MDP panels are in the main electrical closet which is close to Room 108. No other

downstream panels have the capacity to serve these large machines so one of the 4 MDP panels are the only option. The new three electrical machine loads are:

Rieter K46 = 63kVA, 91 Amps, 400VAC/3-phase, 60Hz

Rieter G32 = 65kVA, 94 Amps, 400VAC/3-phase, 60Hz

Rieter F20 = 27kVA, 39 Amps, 400VAC/3-phase, 60Hz

Future Equipment Capacity = 138kVA, 200 Amps, 400VAC/3-phase, 60Hz

Total Connected load added = 293kVA

Total Demand load with 70% diversity assumed = 225kVA

No 60/50Hz frequency converter is required per machine cutsheets and machine vendor.

The scope of the electrical changes to serve these three machines includes the following:

- Add an adjustable LSI, 3P-350A, 480V, feeder breaker in the existing 800A service panel "MSB4" in the main electrical room. The MSB4 currently has the most spare capacity with a original building demand load estimated at 126 kVA @ 480V. New breaker to match existing.
- Estimated 482 amps future peak load on 800A MSB4 panel @ 480V (with future spinning equipment). Actual MSB4 demand load likely less than 482 amps because 126kVA base building load is not actual demand and likely lower new spinning machine load diversity. (Dewberry estimates MSB4 likely load total ~400 amps after Aeroraq, McKim and Dewberry work complete.)
- Aeroraq final dwgs indicate ~50kVA @ 480V load on DHN5 panel downstream from MSB4.
- 350A, 480V feeder from the MSB4 to a new 225kVA transformer.
- 480V:400V stepdown 225kVA, 3-phase transformer located in adjacent room on a concrete housekeeping pad with grounding to structure.
- 400A, 400V feeder from transformer to a new 400A, 400V panel.
- 400V, 400A new panel, surface mounted adjacent room. Panel MCB type with three branch circuit breakers dedicated to each new machine, sized per Rieter and space for four future 3-pole breakers for future equipment.
- 400V branch circuits from the new panel to each machine with conduit supported from the high ceiling on trapeze supports down to the machines. Assuming contractor to provide connections at the machine.
- Assume EMT conduit in THWN wire changing to RGS conduit below 8'AFF per SCO guidelines.
- New power equipment will be located outside the H-rated Reiter room in an adjacent non-hazardous room.

2.2 MECHANICAL

A 3-inch compressed air main passes through Room 108. From the 3-inch main, two (2) 1/2-inch branch lines and one (1) 2-inch branch line are provided to serve future Reiter equipment and seven (7) hand tool connection drops. Based on the existing drawings, the air compressor is designed to deliver 125 psig air to the facility. Based on the information provided to Dewberry, the Reiter equipment requires a minimum pressure of 7 bar (102 psig).

Data for the Roving Frame F 20 indicates that the total air consumption is 0.06 Nm^3/hr (0.037 ft^3/min). Consumption data has not been provided for the remaining two machines. Based on the existing drawings, the design consumption provided to serve future Reiter equipment is 200 ft^3/min. Therefore, it is anticipated that sufficient capacity is available.

The compressed air requirements for the Roving Frame F 20 requires the pneumatic air system to deliver Class 3 for 5-micron hard particles, Class 4 water content + 3°C (37.4 °F) dewpoint, and Class 3 for less

than 1 mg/m^3 of oil content. The existing drawings indicate that the compressed air system is equipped with a desiccant air dryer that can deliver a -40 °F dewpoint.

The scope of compressed air work to serve these three machines includes the following:

- Connect to the existing 2-inch branch equipment main with an isolation valve and tap for future equipment. Extend a 3/4-inch compressed air branch line to each piece of equipment. Drop down to a floor mounted struct frame. Provide an isolation valve, manual regulator for user adjustment, and a final Class 3 filter just prior to final connection to the equipment.

3. MEP Construction Cost Estimate

Refer to the attached estimate spreadsheets for more detail.

Total cost of Electrical Construction = $213,000 (not including general conditions)

Total cost of Mechanical Construction = $10,560 (not including general conditions)

COST OPINION

Dewberry

PROJECT: Gaston College, NC - FIC 3 Machine Installation
PROJECT NO: 50189290
PHASE: Pre-planning

CLIENT: Gaston College
PREPARED BY: PA & JT
DATE: 7/31/25

2610 Wycliff Road, Suite 410
RALEIGH, NC 27607
919-881-9939
NC License #: F-0929

SUMMARY

NO.	TRADE	LABOR and MATERIALS	10% CONTINGENCY	TOTAL COST
2	MECHANICAL	$9,600	$960	$10,560
3	ELECTRICAL	$193,800	$19,380	$213,180
	General Conditons (10%)		$0	$22,374
4	TOTAL			$246,114

COST OPINION

Dewberry

PROJECT: Gaston College, NC - FIC 3 Machine Installation
PROJECT NO: 50189290
PHASE: Pre-planning

CLIENT: Gaston College
PREPARED BY: JT
DATE: 7/21/25

2610 Wycliff Road, Suite 410
RALEIGH, NC 27607
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Mechanical

LINE ITEM		LABOR and MATERIALS			LABOR			MATERIALS			TOTAL
NO.	ITEM	NO.	UNITS	$/UNIT	NO.	UNITS	$/UNIT	NO.	UNITS	$/UNIT	COST
	Miscellaneous										
1	3/4" CA Regulator	3	ea		3	ea	200.00	3	ea	200.00	$1,200.00
2	3/4" Valves	3	ea		3	ea	100.00	3	ea	60.00	$480.00
3	2" Valve	1	ea		1	ea	100.00	1	ea	200.00	$300.00
4	3/4" Pipe	160	lf		160	lf	5.00	160	lf	5.00	$1,600.00
5	Miscellaneous supports and accessories	1	ls	$2,500.00	1	ls		1	ls		$2,500.00
6	3/4" Class three air filters	3	ea		3	ea	100.00	3	ea	400.00	$1,500.00
										SUB-TOTAL	$7,580.00
								100.0%		LOCATION FACTOR	$0.00
										SUB-TOTAL	$7,580.00
								0.0%		PHASING FACTOR	$0.00
										SUB-TOTAL	$7,580.00
								15.0%		OVERHEAD & PROFIT	$1,137.00
										SUB-TOTAL	$8,717.00
								10.0%		CONTINGENCY	$871.70
										TOTAL	$9,588.70
										CONSTRUCTION ESTIMATE	$9,600.00
										TOTAL ESTIMATE	**$9,600.00**

COST OPINION

Dewberry

PROJECT: Gaston College, NC - FIC 3 Machine Installation
PROJECT NO: 50189290
PHASE: Pre-planning
CLIENT: Gaston College
PREPARED BY: PA
DATE: 7/21/25

2610 Wycliff Road, Suite 410
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919-881-9939
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Electrical

LINE ITEM		LABOR and MATERIALS			LABOR			MATERIALS			TOTAL
NO.	ITEM	NO.	UNITS	$/UNIT	NO.	UNITS	$/UNIT	NO.	UNITS	$/UNIT	COST
	Electrical										
1	Primary Breaker: Add MSB4 480V, 3P-350A	1	LS	$12,500.00							$12,500.00
2	Primary Feeder: 480V, 350A, 3ph, MSB4-new transformer	300	LF	$85.00							$25,500.00
3	Transformer: Indoor 225KVA 480V:400V, 3-ph	1	LS	$40,000.00							$40,000.00
4	225kVA Transformer pad	1	LS	$1,750.00							$1,750.00
5	Secondary Feeder: 400V, 400A, 3ph, xfmr to DNH5 pnl	50	LF	$100.00							$5,000.00
6	Grounding: Transformer	1	LS	$1,500.00							$1,500.00
7	DNH5 panel, 400V, 400A, 400A MCB, w/two 3P-125A CBs & one 3P-50A CB	1	LS	$25,000.00							$25,000.00
8	F20 Branch Ckt: 400V, 50A, 3ph,	120	LF	$25.00							$3,000.00
9	G32 Branch Ckt: 400V, 125A, 3ph,	120	LF	$60.00							$7,200.00
10	K46 Branch Ckt: 400V, 125A, 3ph,	100	LF	$60.00							$6,000.00
11	Branch Ckt supports from ceiling	3	LS	$750.00							$2,250.00
12	Cabling Connections & Electrical Testing	1	LS	$5,000.00							$5,000.00
13	Rental Equipment	1	LS	$7,500.00							$7,500.00
14	Power System Study new Panel Fault Current and Arc Flash	1	LS	$3,500.00							$3,500.00
15	Primary or secondary transformer disconnect	1	LS	$7,500.00							$7,500.00
16											

	SUB-TOTAL	$153,200.00
100.0%	LOCATION FACTO	$0.00
	SUB-TOTAL	$153,200.00
0.0%	PHASING FACTOR	$0.00
	SUB-TOTAL	$153,200.00
15.0%	OVERHEAD & PRO	$22,980.00
	SUB-TOTAL	$176,180.00
10.0%	CONTINGENCY	$17,618.00
	TOTAL	$193,798.00
	CONSTRUCTION ESTIMATE	$193,800.00
	TOTAL ESTIMATE	**$193,800.00**

LS = Lump sum, LF = Linear feet