

MINUTES
MIDWESTERN STATE UNIVERSITY
BOARD OF REGENTS
Executive Committee
May 11, 2006

The Board of Regents, Midwestern State University, met in regular session in the Board Room, Hardin Administration Building, Wichita Falls, Texas, at 10:07 a.m., Thursday, May 11, 2006. Executive Committee members in attendance were Mr. Mac Cannedy, Jr., Chairperson; Mr. John Bridgman, Vice Chairperson; Ms. Patricia Haywood, Secretary; and Mr. Munir Lalani, Member-At-Large. Other regents attending the meeting were Ms. Pamela Gough, Mr. Stephen Gustafson, Mr. Don Ross Malone, Mr. Ben Wible, and Student Regent Will Morefield.

Administrative staff members present included Dr. Jesse W. Rogers, President; Dr. Friederike Wiedemann, Provost; Mr. Juan Sandoval, Vice President for Administration and Finance; Dr. Howard Farrell, Vice President for University Advancement and Student Affairs; Dr. Bob Clark, Associate Provost; and Mr. Keith Lamb, Associate Vice President for Student Affairs. Other university personnel attending the meeting included Ms. Gail Ferguson, Controller; Mr. David Spencer, Internal Auditor; Dr. David Tucker, Chairperson of the MSU Faculty Senate; Ms. Valarie Maxwell, Director of Budget and Management; Ms. Bobbie Tassinari, Director of Purchasing; Ms. Dianne Weakley, Director of Personnel; Mr. Mike Snow, Director of Institutional Research and Planning; Ms. Mitzi Lewis, Assistant Director of Institutional Research and Planning; Ms. Janus Buss, Director of Public Information and Marketing; Ms. Cindy Ashlock, Assistant to the President; and Ms. Debbie Barrow, Executive Assistant to the President. Mr. Jason York, Student Government Association Observer, also attended the meeting. Representing the news media was Ms. Ann Work, reporter for the *Wichita Falls Times Record News*. Attending the first part of the meeting for the discussion of the Student Recreational and Health Facility were Mr. Dail Neely, Dean of Students; Dr. Keith Williamson, University Physician; Mr. Joey Greenwood, Director of Recreational Sports and the Wellness Center; Mr. Dwayne M. Brinkley, Brinkley Sargent Architects; and Mr. Troy Sherrard, Moody Nolan, Inc.

Chairperson Cannedy called the meeting to order at 10:07 a.m.

Reading and Approval of Minutes

06-97. Minutes of the Executive Committee meeting February 9, 2006, were approved as presented.

Dillard Building Tour

06-98. The Dillard Building tour was postponed until later in the meeting.

Student Recreational and Health Facility

06-99. Dr. Rogers noted that discussions concerning a new student recreational and health facility began approximately five years ago. He stated that there is limited recreation area in the Clark Student Center and the D. L. Ligon Coliseum is over-scheduled and utilized. He added that MSU has recently gone through a dramatic shift in demographics and the trend will likely continue in the future. That is, the university has more students from outside the local area who live on and around the campus that look to the university to provide recreational and health facilities. He added that it was also

clear that the current Vinson Health Center, which is housed in approximately 3300 square feet, is out of space.

Mr. Lamb stated that in the spring 2005 students passed a referendum to begin assessing themselves a fee in the spring of 2007 to support the construction and operation of this new facility. He added that the idea for the project began with the students. Mr. Lamb turned the presentation over to Dwayne Brinkley of Brinkley Sargent Architects and Troy Sherrard of Moody Nolan, Inc.

Mr. Brinkley and Mr. Sherrard presented information as shown in Attachment No. 1. Mr. Brinkley explained the qualifications of the design team and then outlined the process the group had gone through prior to this meeting. He stated that the current estimated total project budget was \$13 million. He noted that he and the other architects involved in the project recommended that a Construction Manager at Risk be brought on board very early in the process so that they would be able to help with the overall budgeting of the project. He stated that a CM at Risk can be selected based on quality rather than price. This allows the CM to be a part of the team environment for the bulk of the project.

Mr. Sherrard reported on the schedule of workshops that had been held during the spring semester to reach the point of recommendation at this meeting. He noted that through visits with students at MSU the group developed a priority list of items that should be included in the facility. Mr. Brinkley added that the priority list determined for the MSU facility was consistent with what is seen nationwide. Mr. Sherrard stated that MSU's priorities were fundamental to the core components of typical recreation centers. He noted that preliminary estimates indicate the need for a building that is approximately 53,000 square feet. Mr. Brinkley added that the Health Center component of the facility would be just over 4,000 square feet.

Mr. Sherrard stated that the outdoor recreation and wet landscape area would be adjacent to the lake on the west side of the facility. Mr. Brinkley added that this would be an opportunity to tie the Museum and the Recreation Center together with landscaping and water components. Mr. Sherrard indicated that this area would include outdoor programmable water for possible use with water aerobics, water spinning and water volleyball.

Mr. Sherrard then presented the various iterations of plans that were studied and modified to determine the site and layout proposal included in this recommendation. The recommended location of the new facility was on the northwest corner of the south campus. He indicated that Louis J. Rodriguez Drive would be diverted to the east after it crossed Midwestern Parkway. With this site and the road modification, the existing soccer fields could be maintained and the current parking lot on south campus could be utilized for the facility. He noted that there would be minimum parking directly connected to the facility, with the exception of parking for the Health Center. Students would also be able to utilize parking in the lot next to the Mercantile Building. He indicated that the face of the building would be oriented toward Midwestern Parkway which would tie the building architecturally and structurally to the main part of the campus. The safety of crossing Midwestern Parkway was a key element of concern and study.

Mr. Sherrard then utilized a computer program to provide a virtual tour of the inside of the conceptual design of the facility. Mr. Brinkley indicated that the design would be respectful of the existing campus architecture through the use of arches, a tiled roof, and stone and brick treatments, particularly on the north side of the building. Mr. Brinkley indicated that this was a general overview of where the process was at the time of the meeting.

Mr. Lalani asked about the priority list that was developed from student input and how it compared to other institutions in terms of the amenities for this size of project. Mr. Brinkley indicated that the list was comparable in terms of the higher rated items. He added that students have seen a lot of different campuses and they seem to know what is offered in other places. Mr. Sherrard added that the list is generally budget driven. He indicated that the selection of these options were right in line with this budget. Mr. Lalani asked if anything was taken out of the priority listing because of budget constraints. Mr. Sherrard responded that they did not. Mr. Lalani asked if an indoor swimming pool was considered in the discussions. Mr. Sherrard stated that there was very little if any mention of an indoor pool, but there was a great deal of discussion concerning outdoor wet features. Mr. Brinkley added that water in a university setting is generally more of a social setting and is not necessarily seen only as an exercise option. Mr. Lalani stated that he did not want the administration to realize in two years that students need a swimming pool. Mr. Greenwood stated that he attended the student group meetings and students expressed a desire for outdoor water where they could lay in the sun and then play volleyball and basketball. He added that he hoped the students in two years do not express the desire for an indoor pool. Mr. Lalani noted that he wanted to be certain that input of the students was not slighted due to budget constraints.

Mr. Lalani asked how the size of this facility compared to other institutions with approximately 6,500 students. Mr. Sherrard responded that some institutions have recreation centers that are linked to student union facilities. He stated that for a stand alone student recreation center with a health center component, this size facility is in line with what they had seen at other universities.

Mr. Lalani asked about the size of the site. Mr. Sherrard responded that the footprint of the building is approximately 40,000 square feet and the site is approximately 80,000 square feet. Mr. Lalani asked about the university's ability to expand the facility in the future. Mr. Brinkley responded that future expansion of the building could be to the east in place of the existing soccer fields. Dr. Rogers added that at some point in the future he would like to raze the current Sikes Lake Center and Outdoor Recreation Center to build a nice meeting facility. He stated that the construction of this Student Recreation and Health Center was the first step in the utilization of the south campus.

Mr. Lalani asked about energy costs with the tremendous amount of glass that would be used in this facility. Mr. Sherrard responded that they would locate a great deal of the glass on the north side of the building. He added that two-thirds of the energy costs are lighting loads and cooling systems to overcome direct daylight coming into the building. He added that most of the glazing would be on the north and the south and that light on the south side would be controlled with horizontal louvers. He noted that they would use high-performance glazing. Dr. Rogers asked if engineering and

construction had moved to the point that flat roofs can be built that do not leak. Mr. Sherrard stated that the roofing material used would likely have a 25 year life.

Mr. Cannedy asked if the facility would have stand-alone heating and cooling rather than being tied to the main campus energy tunnel system. Mr. Brinkley responded that it would use an independent chill water/boiler system. He stated that the system they recommend is very efficient and has a short payback period. He added that this system could be converted and connected to the main system if in the future the university extends the tunnels across Midwestern Parkway.

Mr. Bridgman asked if during the meetings with students there was any mention of softball fields being added to the campus. Mr. Brinkley stated that since the focus of the meetings was the recreation and health center, softball was not a topic that was discussed. Dr. Rogers stated that he would discuss softball fields during his report on Friday.

Mr. Malone asked for specific information concerning the outdoor pool area that would be included as part of this new facility. Mr. Brinkley responded that the proposed outdoor pool would be quite shallow, perhaps only four feet deep. He added that the water area would be large enough for water volleyball, aerobics and spinning, but it would not be a lap-type pool. Mr. Sherrard added that they envisioned some type of deck area around the water for students to lay out and visit. Ms. Gough asked about the trees that were shown on one of the slides with the water features. Mr. Brinkley indicated that the overall budget includes dollars for landscaping and trees will help with the shade and will help integrate the building to the location.

Mr. Cannedy stated his concern that if students are in the sand volleyball court and go immediately into the water, there will be problems with sand in the pool. Mr. Brinkley responded that some type of deck showers would be available for people to use before getting in the water. He added that the filtration system is a sand filtration system and that would not be a problem. Ms. Gough stated that she had a concern with the trees and the leaves that would blow into the water area. Mr. Brinkley stated that skimmers would be used to pick up a lot of the debris. He added that it was still better to have trees for shade and also to give some type of border to the area. Mr. Lalani stated that the outdoor water area would likely only be used three or four months out of the year. He asked how much money it would cost to build a water area that would be indoor and outdoor. Mr. Lamb responded that in other places near this region of the country they have used the outdoor water area five or six months per year. Mr. Brinkley added that they are seeing outdoor water being used from April until October. Mr. Lamb added that with the shallow depth the water area will be warmer.

Mr. Wible asked if any consideration was given to a raised walkway across Midwestern Parkway to address safety concerns of students crossing the street. Mr. Brinkley indicated that while the possibility was mentioned in the early discussions and it was then dropped because of the question as to whether people would really use it. Mr. Sherrard added that it also appeared feasible to address the concerns of crossing the street at the surface and the City of Wichita Falls appears happy to help with this part of the project. Mr. Brinkley stated that there are a number of techniques that can be used to address safety of this crossing area. These include using LED lights embedded in the

street concrete and outlining the crossing or using a timed crossing system so that the actual number of seconds people have to cross the street would be shown on the street sign. He added that city representatives had indicated that they are willing to offset some of those costs. Dr. Farrell noted that the architectural group as well as members of the administration had met with city representatives a number of times concerning this matter. He complimented Mayor Lanham Lyne and Mr. John Burrus, Director of Aviation, Traffic and Transportation, for their pledge to give this intersection the attention it deserves from a safety standpoint. Dr. Rogers noted that this had concerned him as well. He added that he had met with city officials and they had allayed his fears. He stated that action by the Board today would begin the specific design phase. He noted that work with the city would continue. Mr. Morefield added his opinion that with the parking on the south campus he did not think there would be a major increase in foot traffic. Dr. Rogers indicated his agreement.

Ms. Haywood asked about the plan that was discussed several months ago concerning possibly placing student housing on the south campus. Dr. Rogers stated that since those original discussions some different possibilities had become apparent. He noted that with the possibility that Marchman Hall, McCullough Hall, the Instrumental Music Building, and the Vinson Health Center razed, it opened up the opportunity to place any new housing on land that is very close to current housing. Dr. Farrell stated that such a move would centralize residence life on campus. Ms. Haywood asked how much parking would be available for the Health Center portion of the new facility. Mr. Sherrard indicated that they hoped to have approximately 25 parking spaces directly around the new building.

Dr. Rogers stated that unless there is a large reception or activity at Sikes House or at the Sikes Lake Center, the parking lot on the south campus is rarely full. Dr. Farrell stated that the parking lot is quite accessible to the facility. Mr. Brinkley added that, if necessary, the lot could be expended toward the south. Mr. Lalani congratulated the architects for the site selection and coming up with the idea of moving Louis J. Rodriguez Drive to accommodate the new structure.

Mr. Cannedy asked what the next decision by the Board would be concerning this project. Mr. Brinkley stated his hope that the administration would present a recommendation to the Board concerning selection of a Construction Manager at Risk at the next Board of Regents meeting. Mr. Sandoval commented that with action today the Board would authorize the administration to put out an RFQ or RFP for a Construction Manager at Risk. It was agreed that the recommendation to the Board would be made in August, if not at a special called meeting in July if it was necessary.

Mr. Lalani thanked the architects for their presentation. At that time the architects, Mr. Greenwood, Mr. Neely and Dr. Williamson left the meeting.

Dr. Rogers stated that the legislature approved Midwestern State University authorizing a fee not to exceed \$130 per long semester per student. He then presented the administration's recommendation that a Student Recreational and Health Facility fee be initiated in the amount of \$75 per semester during the spring 2007 semester, \$37.50 per semester during the summer 2007 semesters, and \$120 per semester beginning with the fall 2007. He noted that the recommended fee still has room for growth in the future as

utilities and other costs of operation increase. He indicated his hope that student fees would not have to be increased for at least two years following the addition of this proposed fee. Dr. Rogers added that there are a significant number of students that do their coursework off campus through distance learning and e-courses. He added to the recommendation that students who never attend class on campus would be exempt from this fee. Ms. Gough asked how many students would fall into this exemption category. Dr. Rogers responded that he did not know, but that every year the number of full-time student equivalents gets closer to the student headcount number, which means the number of part-time students is decreasing.

Dr. Rogers reported that he recently sent the Board copies of the state audit report concerning tuition and fees. He noted that even with the addition of this proposed fee, MSU's cost should drop relative to the rest of the state due to increases being proposed by other schools.

Mr. Cannedy asked what the fee would be for summer terms once the \$120 per semester fee is reached. Dr. Farrell responded that the cost would be one-half or \$60 per summer semester. Mr. Bridgman asked if it was reasonable for students to pay this fee one year before the facility is completed. Mr. Lamb responded that the students approved the fee with the spring 2007 starting date. Dr. Farrell noted that this has been done in the past with the renovation of the Student Center. He added that starting the fee at \$75 per semester is more student friendly than setting the fee at \$120 from the start. Mr. Bridgman asked if the students understood when they voted for this that they would pay the fee for at least a year before the facility was complete. Mr. Morefield responded that the students understood and considered it an investment in the future.

Mr. Cannedy asked if charging part-time students the same amount as full-time students is the norm among higher education institutions. Dr. Farrell responded that it was very consistent with what other schools charge.

Mr. Cannedy asked if it was anticipated that alumni would have access to this facility. Dr. Farrell responded that they would have access for an appropriate fee. Mr. Malone asked if students could opt out of this fee or it was mandatory. Dr. Rogers responded that it was mandatory except for those students that take only distance education courses. Mr. Bridgman asked about handicapped students. Dr. Farrell responded that he hoped this new facility would enhance their ability to take advantage of the services offered. Mr. Greenwood added that disabled students currently participate in wellness programs and the Wellness Center. Mr. Lamb added that a portion of this facility is for the Health Center and it would be available to all students.

On behalf of the administration, Dr. Rogers recommended the following with regard to this project:

- 1) Approval of the proposed site on the northwest corner of the south campus property, between the lake and the practice fields as presented.
- 2) Authorize the administration to initiate a Student Recreational and Health Facility fee in the amount of \$75 per student per semester during the spring 2007 semester, \$37.50 per student per semester during the summer 2007

semesters, and \$120 per student per semester beginning with the fall 2007. Subsequent fees in the summer would be \$60 per student per summer semester. Distance education students not enrolled in any courses on the MSU campus would not be assessed this fee.

- 3) Authorize the administration to accept Requests for Proposals for a Construction Manager at Risk to oversee the project.

Ms. Haywood moved approval of this recommendation. Mr. Lalani seconded the motion and it was approved. Dr. Rogers thanked the Board for their support and thanked the university staff and students for their efforts in supporting this project.

Following this discussion and action, the architects, Mr. Greenwood, Mr. Neely and Dr. Williamson left the meeting.

Campus Entrances and Corner Signs Project

06-100. Dr. Rogers noted that the Executive Committee of the Board previously awarded the design and build contract for this project to Harper Perkins Architects and Duke Construction. He added that a university benefactor had pledged \$325,000 to be used specifically for this project. He presented information (see Attachment 2) regarding the style and location of the corner signs and campus entrances. He noted that the idea for the project was included in the overall campus facilities master plan that was presented to the Board a number of years ago. Dr. Rogers noted that the design was based on the columns that are at the front of the Hardin Administration Building. The installation of the original columns was sponsored by the MSU Student Council in 1944. As part of this project the size of the corner signs at Taft and Hampstead and Taft and Midwestern Parkway will be increased. The lettering on the signs will be anodized metal and the signs will have appropriate lighting. Dr. Rogers added that the brick shown on the rendering would be increased and the stone decreased to match the columns at the front of Hardin. Mr. Bridgman pointed out that the corner signs were convex in shape and the entrance signs would be concave.

In addition to the corner signs, two main campus entrances have been identified. The campus entrance on Taft Boulevard would be at Wigwam Trail, between the Bolin Science Hall and Moffett Library. The major north entrance would be on Hampstead Lane at Council Drive. Dr. Rogers added that the street and parking area around this entrance will be re-engineered to determine the best possible design and fit. He stated that several other entrances to the campuses would have columns. Dr. Rogers stated that nothing would be placed at the corner of Louis J. Rodriguez Drive and Midwestern Parkway at this time due to the anticipated work on the Student Recreation Center and demolition of the Mercantile Building. He added that the corner of Hampstead and Rodriguez Drive would see two columns.

Dr. Rogers commented that this project would define the entrances and internal movement of traffic on campus. He added that matching the design to the existing columns on campus was a nice architectural detail.

Ms. Haywood asked about the campus entrance by the Coliseum that was proposed in the master plan a few years ago. Dr. Rogers responded that the long-term master plan

included moving the tennis courts, moving the entrance road to the west, and then constructing a major campus entrance. He stated that such work was not being recommended at this time. He indicated that it was possible some type of work would be done at that entrance in the future.

Dr. Rogers stated that the administration had considered whether to put the major entrance between Moffett Library and the Hardin Administration Building, rather than between Moffett Library and the Bolin Science Hall. Mr. Cannedy asked what the architects thought about placing the main entrance to the campus between the Hardin Building and the Moffett Library since the entrance would proceed to a four-way stop sign. Dr. Rogers responded that it was a tradeoff. He pointed out that the street between the Library and the Science Building ends at the Sunwatcher Statue, while the street between the Library and Hardin runs by a loading dock.

Mr. Bridgman stated that he liked the design of the project but that he questioned whether the entrances would help visitors know where to go. Dr. Rogers stated his hope that the signs and entrances would better define the campus. He added that the donor had given his permission to the administration to hold some of the funds back for work at the corner of Louis J. Rodriguez Drive and Midwestern Parkway when the Student Recreation Center plan are finalized.

Mr. Lalani moved approval of the location and design of the campus entrances and corner signs as presented. Ms. Haywood seconded the motion and it was approved.

Mr. Cannedy asked if changing the entrance to the campus at Hampstead and Council would cause there to be a change in the intersection by the MSU Credit Union just north of the Hardin Building (three-way stop). Dr. Rogers stated that the change at Hampstead might encourage the administration to redesign the entire entrance and street.

There being no further discussion, the motion was approved.

Recess

The meeting recessed for lunch at 12:00 p.m. Mr. Cannedy noted that the group would tour the Dillard Building at the conclusion of the lunch break.

Reconvene

The Board meeting reconvened at 12:50 p.m. at the Dillard College of Business Administration Building.

Dillard Building Tour

06-48. The following individuals participated in a tour of the Dillard Building following the lunch break: Mr. Cannedy, Mr. Bridgman, Ms. Haywood, Ms. Gough, Mr. Gustafson, Mr. Lalani, Mr. Malone, Mr. Wible, Mr. Morefield, Dr. Rogers, Dr. Wiedemann, Mr. Sandoval, Dr. Farrell, Dr. Clark, Mr. Lamb, Dr. Tucker, Mr. Spencer, Ms. Maxwell, Ms. Buss, Ms. Barrow, Ms. Ashlock, and Ms. Work. Joining the group for the tour were Dr. Anthony Chelte, Dean, Dillard College of Business Administration; Ms. Shauna Blackmon, Assistant to the Dean; and Mr. Mark Valejo, On-Site Construction Manager.

Dr. Chelte directed the tour of the facility. He presented information concerning the building as shown in Attachment 3. He noted that the building is 88,000 square feet in size. The first and third floors include student space and the second floor is primarily faculty and administrative offices and work areas. He added that the third floor was substantially complete. Dr. Chelte commented that the building would include wireless computer capabilities throughout. The tour concluded at 1:45 p.m.

Recess

The meeting recessed until later in the day.

Executive Session

The Board went into closed session as allowed by the Texas Government Code Chapter 551, Section 551.072, Real Property, and Section 551.074, Personnel Matters, to consider item 06-101 (Possible Purchase of Property), item 06-108 (Operating Budget), item 06-117 (Emeritus Status), item 06-118 (Faculty Promotions) and item 06-119 (Faculty Tenure). The closed session was properly announced at 3:30 p.m. Board members remained for the discussion. Dr. Rogers, Dr. Wiedemann, Mr. Sandoval, Dr. Farrell, Dr. Clark, Mr. Lamb, Mr. Spencer, and Ms. Barrow remained for the discussion.

Open Meeting Resumes

The closed session ended at 4:43 p.m. with an announcement by Mr. Cannedy that no action was taken during Executive Session. The Committee reconvened at 4:50.

Possible Purchase of Property

06-101. The administration recommended the purchase of the house and property located at 2514 Hampstead at a cost of \$147,000. It was noted that the final approval of this purchase would be requested from the Texas Higher Education Coordinating Board and the recommended source of funds would be the Land Proceeds Fund.

Ms. Haywood moved approval of this recommendation Mr. Lalani seconded the motion and it was approved.

Adjournment

There being no further business, the Executive Committee discussion concluded at 4:52 p.m.

Reviewed for submission:

Mac Cannedy, Jr., Chairperson
Midwestern State University
Board of Regents Executive Committee

ATTACHMENTS:

- 1.Student Recreational and Health Facility Presentation
- 2.Campus Entrances and Corner Sign Project Presentation
- 3.Dillard College of Business Administration Building Information