

**MINUTES
MIDWESTERN STATE UNIVERSITY
BOARD OF REGENTS**

**Executive Committee
January 17, 2006**

The Executive Committee of the Board of Regents, Midwestern State University, met in special session in the Board Room, Hardin Administration Building, Wichita Falls, Texas, at 9:00 a.m. Tuesday, January 17, 2006. Executive Committee members in attendance at the university were Mr. Mac Cannedy, Jr., Chairperson; Mr. John Bridgman, Vice Chairperson; and Ms. Patricia Haywood, Secretary. Mr. Munir Lalani attended the meeting via teleconference connection.

Administrative staff members present at the university were Dr. Jesse W. Rogers, President; Mr. Juan Sandoval, Vice President for Administration and Finance; and Dr. Howard Farrell, Vice President for University Advancement and Student Affairs. Other university personnel attending the meeting were Ms. Bobbie Tassinari, Director of Purchasing, and Ms. Debbie Barrow, Executive Assistant to the President.

Chairperson Cannedy called the meeting to order at 9:04 a.m.

Public Comment

06-46. Mr. Cannedy noted that in accordance with the Board of Regents By-Laws, MSU Policy 2.22, members of the public are invited to address the Midwestern State University Board of Regents regarding any item that appears on the agenda. He noted that no one had signed up to speak during this time.

Architectural Selection – Wellness Center, Museum, and University Entrances and Signs

06-47. Mr. Cannedy noted that the Board of Regents authorized the Executive Committee of the Board of Regents to work with the administration on the selection of architectural firms to work on the new Wellness Center, the Museum renovation, and the University Entrances and Signs projects.

Dr. Rogers noted that the Wellness Center project is the largest of the projects being considered. He noted that the project would be funded with student fees. He added that until an architect is determined it is not possible for the administration to make a recommendation to the Board concerning the size and scope of the overall project. With regard to the Museum renovation, private funds will have to be raised for this project. He added that fund raising would not be possible without architectural renditions of possible renovations. He indicated that an architect needed to be in place so that the administration could determine the size of the project and seek appropriate funding. Dr. Rogers noted that he and others within the administration had worked with a donor for some time concerning a pledge of funds to construct new university corner signs and entrances. He added that this was part of the master plan that was presented to the Board a few years ago. He indicated that the donor was ready to move forward on this project.

Mr. Sandoval reported that the Architect Selection Committee was comprised of himself as chair, two faculty representatives (Dr. Ruth Morrow and Dr. Chris Hanson), and Mr. Buck Shaw, Director of the Physical Plant. He added that Mr. Keith Lamb, Mr. Joey

Greenwood and Dr. Keith Williamson met with the committee during the discussion of the Wellness Center project. Mr. Cohn Drennan met with the committee to discuss the Museum project and Dr. Farrell met with the committee to discuss the university entrances and signs project. He added that Ms. Tassinari also participated in these meetings.

Student Recreation and Health Center Project

Mr. Sandoval noted that nineteen firms submitted proposals for this project. The committee reviewed written proposals and narrowed the group to five firms. These five were F&S Partners, Inc.; Brinkley Sargent Architects; Brown, Reynolds, Watford Architects; Randall School Architects, Inc.; and RDG Planning & Design. The university offered a tour of the campus and all five firms sent representation. The firms were then invited to the campus for an interview. Following the interview process, the committee members independently ranked the firms. Each committee member (Sandoval, Lamb, Morrow, Hansen and Shaw) ranked Brinkley Sargent Architects first among the five firms that were interviewed. Mr. Sandoval indicated that the entire committee was impressed with this firm. He noted that they were creative in their presentation. This firm has 30 years experience and their partner, Moody-Nolan, has extensive experience in recreation and health facilities design. He added that Brinkley Sargent also partnered with the local engineering firm of Corlett, Probst and Boyd, and they have extensive experience with Midwestern State University. Mr. Sandoval indicated that while the committee was impressed with a couple of the other firms, Brinkley Sargent stood out and the committee recommended Brinkley Sargent Architects for this project.

Mr. Bridgman moved approval of this recommendation. Mr. Lalani seconded the motion.

Mr. Cannedy asked where this firm was located. Mr. Sandoval responded that this firm was from Dallas. He added that all of the firms, with the exception of RDG which is located in Iowa, were from the Dallas area.

Mr. Lalani noted that in the initial scoring F&S Partners was the highest scoring and Brinkley Sargent was second. He added that following the interview process Brinkley Sargent was ranked first and F&S Partners moved to fourth or fifth among all of the committee members. He asked what happened to cause such a shift in the rankings. Mr. Sandoval stated that Brinkley Sargent did their homework and came to the interview very prepared. Mr. Lalani stated that this change in ranking was quite puzzling and he wanted to make certain that the decisions of the five committee members were reached independently. Ms. Tassinari noted that on paper F&S looked like the top candidate, but when they were not prepared for the interview, they had not researched the university, and were unable to respond to questions. She added that the committee members were all disappointed. Mr. Lalani asked which firm did the initial renderings of the project. Dr. Farrell responded that Brown Reynolds Watford Architects, Inc. did the initial pro bono work.

Dr. Rogers asked about Brinkley Sargent's experience in building recreation centers. Mr. Sandoval noted that each of the top five had extensive recreation center design experience. He added that many also had experience with medical health facilities.

There being no further discussion, the motion was approved.

Museum Renovation

Dr. Rogers noted that he supported the recommendation from the committee to approve Bundy, Young, Sims and Potter Architects for this project. He stated that this firm is outstanding and they have done work on the Museum during the last several years. Dr. Rogers added that the project could range from \$500,000 to \$2 million. Mr. Sandoval noted that only two firms submitted proposals for this project. The other firm was Harper Perkins Architects. He noted that both firms were very well qualified. Mr. Lalani asked if any other firms were invited to submit proposals. Ms. Tassinari responded that the project was published in the *Times Record News* and architectural firms within the area were notified.

Ms. Haywood moved approval of Bundy, Young, Sims, and Potter Architects for this project. Mr. Bridgman seconded the motion.

Mr. Lalani asked if the committee was approving the architect or if the committee was approving the project. Dr. Rogers responded that the committee was only approving the architect for the project. He added that the administration needed assistance from an architect to design the project and determine cost estimates. Mr. Cannedy asked what funds would be used to pay the architects for their services. Dr. Rogers responded that the architects understand that if the project is not approved and funded, they will not be paid for their work. He stated that they are willing to take that chance. He added that they would also provide renderings that can be used in fund raising for the project.

Mr. Lalani asked if funds for the project would come from private sources. Dr. Rogers responded that only private funds would be used on this project. He stated that with all of the work that needs to be done on the university's main campus the administration could not place the Museum high on a priority list for tuition revenue bonds.

There being no further discussion the motion was approved.

University Entrances and Signs

Dr. Rogers noted that Bruce Redwine had committed funds up to \$400,000 for this project. He indicated that this would be a "Design Build" project where the contractor and the architect would be selected together and would work side by side. The committee recommended the selection of Duke Construction and Harper Perkins Architects for this project. Mr. Sandoval indicated that selecting the two together would expedite the project. Dr. Farrell noted that Ralph Perkins had originally worked with the university on renderings for the project that were presented to the donor. Mr. Lalani asked how many firms submitted proposals for the project. Mr. Sandoval responded that Bundy, Young, Sims and Potter was the only other firm to submit a proposal.

Mr. Cannedy asked if the Board would approve the final project before construction began. Dr. Rogers responded that when funds and the final plans are available, the Board will be asked to approve the project. Mr. Cannedy asked what would happen if the estimate came in for more than the funds that were available. Dr. Rogers responded that the project would have to be cut back because the university does not have funds available to increase the size of the project at this time.

Ms. Haywood moved approval of Duke Construction and Harper Perkins Architects for this project. Mr. Lalani seconded the motion.


Mr. Bridgman asked if the exterior signage and entrances should be coordinated with the Wellness Center site selection, as well as with the construction of the Dillard Building. He added that the signage might also need to include consideration of the Museum signage and entrance. Dr. Rogers responded that he would ensure that Harper Perkins worked with the other architectural firms concerning the signage and entrances.

The motion was approved.

Adjournment

There being no further business, the meeting was adjourned at 9:45 a.m.

Reviewed for submission:


Patricia Haywood, Secretary
Midwestern State University
Board of Regents Executive Committee