

**MINUTES
MIDWESTERN STATE UNIVERSITY
BOARD OF REGENTS**

**Executive Committee
November 9, 2006**

The Board of Regents, Midwestern State University, met in regular session in the Board Room, Hardin Administration Building, Wichita Falls, Texas, at 1:38 p.m., Thursday, November 9, 2006. Executive Committee members in attendance were Mr. Mac Cannedy, Jr., Chairperson; Mr. John Bridgman, Vice Chairperson; and Ms. Patricia Haywood, Secretary. Other regents attending the meeting were Ms. Pamela Gough, 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 Mr. David Spencer, Internal Auditor; Dr. Robert Redmon, Chairperson of the MSU Faculty Senate; Mr. Allen Goldapp, Director of Physical Plant; Ms. Valarie Maxwell, Director of Budget and Management; Ms. Dianne Weakley, Director of Personnel; 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 Vice President and SGA Observer, also attended the meeting. Representing the news media was Ms. Ann Work, reporter for the Wichita Falls *Times Record News*.

Chairperson Cannedy called the meeting to order at 1:38 a.m.

Reading and Approval of Minutes

07-02. Minutes of the Executive Committee meeting August 3, 2006, were approved.

Maintenance Plan Update

07-03. Mr. Cannedy reported that each year the Texas Higher Education Coordinating Board (THECB) requests an update of the university's plans for deferred maintenance needs (MP2 and MP4). The administration developed and submitted the plans as shown in agenda document.

Dr. Rogers indicated that deferred maintenance among state universities is one of higher education's most serious and continuing problems. He added that MSU has done a very good job of taking care of the physical plant. It is important that universities address deferred maintenance or plans for new projects may not be approved by THECB. Mr. Sandoval reported that the MP2 was the list of current deferred maintenance needs and the MP4 was the progress report of what was accomplished in the last fiscal year.

Mr. Goldapp reported that the internal staff looked at the buildings on campus and developed this deferred maintenance list. A project is included in the deferred maintenance list if it has a subsystem that has already failed, if the subsystem is functioning with substantial degradation of efficiency and/or is performing at increased cost, or it is past its useful life and there is a risk of failure. That was the criteria used in the development of this list. He added that deferred maintenance is something that never goes away because every year there is something new to add to the list as buildings age and are used. Dr. Rogers asked Mr. Goldapp how MSU's list compares to the list at other universities. Mr. Goldapp responded that MSU's list is likely comparable to most.

Mr. Cannedy asked what made a project "Critical" and further questioned why the items that were safety related were listed as "Not Critical." Mr. Goldapp indicated that "Critical" is defined as something that must be done immediately because it presents a safety risk. He added that several of the safety items on the list were actually maintenance upgrades and did not represent an immediate safety risk. As an example, he commented that the fire alarm systems that are included on the list are working, but they are older equipment that is due to be replaced. Because they aren't an immediate threat to life or health they are classified as "Non Critical."

Mr. Bridgman asked if there might be a difference among universities concerning how the "Critical" and "Non Critical" projects are determined. Mr. Goldapp responded that the definitions are fairly standard and most universities are very conservative as to whether they designate something "Critical."

Construction Update

07-04. Dr. Rogers presented information concerning various construction projects on campus.

- A. Softball Field – the softball field will be located in the southwest corner of the property just east of Louis J. Rodriguez Drive. The field will take up some of the existing parking lot. Funding in the amount of \$247,000 was approved by the Board in August for the project. He noted that the cost would likely come in at \$275,000 or more and that he was still putting together funding for the project. He stated that construction would hopefully begin soon so that softball could be played on campus by March 15, 2007.

Mr. Cannedy asked who would do the work on the project. Mr. Goldapp responded that there are cooperative purchasing agencies in Texas and the university planned to utilize Buy Board for this project. One of the companies under contract with Buy Board is Landscapes Unlimited. They will do the actual construction and the design will be handled by the local firm of Corlett, Probst & Boyd.

Mr. Bridgman asked if lighting would be included in the project. Dr. Rogers responded that it would not be at this time due to the lack of funds available. Mr. Bridgman asked if the field would be designed so lighting could be added in the future. Mr. Goldapp indicated that it would be.

- B. MSU2 Broadcast Studio (Temporary Band Hall) Project – Dr. Rogers noted that Harper Perkins is designing this building. It is anticipated that actual construction will begin in the fall of 2007 and HEAF monies will be utilized for the project. While the price has yet to be determined, it is hoped that the project will be in the \$1-1.3 million range.
- C. D. L. Ligon Renovation Project – Dr. Rogers stated that he recently toured Ligon and it is critical that this project move forward as soon as possible. The project will be funded through tuition revenue funds that will hopefully be available in the fall of 2007. The project will include new windows, heating and air conditioning, electrical, and plumbing work. Additionally new dressing rooms and showers will be part of the renovation.

Mr. Sandoval commented that the staging of the renovation would be a critical factor because the facility is used year round for different types of university activities. Dr. Rogers stated that the project would begin during the 2007-2008 school year.

- D. Fowler/Engineering Building – Dr. Rogers noted that this project would be partially funded through a \$2.7 million tuition revenue bond. He added that the remainder of the \$7.2 million necessary for the project would come from significant individual and foundation gifts and grants. He indicated that he hoped the construction could start as soon as tuition revenue bonds could be sold after September 1, 2007. Dean Betty Stewart plans to move the departments of math and physics from Bolin Science Hall into this new structure, as well as the McCoy School of Engineering. Once this is done, it will relieve the overcrowding in Bolin Science Hall. Approximately \$1 million in renovations will need to then be accomplished in Bolin.
- E. Student Health and Recreation Facility – Mr. Lamb reported that the project is moving along very well. Hal Williams of Electra Construction is the construction-manager-at-risk and he is working closely with the architects Brinkley Sargent and Moody Nolan.

Mr. Goldapp stated that good progress is being made. They are in the design development phase at this point. Because of the way the site is structured it is likely that site development and primary construction will be priced as two separate projects. He stated that this would hopefully speed up the project. He indicated that site work would possibly start in January or February, with primary construction beginning in May or June.

Architect Selection – Fowler/Engineering Hall Project

07-05. Dr. Rogers stated that the time had come to select an architect so that this project could proceed and be ready for construction to begin in the fall. He asked Mr. Sandoval, chair of the Architect Selection Committee, to review with the Board the selection and recommendation process.

Mr. Sandoval commented that the Request for Qualifications was published and proposals received in October 2006. The university received eleven proposals for review, including proposals from two local firms. The Architectural Selection Committee was made up of Dean Betty Stewart, Dr. David Tucker, Dr. Ruth Morrow, Mr. Alan Goldapp, and Mr. Juan Sandoval. The committee met and selected three firms to interview. The three firms were SHW Group, LLP Architects, Jennings Hackler Partners Architects, and Harper Perkins Architects. Following the interviews, the committee reported that each of the firms could do a good job on this project. However, the committee unanimously supported the selection of SHW Group, LLP Architects of Dallas for this project. He noted that this group impressed the committee with its consideration of site options and engineering trends. The firm is exclusively dedicated to performing work for educational institutions. Mr. Goldapp echoed Mr. Sandoval's comments in support of selecting this firm.

Mr. Cannedy asked if this firm had experience in the design and construction of engineering buildings. Mr. Sandoval responded that they did. Mr. Bridgman asked if Mr. Sandoval and Mr. Goldapp felt they would have access to the right people in the firm during the planning and construction phases of the project. Mr. Goldapp responded that two of the company principals came to the meeting. He added that the project manager they brought with them was an architect with a strong educational background. Dr. Rogers added that this firm would partner with the local firm of Corlett, Probst and Boyd for engineering services.

Mr. Cannedy presented the administration's recommendation for the selection of SHW Group, LLW Architects of Dallas to provide architectural services for this project. Ms. Haywood moved approval of this item. Mr. Bridgman seconded the motion and it was approved.

Adjournment

There being no further business, the Executive Committee discussion concluded at 2:15 p.m.

Reviewed for submission:

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