

**University of Central Missouri**  
**Board of Governors**  
**November 21, 2013**  
**Work Session**

The University of Central Missouri (UCM) Board of Governors convened in Work Session on Thursday, November 21, 2013, at 2:00 p.m. in UN 237A on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting was Board President Marvin E. Wright. Also in attendance were Governors Gus Wetzell II, Walter Hicklin, John Collier, Mary Dandurand, Mary Long, Weldon Brady, and Kyle Shell. Others present included University President Charles Ambrose; General Counsel Henry Setser; Provost and Chief Learning Officer Deborah Curtis; Vice President for Finance John Merrigan; Vice Provost for Institutional Effectiveness and Assessment Mike Grelle; Executive Director of Facilities Planning and Operations Chris Bamman; Assistant Secretary to the Board Monica Huffman; Jim Schraeder of Gould Evans; and Chris Hess of McCownGordon Construction.

**Call to Order** – Agenda Item No. 1

Mr. Wright called the meeting to order and determined that a quorum was present to conduct business.

President Ambrose said that last week's National Convening on Higher Education Innovation was a success, and expressed appreciation to the Board of Governors for its involvement and engagement in the event. He commended the good work of UCM's University Relations staff who prepared quality materials and presentations for the Convening. He also commended and expressed appreciation to all the staff involved in making the event a success. President Ambrose showed a video to the Board that will be sent to Convening participants along with a special thank you for attending. Participating in the program was two of the largest educational foundations – Lumina and Kauffman – along with the Deputy Secretary of Education. He noted that UCM's ability to hold the Convening was a combined effort of many things including the Learning to a Greater Degree Contract for Completion and Strategic Governance Model to name just a couple.

**Mixed-Use Facility Update** – Agenda Item No. 2

As the University prepares to break for Thanksgiving, President Ambrose said there are many things to be thankful for. He said that earlier today, *Memorandum 17--- UCM Board Takes Historic Action Supporting Learning to a Greater Degree Contract* – was distributed to the campus announcing the Board's action approving McCownGordon Construction and Treanor Architects as the design-builder for the new mixed-use student housing and retail facility. Additionally, Memorandum 17 announced the Board's authorization of building funding through bonding activities that will also result in \$4.7 million in gross savings for the University by refinancing Student Recreation Center Bonds at a lower interest rate and reduced payoff date on that facility.

Mr. Merrigan distributed and reviewed a summary of the bonding (Attachment 1). He also noted in Standard and Poor's (S&P) recent credit review of the university, S&P assigned the 'A' long-term rating to the University's mixed-use facility, stadium improvement, and student recreation center refinancing bonds. Mr. Merrigan stated that yesterday, in concert with Piper Jaffrey and Gilmore and Bell, UCM sold \$66 million of its \$72 million bonds within a one-hour time period; and within three hours the remaining \$6 million bonds were sold. He said a special thank you to Commerce Bank who purchased \$35 million of UCM's bonds.

President Ambrose expressed appreciation to Gould Evans for its work related to the design and future construction of the Mixed-Use Facility. Mr. Jim Schraeder of Gould Evans was present and introduced Chris Hess, McCownGordon's project coordinator for the Mixed-Use Facility project. Mr. Schraeder then showed a Power Point (Attachment 2) that provided an update on Phase II of the Mixed-Use Development Implementation that included designs of the development with focus on distinction as a signature project. Although the design fits into the current campus architecture, it is unique, relying on red brick with a spin of stone like material, glass, and metal around the windows.

Mr. Schraeder distributed and reviewed a memorandum (Attachment 3) from Gould Evan's that recommended UCM's Procurement Office issue a formal Notice to Proceed to McCownGordon, effective this week, thereby defining the contractual date from which the project's completion date is established. The Notice to Proceed would include both Design Alternate No. 2 for a non-wood structure and Design Alternate No. 5 for improvements to the east side of Vernon Kennedy Field.

President Ambrose asked how McCownGordon feels about the July 15, 2015, completion deadline for the Mixed-Use project. Mr. Hess said that the company understands the importance of this deadline and will have it done by that date. President Ambrose also asked about the relocation of the Facilities Planning and Operations (FPO) facility to the former South East Elementary School site. Mr. Hess said that McCownGordon has created a mock-up of the South East building that reflects a facility, that when completed, will have the appearance of a brand new building. FPO Executive Director Chris Bamman stated he is very pleased with the results and is working closely with McCownGordon to move the project along. President Ambrose asked Mr. Bamman to describe the demolition of the General Services Building (GSB). Mr. Bamman noted as part of his report it's uncertain what lies beneath the foundation of the GSB and more information is needed. Additionally, an abatement process must be followed. Mr. Hess said McCownGordon will work hard to create the least amount of intrusiveness as possible throughout the demolition.

Mr. Brady said consideration should be given to the naming of the Mixed-Use facility. President Ambrose said there are few possible recommendations and University Relations is preparing some visual options. He is not prepared to present these recommendations to the Board yet, but will plan to do so at a future meeting.

**Higher Learning Commission Update** – Agenda Item No. 3

Provost Curtis expressed appreciation to Dr. Grelle, Brian Long, Academic Deans, department chairs and faculty for their work in preparing for the Higher Learning Commission (HLC) accreditation visit scheduled for March 10-12, 2014. She then asked Dr. Grelle to provide an update on preparations for the visit.

Dr. Grelle said as part of its visit, the HLC team will ask to meet with two or three Board members and will ask questions related to Criterion Two and Five as outlined in a briefing paper included with the Board meeting materials (Attachment 4). Dr. Grelle stated that he would meet with Board members in February to prepare for the HLC visit. He explained that the assessment model used by the HLC – Continuous Process Improvement – is a competency-based model of learning. Dr. Grelle said the last component of the assessment model says that no student should graduate from a program until they demonstrate minimum competency. He noted that UCM does not have this in place for every program. President Ambrose asserted that we can self-describe how we make decisions and identify outcomes with our strategic governance model and strategic platform.

Mr. Wright asked if Board members need to be present on campus during the March HLC visit. Dr. Grelle said that once he has a list of HLC’s meeting requests, he would provide it to Ms. Huffman who will share it with the Board. In closing his report, Dr. Grelle said that on December 10, 62 presentations will be made in Union 240 as part of the *Reasons to Believe*. During the accreditation site visit, the HLC team will tour and review all of the *Reasons to Believe*. President Ambrose thanked Dr. Grelle and stressed the importance of Board member participation in the HLC meetings. Mr. Setser asked if Board members would be scheduled to meet as a group. Dr. Grelle stated that it will be up to the discretion of the HLC team chair.

**Other** – Agenda Item No. 4

President Ambrose introduced Jim Halcombe, Resident District Manager for Sodexo.

**Request for Closed Session – November 21, 2013** – Agenda Item No. 5

*Dr. Long moved pursuant to Missouri Revised Statutes, Section 610.021, that the UCM Board of Governors meet in closed meeting, with closed record and closed vote for the purpose of considering real estate matters, legal actions, and personnel matters. The motion was seconded by Mr. Collier and carried with the following roll call vote:*

<i>Walter Hicklin</i>	<i>aye</i>	<i>Mary Dandurand</i>	<i>aye</i>
<i>Weldon Brady</i>	<i>aye</i>	<i>Gus Wetzel II</i>	<i>aye</i>
<i>John Collier</i>	<i>aye</i>	<i>Marvin Wright</i>	<i>aye</i>
<i>Mary Long</i>	<i>aye</i>		

The Work Session concluded at 2:55 p.m.

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Attachments Listing**

<b><u>Attachment No.</u></b>	<b><u>Attachment Description</u></b>
1	<i>Series 2013 – Bond Financing Summary</i>
2	<i>PPT - Mixed Use Development Implementation Phase 2 Update</i>
3	<i>Gould Evans Memorandum – Project Update: Recommending Notice to Proceed</i>
4	<i>Briefing Paper – Higher Learning Commission Update</i>