

*University of Central Missouri*  
*Board of Governors*  
*Special Plenary Session*  
*June 5, 2008*

The University of Central Missouri's (UCM) Board of Governors convened in a special plenary session via teleconference on Thursday, June 5, 2008, at 1:30 p.m. for the purpose of reviewing a proposal for the replacement of bleachers in UCM's Multipurpose Building. The call originated from ADM 204. Participating in person from ADM 204 were Governors Hicklin and Brady. Participating by phone were Governors Deleta Williams, Edward Baker, Richard Phillips, Lawrence Fick, and Ryan Sanders. Governor Michelle Wimes was unavailable and was excused. Others participating from ADM 204 included University President Aaron Podolefsky, Betty Roberts, Rich Morrell, Mike Gebeke, and Monica Huffman. Jeff Murphy from UCM's University Relations Office and Amanda Lubinski from the *Warrensburg Star Journal* were also in attendance.

Ms. Williams called the meeting to order and determined that a quorum was present to conduct business. She called on Dr. Roberts to present the information in the briefing paper previously sent to the Board (Attachment). Dr. Roberts reviewed the background. Discussion and questions raised following her presentation included:

- Mr. Hicklin asked how much the maintenance and repairs budget is for the Multipurpose Building. It was explained that the Multipurpose Building does not have its own maintenance and repair budget. UCM receives \$1.2 million from the State of Missouri for maintenance and repairs and this money is placed into an institutional maintenance and repairs budget. Mr. Hicklin stated that his recollection was that in past years student activity fees went into Multipurpose Building budget. Mr. Hughes explained that this was once the case when the Multipurpose Building was considered an auxiliary unit. However, once the bond for the Multipurpose Building was paid in full in the late 1990s, the fees then went to pay the bond for the stadium. Once the stadium was paid for, the fees rolled over into the university's general fund.
- Mr. Brady stated that he was unfamiliar with the recommended firm and asked if UCM has conducted a due diligence on Reasbeck and reviewed its financials. Dr. Roberts stated that due diligence has been conducted and that UCM has reviewed the firm's financials, which are all in good standing. She added that UCM holds a convenience contract with Reasbeck and that UCM's Purchasing Departments speaks very favorably of the firm. Mr. Hughes added that there are very few contractors in the United States that does this type of work, and that Reasbeck, which is a local firm, is one of them. Reasbeck will serve as the general contractor and complete all of the concrete work for the project. It will subcontract for the purchase and installation of the bleachers and seats.

- President Podolefsky said counter to what the briefing paper states, there are no real safety concerns at this time. However, there are a number of mechanical problems that prevent future repairs. He said that staging the replacement of the bleachers is a concern; that if the replacement is not completed before renovations begin on Morrow Garrison, UCM would have to wait two years. The reason for this is programs occurring during the summer and early fall months would have to be moved to Garrison while the work is being done in the Multipurpose Building.
- Mr. Baker asked when it was that UCM first began talking about replacing the bleachers and why the Board was not made aware of this sooner. President Podolefsky stated that the university began looking at the north side bleachers approximately four years ago. It was known then that they would eventually need replacing. At that time, the funding was not available it was still feasible to make repairs, and safety was not a concern. The anticipated cost for replacing them then was \$250,000. The matter was raised again in February 2008 and was further elevated in the April/May time frame when it was determined the bleachers could no longer be repaired. A Request for Bids was issued. During a pre-bid conference, UCM was informed by seating manufacturers that in order to meet their production schedule and have the bleachers installed prior to Fall 2008, they would need to be advised of contract award by June 10, 2008.

Mr. Baker stated the Board should be informed of projects of this magnitude during the initial stages of planning. Even if the contract amount falls within the approval of the President, it helps to create awareness for Board members and allows the university to benefit from the experience of individual Board members. President Podolefsky stated it has not been the past practice of the Board to want to be informed this early in the planning; however, should the Board decide it wishes to implement this new practice, this would be accommodated. Mr. Baker noted that he has made past requests for the Board to receive a deferred maintenance list and is still awaiting the information. President Podolefsky said a deferred maintenance list was provided to the Board and that the replacement bleachers were included as part of it. Due to the condition of the bleachers, they were moved up on the project list. (Monica Huffman confirmed that copies of the Priority Needs Assessment prepared by Aramark in January 2007 and UCM's 10-year plan for addressing the maintenance needs on campus were distributed to Board members during its March 19, 2008, work session in preparation for future discussions. Mr. Baker was not in attendance at the meeting; however, the materials were mailed to him following the meeting.) Mr. Hicklin agreed with Mr. Baker, that it would be helpful for the Board to be informed early on and to know what it can anticipate in the future.

- Mr. Brady asked about the university's plans to repair concrete aprons at the Multipurpose Building. Mr. Gebeke said repairs are being made this summer.
- Mr. Fick asked about the seating capacity of the new bleachers. Mr. Hughes stated that the seating capacity is less than that with the current bleachers. He explained that when the current bleachers were installed in 1986, the seat width requirement was 18

inches. The requirement by today's standards is 22 inches. Additionally, there are ADA seating requirements that will be met with the installation of the north side bleachers. Mr. Fick asked about the replacement of the east and west side bleachers. Mr. Gebeke said that the west side bleachers are rarely used and the east side bleachers are used occasionally. Both are still in good working order. The working parts from the north and south side bleachers will be used for any needed repairs for the east and/or west side bleachers.

Mr. Fick expressed concern about the remaining amount of money in the maintenance and repair budget if used for the purchase of the bleachers. President Podolefsky said that only half of the monies would be taken from this fund and the other half would be taken from the institutional contingency carry forward monies. This fund has been useful in paying for a number of unexpected repairs.

Mr. Phillips moved that the Board of Governors approve award of contract to Reasbeck Construction, Inc. of Warrensburg, Missouri, in the amount of \$929,579, for the removal of existing bleachers in the north and south sections of bleachers in the Multipurpose Building, and purchase and installation of new bleachers. The motion was seconded by Mr. Fick and carried with the following roll call vote:

Walter Hicklin	aye	Weldon Brady	aye
Edward Baker	aye	Richard Phillips	aye
Lawrence Fick	aye	Deleta Williams	aye

Ms. Williams said that although Michelle Wimes could not cast a proxy vote, she did express her support of the project. She also thanked Dr. Roberts and her staff for the time they put in to preparing for the meeting.

### **Adjournment**

There being no further business to discuss, the meeting adjourned at 2:00 p.m.