

*University of Central Missouri
Board of Governors
Work Session
August 17, 2011*

The University of Central Missouri (UCM) Board of Governors convened a Work Session on Wednesday, August 17, 2011, at 1:00 p.m. in Union 237B on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting was Board President Walter Hicklin. Other Board members in attendance included Governors Weldon Brady, Mary Dandurand, Mary Long, Edward Baker, Marvin Wright, Richard Phillips, and Darren Doherty. Also present were University President Charles Ambrose, General Counsel Henry Setser, Assistant Secretary to the Board Monica Huffman, Vice President for Administration John Merrigan, and Executive Director for Facilities Planning & Operations Chris Wellman. Consultant Dennis Strait of Gould Evans was also in attendance.

Prior to the 1:00 p.m. Work Session, the Board was provided a tour of various facilities.

Call to Order

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

Presentations – Agenda Item No. 1

President Ambrose stated that today's tour and presentations were in follow-up to discussions the Board held at the end of the Spring semester related to student housing, deferred maintenance and UCM's Master Plan. He added that the presentations made today surrounding these three distinct areas would open the process for 1) determining how we care for our existing facilities with available resources; 2) outlining expectations in the Master Plan and identifying the resources to achieve them; and (3) establishing the relationship between the residence halls and the student experience. He asked Mr. Wellman to proceed with the first presentation.

Mr. Wellman provided information contained in a Power Point Presentation related to facility conditions and the current status of deferred maintenance on campus. He also presented an action plan for deferred maintenance for both the main campus and residential life that included a comprehensive facility condition assessment; an update of the University's Master Plan for both short and long range capital project priorities; and the development of a five-year maintenance and repair plan to address a deferred maintenance backlog.

Mr. Wright asked what the estimated cost is for conducting the assessment. Mr. Wellman anticipated the cost would be \$125,000 to \$150,000. Mr. Wright asked if the facilities assessment could be conducted internally. Mr. Wellman stated that he does not have the human resources to do an internal assessment. Mr. Baker asked if the University would consider hiring someone on a temporary basis to conduct the assessment in lieu of outsourcing the service to a firm. The Board agreed with the concept of conducting an assessment for \$150,000 or less, and allowing the administration to determine how best to accomplish this.

Board members also suggested that instead of hiring someone to identify things that we may already know are in need of repair, that it may be of greater benefit to have someone help us prioritize the deferred maintenance items we know of and to advise us on whether to repair, remodel, or to start all over. President Ambrose said the University would explore and come back to the Board soon with the different options.

Mr. Wright asked if it is possible for the University to set aside a percentage of the budget for deferred maintenance. Mr. Merrigan said the State's formula uses 1.5% of replacement would have to set aside approximately \$3.5 million. Director of Housing Patrick Bradley noted that Housing contributes \$3 million annually from its auxiliary income to the maintenance and repair budget to help pay for improvements to the residence halls. President Ambrose stated that there are many variables to be considered, noting that a vast

majority of the residence halls are outdated. The assessment will provide a sense of prioritization and help the Board to identify the information it needs to ensure we are allocating resources appropriately.

Mr. Strait continued the presentation with a campus Master Plan update. He reviewed progress that has been made and work that remains involving the demolition, maintenance, upgrades, renovation of residence halls, as well as the construction of new halls. He also reviewed updates that are needed to the Master Plan related to Athletics Based Initiatives; Holden Street Development; a New Fraternity Complex; and upgrades to Hendricks Hall. Mr. Strait presented a draft schedule to assess, identify alternatives and recommend improvements to each of these “packages.” Mr. Hicklin asked what the cost is for updating the Master Plan to include these packages. President Ambrose said the cost would be \$180,000. A recommendation will be made to the Board during its August 18, 2011, Plenary Session.

A copy of the Power Point used for both presentations is included as an attachment to these minutes.

Other – Agenda Item No. 2

There was no other business to discuss.

Request for Closed Session – August 17, 2011 – Agenda Item No. 3

Dr. Long moved that pursuant to the Missouri Revised Statutes, Section 610.021, that the 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 Ms. Dandurand and carried with the following roll call vote:

Weldon Brady	aye	Mary Long	aye
Marvin Wright	aye	Richard Phillips	aye
Edward Baker	aye	Walter Hicklin	aye
Mary Dandurand	aye		

The meeting adjourned at 3:15 p.m.