

University of Central Missouri
Board of Governors
January 30, 2014
Special Plenary Session

The University of Central Missouri (UCM) Board of Governors convened a Special Plenary Session via conference call on Thursday, January 30, 2014, at 11:30 a.m. The call originated from ADM 204 on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting from ADM 204 was Board President Marvin E. Wright. Other Board members participating from ADM 204 were Governors Weldon Brady, Mary Dandurand and Kyle Shell. Participating by phone were Governors Gus Wetzell II, Walter Hicklin, John Collier, and Mary Long, and President Charles Ambrose. Other participating in the meeting from ADM 204 were General Counsel Henry Setser; Assistant Secretary to the Board Monica Huffman; and Deborah Curtis John Merrigan, Shari Bax, Chris Bamman, Susan Brockhaus, Lisa Butler, and Jeff Murphy. Also present were Dennis Strait and Jim Schraeder of Gould Evans.

Call to Order – Agenda Item No. 1

Mr. Wright called the meeting to order and asked Ms. Huffman to take the roll. It was determined that a quorum was present to conduct business.

The Crossing Project – Enhanced Exterior – Agenda Item No. 2

President Ambrose stated his appreciation for the Board taking time to meet today. He noted that today's proposal for an enhanced exterior to what will be UCM's front door to the community, is an investment that will have a long-lasting staying power. He expressed appreciation for Mr. Brady's engagement and the work of Gould Evans to enhance the design and its efforts to stay within the project's budget.

Mr. Strait discussed proposed exterior enhancements shown in artist renderings that were included with a previously distributed briefing paper (Attachment 1). The enhancements include more glass and natural stone than was depicted in the original design.

Mr. Merrigan said that UCM Management, Gould Evans, McCownGordon, and Treanor Architects are working collaboratively to value engineer the additional \$500,000 that the enhancement is estimated to cost, without compromising the quality of the new facility. Strategies are being considered to incorporate the \$500,000 exterior enhancements within the University's original project budget. If this can't be done, other potential cost savings areas would be to first consider reducing the University's initial project budget contingency by \$500,000, or as a second option, to expend \$500,000 in UCM Student Housing reserves.

Mr. Brady said that when considering the total project cost, the enhancement is less than a 1% increase. Because the initial conversations focused on blending the design of the facility with existing housing, it wasn't discovered until the end that a "Wow" factor that is seen on other campuses, was missing. Mr. Brady believes this is necessary.

Dr. Wetzel asked if consideration was given to installing a decorative fence at the north side of the stadium to secure it and its equipment. Mr. Wright said the question was raised previously, but that the Administration did not feel a fence would be necessary. Should security become an issue, fencing could be installed at a later date.

President Ambrose credited UCM's athletic program, noting that the stadium remains open for use. The stadium is the backyard to the new facility and the only reason to secure the stadium would be on game days for ticketing purposes, but he noted there is a plan in place to address this.

Mr. Collier asked if Housing's reserve was to be used for the enhancement, would it impact the maintenance or updates to other residential halls. Mr. Merrigan said if we had to resort to using these funds, the money would come from a Housing's maintenance fund. Mr. Brady noted that there have been several updates and enhancements made to residential facilities over the past two years, so the impact should be minimal. President Ambrose noted that UCM's Housing staff has been very judicious in using these funds, and feels that the fund could accommodate the \$500,000 cost to enhance the new facility if it becomes necessary.

Mr. Brady moved that the Board of Governors approve incorporating the \$500,000 in exterior enhancements to the Crossing's Project (formerly referred to as Mixed-Use) design. The motion was seconded by Dr. Wetzel and carried with the following roll-call vote:

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

The Crossing Project – Hazardous Materials Building – Agenda Item No. 3

President Ambrose said that as EPA guidelines have changed, UCM's hazardous waste storage facility was grandfathered. With the elimination of use of this facility as part of the overall Crossing project UCM has had to evaluate its options with regard to hazardous waste disposal. Dr. Curtis and Mr. Merrigan discussed the options that were outlined in a briefing paper previously distributed to the Board (Attachment 2), that included construction of a \$1.2 million Hazardous Waste Material Storage building, or the outsourcing of hazardous waste material pick-up and disposal for an estimated cost of \$94,000 annually.

It was noted that the State of Missouri currently has a statewide services contract with five hazardous material vendors and UCM contacted two of the firms. One of the firms is Tradebe Treatment and Recycling Services who currently provides hazardous material pickup services for other universities in the region including the University of Missouri System. Mr. Brady asked if we have talked with any of the universities about their experience with Tradebe. Dr. Curtis said the intent is to talk with them if the Board approves the outsourcing option. Dr. Wetzel asked if a Board decision could be deferred until after these discussions have occurred. Dr. Curtis said that deferring a decision would delay demolition and construction of the Crossing project.

Mr. Merrigan noted that the State's contract with Tradebe ends December 2014. It is anticipated that the State will renew its contract with the company; however, this will not be confirmed until later this Spring. Should the State not renew its contract, UCM could work directly with Tradebe. Under the outsourcing option, which is the Administration's preferred option at present, UCM would not be required to build a new hazardous material building to test, consolidate and store material. UCM would like to try the outsourcing option for one year to see how well it works. Mr. Brady said he prefers this option, which also turns the management of hazardous waste over to an outside firm. Mr. Merrigan reviewed and compared the financial cost of outsourcing and constructing and managing our own facility.

Mr. Wright said that if outsourcing is approved, he would like a preliminary report provided to the Board in six months, which will help it to determine if we should consider outsourcing this service or construct our own facility. President Ambrose said he would definitely recommend a six-month review before making a decision to renew a contract. Mr. Setser said that he and President Ambrose discussed obtaining a third-party consultant to evaluate and assess UCM's hazmat procedures and how Tradebe may manage them, and to obtain input on what other steps need to be taken to ensure UCM remains in compliance with OSHA.

Mr. Wright said he would like to know soon what the experience of other universities is that are outsourcing to Tradebe for hazmat services. Ms. Dandurand asked if UCM has the space to construct a facility if it becomes necessary. Mr. Schraeder said that after much due diligence, space was identified off of McGoodwin Street for a facility. He added that a study has been conducted to see what is necessary to construct a facility for 30 day's storage of hazmat materials. The study should be available within the next few months. President Ambrose said our preference is to outsource this service rather than to construct a \$1.2 million facility. Mr. Wright agreed.

Mr. Collier moved that the Board of Governors approve outsourcing the University's hazardous materials pickup, storage and disposal activities for a one-year term utilizing the State of Missouri's statewide contract. The motion was seconded by Ms. Dandurand and carried with the following roll call vote:

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

Adjournment

There being no further business to discuss, Dr. Wetzel moved that the meeting adjourn. The motion was seconded by Ms. Dandurand and carried with the following roll call vote:

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

The meeting concluded at 12:00 noon. 3

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Special Teleconference - Plenary Session
Attachments Listing

| <u>Attachment No.</u> | <u>Attachment Description</u> |
|------------------------------|---|
| 1 | <i>Briefing Paper – The Crossing Project – Enhanced Exterior</i> |
| 2 | <i>Briefing Paper – The Crossing Project – Hazardous Materials Building</i> |