

University of Central Missouri
Board of Governors
Work Session
July 21, 2014

The University of Central Missouri (UCM) Board of Governors convened in Work Session on Monday, July 21, 2014, at 1:30 p.m. in Union 237A on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting was Board President Marvin E. Wright. In attendance were Governors Gus Wetzel II, Mary Dandurand, Weldon Brady, Walter Hicklin, Mary Long, John Collier, and Elizabeth Wood. Also present was University President Charles Ambrose; Vice President for Law, Policy and Strategy Mike Racy; Assistant Secretary to the Board Monica Huffman; Vice President for Finance John Merrigan; Executive Director for Facilities, Planning and Operations Chris Bammon; and Representatives of Burns and McDonnell.

Call to Order – Agenda Item No. 1

Mr. Wright determined that a quorum was present to conduct business and called the meeting to order. He welcomed and introduced newly appointed Student Governor Elizabeth Wood, who will be administered the Oath of Office at the August 21, 2014, Board meeting. President Ambrose added a welcome to the new Director of Broadcasting Services, Dr. Phil Hoffman, who comes to UCM from the University of Akron, following a national search.

Selmo Park – Agenda Item No. 2

Mr. Wright called on Mr. Merrigan for presentation of this agenda item. Mr. Merrigan noted that Board members were provided a binder on July 1, 2014, that contained environmental and structural assessment reports of Selmo Park. These assessments were conducted following historical heavy rains that occurred in Warrensburg on April 3, resulting in 8+ inches of water intrusion and sewage to Selmo Park's basement. Mr. Merrigan introduced Chris Bammon, UCM's Executive Director for Facilities, Planning & Operations and members of the Burns & McDonnell team including Bill Halliburton, Brian Snyder, Diana Marquez, Ken Simmons, and Rudy Leutzinger.

Burns & McDonnell staff prepared and presented information related to Selmo Park (Attachment 1). Included in the information was a diagram of different phases of construction for Selmo Park, which Mr. Snyder reviewed. The diagram included in the information provided to the Board reflected the original construction done in 1866, as well as additions made in 1926 and in the 1950s. There was discussion concerning the type of brick used in the original construction, additions, and repair of Selmo Park. Of particular note is the structure is unable to "breathe," meaning water vapor entering the home cannot exit, which is the result of previous structural changes related to bricks and mortar.

Mr. Simmons reviewed in some detail the structural concerns related to Selmo Park including issues with the foundation, brick and mortar, settling, and wall blistering and deterioration. He also reviewed some of the environmental issues with Selmo Park, noting that Burns & McDonnell's assessment began after the completion of the professional cleaning that followed the April 3 flooding.

Environmental/mold samples were taken throughout the home and tested following the April 3 flood. The results concluded a presence of mold and bacteria in the home. Microbial levels for Pennicillium/Aspergillus were found to be much higher than the ambient levels and lower levels of Stachybotrys were also found to be present. To eliminate the bacteria/mold, the food source and moisture would have to be removed from the home. The remedy is to control the water intrusion including humidity and all else that allows the surface to stay wet or damp. Mr. Brady asked if the home is inhabitable given its present condition. Mr. Simmons explained that mold is an allergenic and people respond to mold in different ways. He said before the home is inhabited, he would recommend the home be remediated to eliminate the bacteria/mold.

Mr. Bammon reviewed the list of repair and remediation that is required for Selmo Park, which totaled \$1,979,000 (Attachment 2). Mr. Brady added an assessment done in 1999 estimated repairs at that time to be \$600,000, and in 2006 several repairs were done to the home at a cost of more than \$266,000.

Ms. Dandurand asked what the University is doing to communicate information about Selmo Park to the public and expressed concern that many community members are unaware of the issues with the home. Mr. Cryder said that a release will be made following the meeting, which is the third public communication that has been made since the April rains that resulted in the basement flooding and sewage backup. University Relations has developed a communication strategy that will ensure all constituents are informed of the issues.

Mr. Wright concluded this item, stating the Board would discuss different options related to Selmo Park at the August 21, 2014, Board meeting. In the meantime, Mr. Merrigan will obtain an appraisal or real estate assessment of the home and Mr. Cryder will continue to work on getting information out to the public.

Other – Agenda Item No. 3

There was no other business to discuss

Request for Plenary Session – Agenda Item No. 4

Mr. Hicklin made a motion that the Board move into Plenary Session to discuss an item that requires Board action. The motion was seconded by Mr. Collier and passed unanimously.

Adjournment – Agenda Item No. 5

The meeting concluded at 2:45 p.m.

**University of Central Missouri
Board of Governors
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July 1, 2014
Attachment Listing**

<u>Attachment No. 1</u>	<u>Attachment Description</u>
1	Burns & McDonnell Presentation
2	Cost Sheet to Repair/Remediate Selmo Park