

***University of Central Missouri  
Board of Governors  
Special Plenary Session  
May 26, 2016***

The University of Central Missouri (UCM) Board of Governors convened in Special Plenary Session on Thursday, May 26, 2016, at 9:00 a.m. The meeting was held via teleconference and originated from Room 204 of the Administration Building on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting by phone was Board President Marvin E. Wright. Other Board members participating by phone included Governors Weldon Brady, Gus Wetzel, Mary Long, Walter Hicklin, and John Collier. Governors Mary Dandurand and Mathew Martinez participated in the meeting from Room 204. University President Charles Ambrose and Sean Tassi, representing interim General Counsel Hayley Hanson of Husch Blackwell LLC, also participated by phone. Other individuals participating in the meeting from Room 204 included Assistant Secretary to the Board Monica Huffman; Drs. Ron Core, Deborah Curtis and Alice Greife; and other staff that included Lisa Butler, Chris Bamman, Toni Kreke, Susan Brockhaus, Jeff Murphy, and Mike Greife. Also present in Room 204 were Dennis Strait and Jim Schraeder of Gould Evans Architects and Brad Corkrean and Calvin Hobbes of McCownGordon Construction.

**Plenary Session**

**Call to Order** – Agenda Item No. 1

Mr. Wright asked for a roll call and determined that a quorum was present to conduct business.

Prior to addressing agenda items, President Ambrose shared with the Board that Standard and Poor's (S&P) notified the University that it was raising UCM's bond rating from A to A+ and changing its outlook from positive to stable. This follows S&P's annual review cycle. Formal notification will be made by letter within the next couple of days. President Ambrose was excited to share this news and stated that the upgraded rating is a reflection of all the good work that is being accomplished by the Board and staff.

**Humphreys Building Project** – Agenda Item No. 2

President Ambrose stated that the University utilizes the summer months to work on a number of scheduled projects. In planning for summer renovations to Humphreys, the building was found to have some building materials containing asbestos and lead. This area will be remediated. Dr. Curtis added that the building is being vacated while work is completed as an added caution, and the goal for completion is August 1. She reviewed both urgent and non-urgent work that will be completed as part of the remediation (Attachment 1). Dr. Curtis stated that a meeting was recently held with the building's occupants who were positive and appreciative of these efforts.

The total project cost is estimated not to exceed \$2.95 million, including a 15% project contingency. Dr. Core explained how the project would be funded. He noted of the \$2.95 million, \$45,000 was a planned expense associated with renovations approved as part of the FY 2017 Strategic Funding Initiatives. University reserves will be used to fund all other associated costs of this project.

Mr. Brady expressed concern about non-bid contracts being issued for emergencies and noted that in most instances the costs to the University ends up being greater than if they were bid. Dr. Curtis stated that services being provided by ServPro for this project were bid. Ms. Butler shared a list of other items where more than one vendor was contacted in an effort to get the best price within the prescribed time constraints.

*Mr. Brady moved that the Board of Governors approve procurement of all goods and services necessary to complete the Humphreys Building Project in an amount not to exceed \$2.95 million, and delegate authority to the Provost and University Controller for all additional procurements (both approvals are required for additional procurements). The motion was seconded by Mr. Collier and carried with the following roll call vote:*

Gus Wetzel	aye	Mary Long	aye
Mary Dandurand	aye	John Collier	aye
Walter Hicklin	aye	Marvin Wright	aye
Weldon Brady	aye		

**Amendment 2 – Guaranteed Maximum Price – W.C. Morris Science Building Renovation –**  
Agenda Item No. 3

Dr. Core reviewed information contained in a briefing paper (Attachment 2) that seeks Board approval for Amendment 2 of the Guaranteed Maximum Price (GMP) contract with McCown Gordon Construction for certain renovations to the W.C. Morris Science Building in an amount of \$9,375,001. This would be coupled with a previously approved GMP amount of \$634,203, for a total GMP of \$10,009,204, and includes base bid and proposed Alternates A, G, I, and K, funded with capital appropriated funds, as well as Alternates B and L, funded with institutional and department reserves. Board approval was also being requested to complete additional alternates, according to pre-established priority, in the event savings area achieved through value engineering or unspent project contingency.

Dr. Wetzel questioned what would happen if something unexpected arises during the renovation project, as was the case with the Humphreys Building. Ms. Brockhaus stated there is a \$1 million contingency fund for the project to cover unexpected work that may be required. Mr. Brady asked who from UCM's staff is overseeing the project. Mr. Bamman answered that he is overseeing the project.

*Dr. Wetzel moved that the Board of Governors approve Amendment 2 GMP in the amount of \$9,375,001 for renovations to the W.C. Morris Science Building, bringing the total GMP amount to \$10,009,204. The motion was seconded by Mr. Collier and carried with the following roll call vote:*

Gus Wetzel	aye	Mary Long	aye
Mary Dandurand	aye	John Collier	aye
Walter Hicklin	aye	Marvin Wright	aye
Weldon Brady	aye		

## **Fitzgerald Window Replacement and Brick Repair Project Contingency** – Agenda Item No. 4

Dr. Core noted that Agenda Items 4 and 5 were similar in nature in that a contingency fund was never established for unforeseen matters related to each project. He reviewed the background information (Attachment 3) related to the Fitzgerald Window Replacement and Brick Repair project, noting that funds for a contingency would come from University Housing and Housing Energy Savings Reserves funds. The Board was also asked to approve a change order in the amount of \$58,625, for additional veneer brick work that was identified as requiring immediate attention. *Mr. Hicklin moved that the Board of Governors approve a project contingency in the amount of \$150,000 and authorize a change order to be covered by the contingency in the amount of \$58,625 to repair an additional 3,500 square feet of veneer brick. The motion was seconded by Ms. Dandurand and carried with the following roll call vote:*

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

## **Westside Parking Project Contingency** – Agenda Item No. 5

Dr. Core reviewed information related to the Westside Parking Project and the need for a project contingency and a change order related to cisterns that were located during excavation of the project site. Funds for project contingency would come from University Parking Services Reserves. *Mr. Collier moved that the Board of Governors approve a project contingency in the amount of \$75,000, and from the contingency, authorize a change order in the amount of \$1,650 to remove cisterns from the Westside Parking project site. The motion was seconded by Ms. Dandurand and carried with the following roll call vote:*

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

Dr. Core recommended in going forward that the University establish a contingency fund for future projects. The Board agreed.

## **Other** – Agenda Item No. 6

There was no other business to discuss.

## **Adjournment**

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

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

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Attachments Listing***

<b><u>Attachment No.</u></b>	<b><u>Attachment Description</u></b>
1	<i>Briefing Paper – Humphreys Building Project</i>
2	<i>Briefing Paper – Amendment 2 – Guaranteed Maximum Price – W.C. Morris Science Building Renovations</i>
3	<i>Briefing Paper – Fitzgerald Window Replacement and Brick Repair Project Contingency</i>
4	<i>Briefing Paper – Westside Parking Project Contingency</i>