

University of Central Missouri
Board of Governors
Teleconference - Plenary Session
March 29, 2013

The University of Central Missouri (UCM) Board of Governors convened in Plenary Session on Friday, March 29, 2013, at 11:30 a.m. via teleconference. The call originated from ADM 204. Presiding over the meeting by conference call was Board President Marvin E. Wright. Other Board members participating via conference call were Governors Mary Long, Walter Hicklin, Gus Wetzel II, John Collier, and Kyle Shell. Board members participating in the meeting from ADM 204 included Governors Weldon Brady and Mary Dandurand. Others participating in the meeting from ADM 204 included University President Charles Ambrose, General Counsel Henry Setser, and Assistant Secretary to the Board Monica Huffman. Also present at the meeting in ADM 204 were staff members John Merrigan, Jerry Hughes, Chris Bamman, Patrick Bradley, Susan Brockhaus and Michael Smith; and Gould Evans consultants Dennis Strait and Jim Schraeder who participated via conference call.

Note: Governor John Collier was confirmed on Wednesday, March 27, 2013, and administered the Oath of Office on March 28, 2013.

Call to Order – Agenda Item No. 1

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

RFP 9547 – Award of Design-Build Contractor Services for Phase 1 of the Mixed Use Facility

Mr. Merrigan began the presentation by introducing members of the evaluation committee that included Governor Brady, Chris Bamman, Patrick Bradley, Susan Brockhaus, Jerry Hughes, and John Merrigan. Although they did not serve as committee members, Director of Procurement Mike Smith, and Dennis Strait and Jim Schraeder of Gould Evans provided great assistance. Mr. Merrigan reviewed the information contained in a briefing paper (Attachment) that was distributed to the Board prior to the meeting and noted the paper includes two recommendations, one for the Mixed Use Facility Phase 1 design builder and another for an alternate bid for a new HVAC for the Southeast School Building.

The committee's recommendation for the design builder is McCown Gordon/Treanor Architects, who so happened to also submit the lowest price for the alternate bid for the new HVAC for the Southeast School Building. Mr. Brady said he would like McCown Gordon to look at alternative systems that would give us a better value for our money. Mr. Bamman said that the HVAC system that McCown Gordon bid is very efficient and

offers many energy benefits; however there are alternate systems that could reduce the costs to an even lower number. We are still investigating this with McCown Gordon.

Dr. Long asked if approval of this contract includes everything that is needed with regard to the relocation of the General Services Building. Mr. Merrigan answered yes. This item was brought forward early because the committee was able to reach a decision much sooner than expected and by obtaining early approval from the Board, it allows the University to accelerate award of contract and movement of the project by 20 days, which impacts both phases.

Ms. Dandurand noted that the original approval included use of donor funds and asked what the status was for this. Mr. Hughes said there are potential donors for the project, but that none have been finalized. There is a funding plan until donor funds become available.

Mr. Wright asked if the work at the stadium would be completed in time for the fall football season. Mr. Shraeder said Phase I would not be completed until after January 2014; however, the construction will not create any issues and will not interfere with the games. Mr. Hughes said he is very comfortable that everything will be cleaned up prior to the games and that it will not interfere with practices or games.

Dr. Wetzel moved that the Board of Governors approve (1) the award of contract with McCown Gordon / Treanor Architects to serve as the University's Design Builder for Phase 1 of the Mixed Use Facility project at the guaranteed maximum price (GMP) of \$10,244,600; and (2) provided the University can negotiate the overall cost of the General Services Building relocation to be within the original \$8.6 million budget, approve an alternate bid for a new HVAC, heating and cooling system for the Southeast School Building. McCown Gordon submitted the lowest price for the alternate bid in the amount of \$413,647. This amount would be in addition to the guaranteed maximum price (GMP) amount of \$10,244,600. The motion was seconded by Ms. Dandurand and carried with the following roll call vote:

<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 E. Wright</i>	<i>aye</i>
<i>Gus Wetzel II</i>	<i>aye</i>		

Request for Closed Session – March 29, 2013

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

<i>Walter Hicklin</i>	<i>aye</i>	<i>Weldon Brady</i>	<i>aye</i>
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John Collier *aye*
Mary Dandurand *aye*
Gus Wetzel II *aye*

Mary Long *aye*
Marvin E. Wright *aye*

This meeting concluded at 11:55 a.m.