The Board of Governors for Truman State University met on Saturday, December 4, on the University campus in Kirksville, Missouri. The meeting was held in the Conference Room of the Student Union, and the open session of the meeting was called to order shortly after 1:00 p.m. by the Chair of the Board of Governors, Matthew W. Potter.

A quorum was present with all seven voting members in attendance: Cheryl J. Cozette, Mike Greenwell, Karen Haber, Matthew W. Potter, Kenneth L. Read, John W. Siscel, III, and Mark S. Wasinger.

Also participating in the meeting were all three non-voting members: Luke Freeland, the student representative, and John Hilton and Michael A. Zito, the two out-of-state members.

Call to Order
Mr. Potter, as Chair of the Board of Governors, called the meeting to order and introduced the officers of the Board of Governors.

Minutes for Open Session of Meeting on October 15, 2010
Dr. Siscel moved the adoption of the following resolution:

> BE IT RESOLVED that the minutes for the open session of the meeting on October 15, 2010, be approved.

The motion was seconded by Mr. Read and carried by a unanimous vote of 7 to 0. Mr. Potter then declared the motion to be duly adopted.

Chair Report
Mr. Potter provided a brief report noting that he and the members of the Board had been in regular contact with President Paino and the administration since the last meeting of the Board.

Selection of Officers for 2011 Calendar Year
Mr. Potter noted his appointment of Dr. Cozette, Mr. Potter and Mr. Wasinger to serve as the nominating committee to provide a proposed slate of officers for the 2011 Calendar Year. Mr. Potter reported on the work of the committee, and Dr. Cozette then moved the adoption of the following resolution:

> BE IT RESOLVED that the following persons be duly elected as officers of the Truman State University Board of Governors, taking office for a term of one year commencing at the first regular meeting of the 2011 Calendar Year:
>
> | | |
> |---|---|
> | Chair | John W. Siscel, III |
> | Vice Chair | Kenneth L. Read |
> | Secretary | Karen Haber |

The motion was seconded by Mr. Wasinger and carried by a unanimous vote of 7 to 0. Mr. Potter then declared the motion to be duly adopted.

President's Report

Dr. Troy D. Paino, President of the University, began his report by sharing with the Board a document summarizing his external and internal relations activities from October 15 to December 3, 2010. President Paino provided an update on the activities associated with the $30 million Bright Minds Bright Futures Capital Campaign noting a campaign total thus far of $26.5 million. Dr. Paino noted meetings with newly elected Missouri State Representative Zachary Wyatt and Missouri State Senator Brian Munzlinger as well as the work that has been done and will continue to be done in order to share the Truman message with the rest of Missouri's newly elected representatives and senators. President Paino thanked Governor Read for his involvement in a meeting on campus with U.S. Congressman Roy Blunt and former U.S. Congressman Kenny Hulshof. Dr. Paino noted a successful Homecoming weekend thanking the Board for their involvement and the staff for their good work. He noted the continued anxiety on campus in regard to the Fiscal Year 2012 budget, and he shared with the Board a numbers of ways in which he had been keeping the lines of communication open with the campus community, in particular a University-wide meeting on October 20, meetings with academic departments, meetings with staff offices and Staff Council, regular "Coffees with the President," and town hall meetings in the residence halls with Isaac Robinson, President of the Student Government. President Paino then shared a fiscal responsibility report in which he provided an update on the state budget forecast and the initiatives taking place on campus in anticipation of the upcoming budget challenges. He noted recent meetings in Jefferson City which indicate that the projected revenue forecast remains roughly the same. He then shared a small sampling of initiatives that are being implemented on campus as a means to reduce costs or generate additional revenue. President Paino reminded the Board that Winter Commencement is scheduled for Saturday, December 18, noting that Dr. David R. Russell, Missouri Commissioner of Higher Education, has agreed to provide the commencement address. President Paino ended his remarks by thanking Governor Potter for his outstanding service as chair, noting in particular the extra work that is involved with that important responsibility.

Governor Siscel exited the meeting at approximately 1:15 p.m.

Academic Affairs Report – The Truman Institute

Richard Coughlin, Provost and Vice President for Academic Affairs, and Dr. Kevin Minch, Director of the Truman Institute and Professor of Communication, provided a report on the Truman Institute, an office dedicated to the promotion of exciting new learning experiences that extend beyond the traditional borders of the University.

Strategic Planning Advisory Committee Report

The Co-Chairs of the Strategic Planning Advisory Committee, Dr. Doug Davenport (Dean of the School of Social and Cultural Studies) and Dr. Lou Ann Gilchrist (Dean of Student Affairs), provided a report on the initial work of their committee to develop a new five-year strategic plan to guide the development of Truman State University.

Financial Report

Mr. Wasinger, as chair of the Finance and Auditing Committee, reported on the committee meeting which was held earlier in the day. Mr. Wasinger, along with Judy Mullins, Comptroller, then provided a review of the financial reports of the University, which included a review as of September 30, 2010, of education and general revenues and expenditures and auxiliary systems revenues and expenditures, and a review as of September 30, of the Truman State University Foundation revenues and expenditures.

Construction Projects Report
Mr. Read, on behalf of the Budget and Capital Projects Committee, reported on the committee meeting held earlier in the day. Mr. Read then provided an update on construction projects which had been approved by the Board at previous meetings.

Contracts for Construction/Technology Projects Report
Mr. Read noted that there were no construction/technology projects totaling $25,000 to $50,000 which had been approved since the last meeting of the Board.

Architectural Services—Renovations to Centennial Hall Project
Mr. Read moved the adoption of the following resolution:

> BE IT RESOLVED that the proposal from International Architects Atelier to provide architectural services for the Renovations to Centennial Hall Project, with the fees and work for such services to be within the guidelines of the proposal, be approved; and
>
> BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to execute a contract with the firm for the project; and
>
> BE IT FURTHER RESOLVED that a copy of the proposal be attached to and made a part of the minutes for this meeting.

The motion was seconded by Mr. Wasinger and carried by a vote of 6 to 0. Mr. Potter then declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit A.

Equipment Purchase
Mr. Read moved the adoption of the following resolution:

> BE IT RESOLVED that the purchase of the following items of equipment be approved:

Item	Budget
Fluorimeter	$ 40,000
Weight Lifting and Conditioning Equipment for Pershing Strength and Conditioning Center	$225,000

The motion was seconded by Ms. Haber and carried by a vote of 6 to 0. Mr. Potter then declared the motion to be duly adopted.

Housing Charges
Mr. Read moved the adoption of the following resolution:

BE IT RESOLVED that the following major categories of housing charges be approved, effective with the 2011 Fall Semester:

1) Room and board rates for students living in the University's residence halls with the regular food plan:

CENTENNIAL (during remodeling)

Size of Room	Charge for Academic Year
Two Occupant Rooms	$6,990 per student
Three or Four Occupant Rooms	$6,550 per student
Super Single Rooms	$8,200 per student

MISSOURI/DOBSON

Size of Room	Charge for Academic Year
Two Occupant Rooms	$7,250 per student
Three Occupant Rooms	$6,830 per student
Single Occupant Rooms	$8,030 per student
Super Single Rooms	$8,600 per student
Deluxe Double Rooms	$7,810 per student

BLANTON/NASON/BREWER

Size of Room	Charge for Academic Year
Two Occupant Rooms	$7,620 per student
Three or Four Occupant Rooms	$7,180 per student
Single Occupant Rooms	$8,525 per student
Super Single Rooms	$8,970 per student
Deluxe Double Rooms	$8,180 per student

GRIM

Size of Room	Charge for Academic Year
Two Occupant Rooms	$6,790 per student
Single Occupant Rooms	$7,600 per student
Super Single Rooms	$8,020 per student

RYLE

Size of Room	Charge for Academic Year
Two Occupant Rooms	$7,620 per student
Three or Four Occupant Rooms	$7,180 per student
Single Occupant Rooms	$8,525 per student
Super Single Rooms	$8,970 per student

2) West Campus Suites, including regular meal plan:

Size of Suite	Charge for Academic Year
Four Occupant Suites	$8,320 per student
Super Single	$9,950 per student

3) Fair Apartments:

Size of Apartment	Charge for Academic Year
Two Occupant Apartments, with meals	$7,050 per student
ADA—Single Room, no meals	$5,980 per student

4) Room rates (without meals) for students living in the University's apartments:

Unmarried Student Apartments	
Randolph Street Apartments	Charge for Academic Year
One Bedroom Units	
Two Occupants	$3,875 per student
Two Bedroom Units	
Four Occupants	$3,725 per student
Campbell Apartments	
One Bedroom Units	
Two Occupants	$4,245 per student
Two Bedroom Units	
Three Occupants	$4,145 per student

Family Apartments in Campbell Apartments (when available)

	Charge for Academic Year
One Bedroom Apartments	$6,645 per family
Two Bedroom Apartments	$7,555 per family

BE IT FURTHER RESOLVED that the other residence hall fees and room and board charges including short-term rates not listed in this resolution be established by the President of the University, based on the above fees and charges, in accordance with Sections 11.010 and 11.020 of the Code of Policies.

Resolution Amending the Code of Policies Pertaining to Tobacco Use on Campus

Ms. Haber moved the adoption of the following resolution:

BE IT RESOLVED, that Section 12.030.2 of the Code of Policies of the Board of Governors of Truman State University relating to use of tobacco on campus be amended by the addition of one new section to be known as Section 12.030.2, subsection 4, as follows:

12.030.2 Restrictions

4. Effective August 1, 2011, smoking is prohibited within 25 feet of any building on University property.

The motion was seconded by Mr. Potter and carried by a vote of 6 to 0. Mr. Potter then declared the motion to be duly adopted.

Agenda Items for Future Meetings
The Board reviewed a list of proposed agenda items for regular meetings during the next year.

Dates for Future Meetings
Ms. Haber moved the adoption of the following resolution:

> BE IT RESOLVED that the next regular meeting of the Board of Governors be scheduled for Saturday, February 5, 2011, on the University campus in Kirksville, beginning at 1:00 p.m., with the understanding that the Chair may alter the starting time and/or place for the meeting by giving due notice of such change; and
>
> BE IT FURTHER RESOLVED that other regular meetings of the Board during the next year be tentatively scheduled for the following dates:
>
> Saturday, April 9, 2011;
> Friday and Saturday, June 17-18, 2011;
> Saturday, August 6, 2011;
> Friday, October 7, 2011; and
> Friday, December 2, 2011.

The motion was seconded by Mr. Wasinger and carried by a vote of 6 to 0. Mr. Potter then declared the motion to be duly adopted.

Agenda Items for Closed Session
Dr. Cozette moved the adoption of the following resolution:

> BE IT RESOLVED that this meeting be continued in closed session, with closed records and closed votes as permitted by law, for consideration of the following items as authorized by Section 610.021, Revised Statutes of Missouri:
>
> 1. Approval of minutes for the closed session of the last meeting under Subsection 14 of the statute for "Records which are protected from disclosure by law";
> 2. Individual personnel actions under Subsection 3 of the statute for "Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded"; and
> 3. Confidential communications with the General Counsel; and
>
> BE IT FURTHER RESOLVED that if any business not covered by the stated reasons for the closed session is raised during the closed session, then this meeting shall be reopened to the public and an announcement about a resumption of the open session shall be made in the hallway outside of the meeting room.

The motion was seconded by Mr. Wasinger and carried by a vote of 6 to 0. Mr. Potter then declared the motion to be duly adopted.

The closed session of the meeting began shortly after 2:45 p.m.

Kenneth L. Read
Secretary of the Board of Governors

I hereby certify that the foregoing minutes were approved by the Board of Governors on the 5th day of February, 2011.

John W. Siscel, III
Chair of the Board of Governors

EXHIBIT A

KeR

international architects

atelier

November 18, 2010

Mark Schultz, AIA, CSI
Campus Architect, Project Manager
Truman State University
Campus Planning
McClain Hall 201
100 East Normal
Kirksville, MO 63501-4221

Re: Truman State University - Centennial Hall Renovations
Kirksville, MO

Dear Mark,

We are pleased to submit our fee proposal and initial thoughts in regards to phasing of the project, schedule, ADA accessibility, moving the dining hall and kitchen to the ground floor and moving of the student lounge to the first floor.

The attached diagram represents our initial thoughts without the opportunity to obtain input from TSU stakeholders. We value the opportunity to collaborate with TSU and strongly believe that the University's thoughts and direction are necessary to fully develop the planning of this facility.

We propose a 5.9% fee of the actual construction fee and FF&E bid amount. We have not included reimbursable expenses in the above fee. Reimbursable expenses such as mileage, meals, local lodging, reproductions, printing, and deliveries sent by services other than U.S. mail will be billed at actual cost.

Please consider our initial thoughts as a token of our interest in this project and not as premature planning. We value the University's thoughts and goals for this project and believe that only through collaboration with TSU will we be able to develop appropriate solutions for this project.

Again, we appreciate the invitation to participate in this project. Our team has visited Centennial Hall on two different occasions and is very excited about this project. Our team's extensive experience with student housing and dining facilities allows us to collaborate with the University to guide this project to a successful completion. We look forward to the opportunity to work with you and hope that this is the beginning of a long and fruitful working relationship with Truman State University. Please contact me with any questions or concerns you may have.

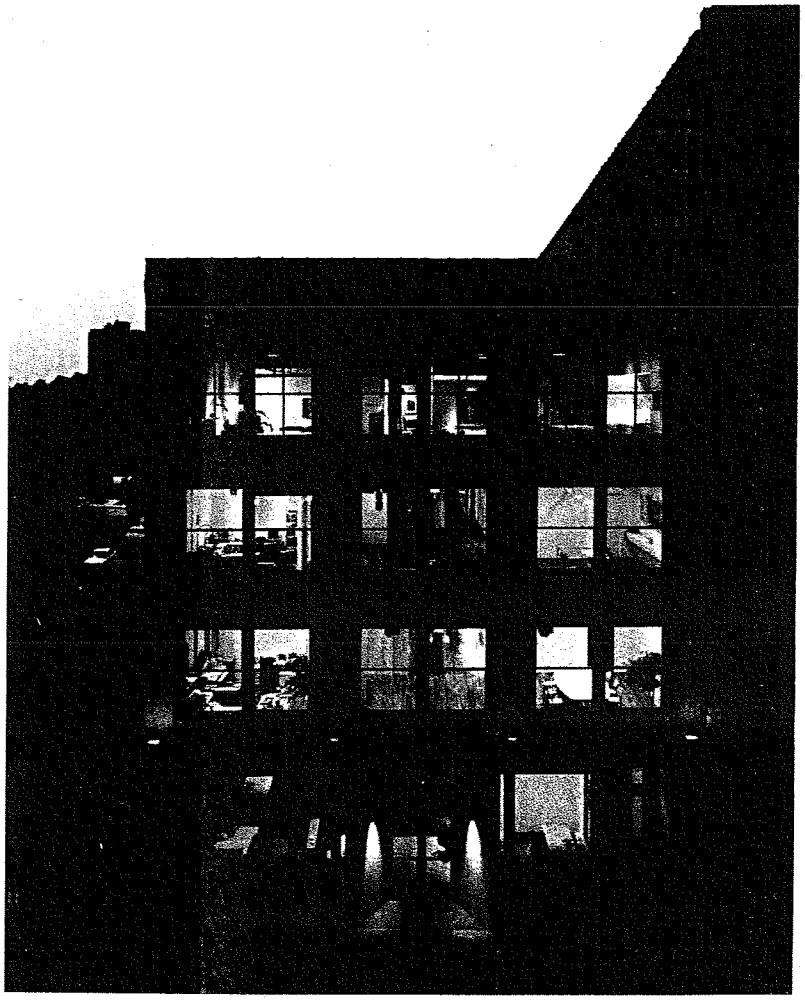
Respectfully submitted,

Elizabeth Amirahmadi

Elizabeth Amirahmadi, AIA
Principal

912 Broadway Suite 300 Kansas City, Missouri 64105 T:: 816.471.6522 F:: 816.471.3755 E:: iaa@i-a-a.com www.i-a-a.com

firm profile
International Architects Atelier

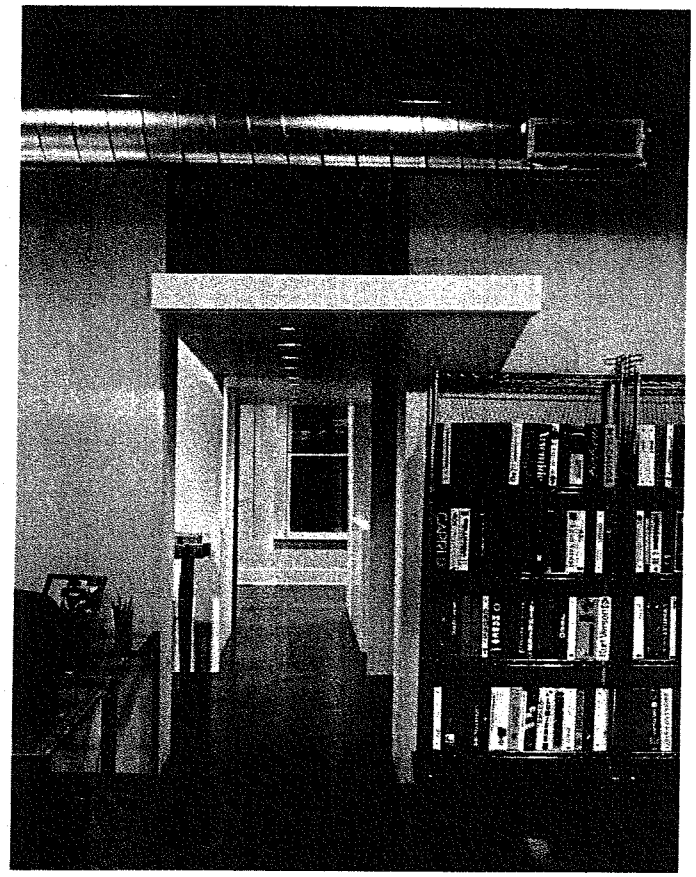


Founded in 1988 in Kansas City, Missouri, International Architects Atelier (IAA) is a studio committed to design excellence through exploration, experimentation, and innovation. The success of our renovation projects can be attributed to this commitment. IAA strongly believes that we must understand and learn from the past in order to be visionary and innovative.

The firm views each project as a unique opportunity and expression of client trust, believing all projects deserve the best of the firm's ability and dedication. Each member of the firm maintains constant awareness of project status and the mind set of others in collaboration, never losing sight of the evolution of each design from its initial ideas. Believing process and collaboration are best nurtured in the open, IAA creates a trusted working environment by maintaining an open studio.

above:
offices of
international architects atelier
at 912 Broadway [IAA]
right:
international architects atelier
maintains an open studio [IAA]

firm profile
International Architects Atelier



Over the last 22 years, International Architects Atelier (IAA) has gained the respect of our peers and clients and a reputation for high quality, innovative, economical projects. We bring this long-standing reputation, along with our knowledge and expertise, to every project we have the opportunity to engage.

the offices of
international architects atelier
at 912 Broadway [IAA]

project team

We have assembled a project team that shares the same values philosophy and passion for their profession. This team has successfully completed a significant number of similar projects. We have selected our consultants based on their experience and expertise as well as the quality of their services and because of past working experiences with them. In addition, this team has successfully completed several student housing projects for other Universities and Colleges.

Architect
International Architects Atelier (IAA)
912 Broadway Blvd., Suite 300
Kansas City, Missouri 64105
T: 816.471.6522 | F: 816.471.3755

Mechanical, Electrical & Plumbing Engineering
W. L. Cassell & Associates (WLC)
1600 Baltimore, Suite 300
Kansas City, Missouri 64108
T: 816.842.8437 | F: 816.842.6441

Structural Engineering
Melvin Proctor Consulting Structural Engineer
4901 SW Gull Point Dr.
Lee's Summit, Missouri 64082
T: 816.810.7954 | F: 816.537.8605

Food Service Facilities Consultant
Dennis G. Glore, Inc. (DGG)
120 South Viriginia
Eureka, Missouri 63025
T: 636.938.7887 | F: 636.938.6590

Cost Estimating Consultant
Cooper Construction Estimating
933 Dougherty Ferry Road
St. Louis, Missouri 63122
T: 314.984.0914 | F: 314.984.9014

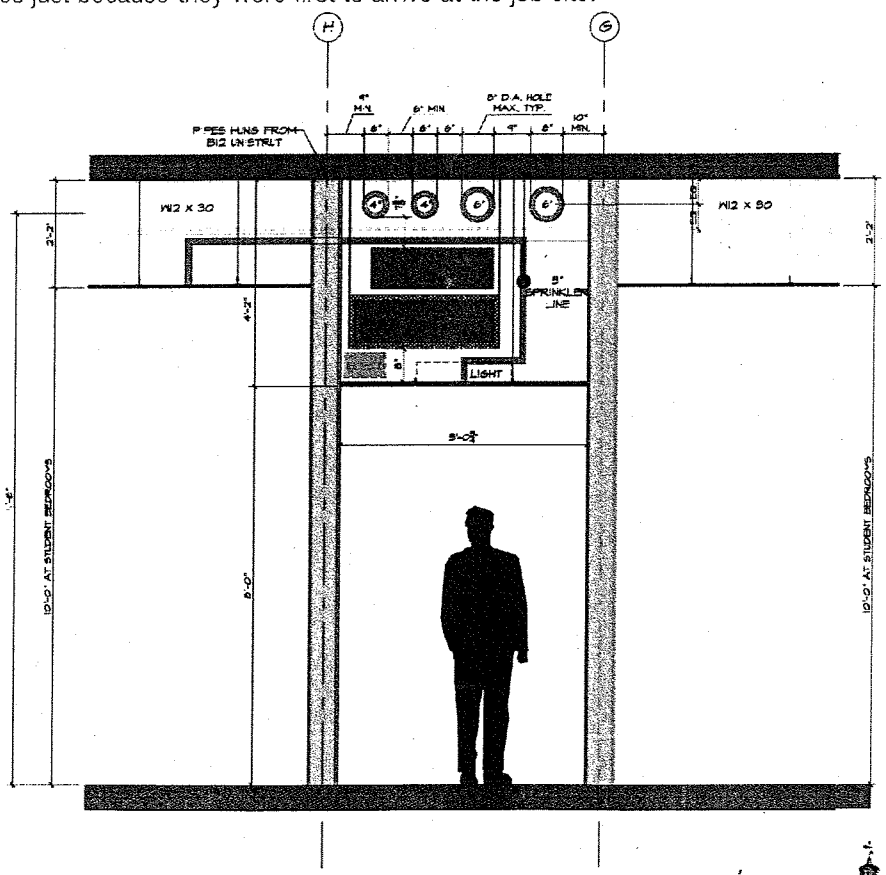
project understanding

We had the opportunity to tour recently renovated student housing and Centennial Hall. This informative tour provided us with a good understanding of the University's needs and expectations and enabled us to see the challenges and issues the project is facing. We are impressed with the University's efforts to enhance the living and academic experiences of TSU students by offering excellent academic programs paired with "home away from home" living conditions.

Student housing has become an important part of the collegiate experience. Colleges and Universities are responding by building new student housing or renovating their existing residence halls with the amenities and comforts that today's students expect. New student housing can be planned and designed with modern amenities in mind, but the renovation of existing facilities to provide comparable experiences and comfort is challenging. A renovation requires an extraordinary amount of collaboration, coordination, and planning to achieve success.

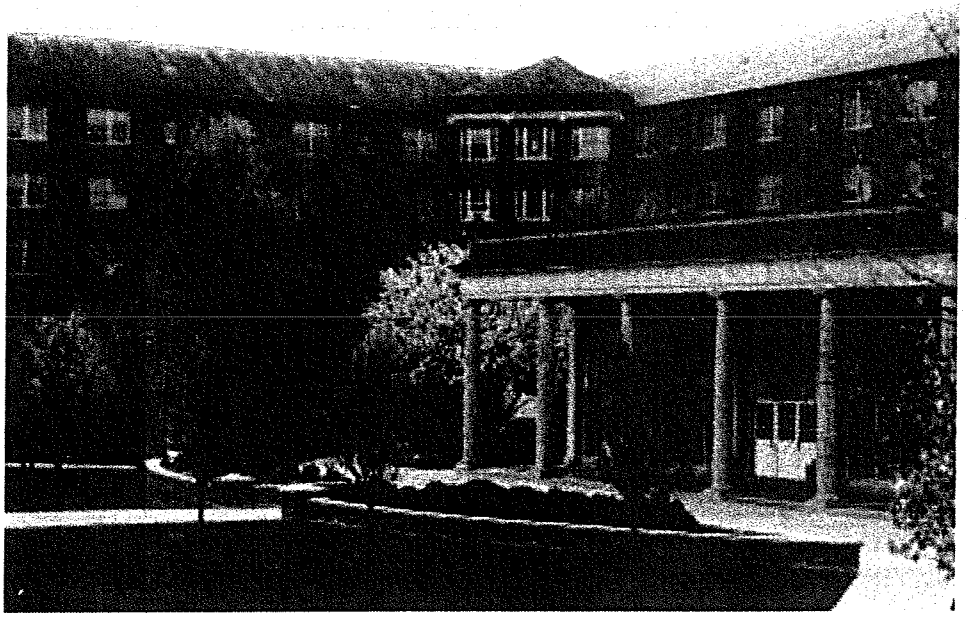
Coordination

Our experience with renovations of existing student housing has honed our ability to closely coordinate all disciplines to ensure the success of the project. Outfitting existing structures with new sprinkler systems, data conduits, and duct work requires close coordination to avoid surprises and unexpected results. In some cases, our team has provided sequencing of installation for the Contractor to follow in order to prevent one trade from dictating installation by other trades just because they were first to arrive at the job site.



Sample of coordination drawings prepared by IAA.

project understanding



The University's desire to complete this project in three phases requires careful planning to maintain full functionality and safety for the occupants. The construction phasing for the renovation of Centennial Hall will provide several challenges in order to maintain proper code compliance.

The central dining and commons shall be renovated in one phase, while the north wing and the south wing is to be renovated in separate phases. The building will remain occupied during the construction.

At least two exits will be required from each wing during construction while the other wing is being renovated. This can be accomplished by maintaining the stairway on the east end of each wing. There is an additional stair in the western portion of both the north and south wing which can aid in handling the exiting load requirements. However, in order to avoid a dead end corridor situation, access to the stairway immediately north of the central commons area must be maintained during all phases. This stairway can be renovated during the summer while students are not occupying the building.

Care must also be taken to ensure two exits, with proper distance separation, are maintained from the dining area and the student lounge during renovation of each wing.