

TRUMAN STATE UNIVERSITY  
Kirksville 63501

OFFICIAL MINUTES  
OF THE  
BOARD OF GOVERNORS

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OPEN SESSION  
OF MEETING ON  
APRIL 9, 2016

The Board of Governors for Truman State University met on Saturday, April 9, 2016, on the University campus in Kirksville, Missouri. The meeting was held in the Conference Room of the Student Union Building, 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, Sarah Burkemper.

Participating in the meeting were six of the seven voting members: Sarah Burkemper, Cheryl J. Cozette, Laura A. Crandall, Jennifer Kopp Dameron, Mike LaBeth and Susan Plassmeyer. Jim O'Donnell was unable to participate in the meeting due to another commitment and his absence was recorded as excused.

Two of the three non-voting members also participated in the meeting: David Lee Bonner, one of two out-of-state members, and Kelly Kochanski, student representative. Michael A. Zito, the other out-of-state member, was unable to participate in the meeting due to another commitment and his absence was recorded as excused.

Call to Order and Chair Report

Sarah Burkemper, Chair of the Board of Governors, called the meeting to order and welcomed all in attendance.

Announcement of Interim President

Governor Burkemper announced the Board's decision to appoint Dr. Susan L. Thomas, Executive Vice President for Academic Affairs and Provost, as the Interim President of Truman State University, effective July 1, 2016. The appointment was made in light of the recent announcement of University President Troy D. Paino to leave Truman, effective June 30, 2016, to become the Tenth President of the University of Mary Washington in Fredericksburg, Virginia. Both President Paino and Provost Thomas provided brief remarks.

Minutes for Open Session of Meetings on February 6, 2016, February 17, 2016, March 16, 2016 and April 1, 2016

Mike LaBeth moved the adoption of the following resolution:

BE IT RESOLVED that the minutes for the open session of the meetings on February 6, 2016, February 17, 2016, March 16, 2016, and April 1, 2016, be approved.

The motion was seconded by Susan Plassmeyer and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

Recognition of Karen Haber and Matthew W. Potter

Governor Burkemper and President Paino recognized former Governors Karen Haber and Matthew W. Potter for their service on the Board of Governors. Resolutions of appreciation for both individuals were approved at the February 6, 2016, meeting of the Board.

Resolution of Appreciation – Mark Gambaiana

Cheryl J. Cozette moved the adoption of the following resolution:

WHEREAS, Mark Gambaiana served as Vice President for University Advancement at Truman State University, leaving at the end of 2015 to assume

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the role of Vice President of Development with ChildServe, a non-profit organization that offers services to children with special health care needs; and

WHEREAS, Mark effectively led Truman's advancement efforts for eleven and a half years, exceeding in 2011 the goal of Truman's first ever comprehensive campaign, Bright Minds Bright Futures, by raising over \$30 million, and successfully launching in 2015 the University's \$40 million Pursue the Future campaign raising over \$26 million of the \$40 million goal in the first twenty-eight months of the five-year campaign; and

WHEREAS, with the help of his staff, Foundation Board, volunteers and thousands of friends and alumni, Mark's leadership has helped Truman grow the Foundation's assets from \$18.6 million to \$44.8 million while creating more than 225 new named scholarships to assist students in pursuing their education at Truman; and

WHEREAS, Mark was an active member of the Kirksville community serving as a board member for the Chariton Valley Association, Inc. and the Lifeline Pregnancy Help Clinic as well as a member of the Kirksville Kiwanis Club; and

WHEREAS, Mark maintained the University President's mental health and humility by graciously giving him four-foot putts while beating him every single round of golf they played together;

NOW, THEREFORE, BE IT RESOLVED that the Board of Governors of Truman State University hereby expresses its sincere gratitude to Mark Gambaiana for his dedicated and exceptional service as the Vice President for University Advancement and extends to Mark and his wife, Robin, their best wishes in all their future endeavors; and

BE IT FURTHER RESOLVED that a copy of this resolution be presented as a tangible expression of deep appreciation and felicitation.

The motion was seconded by Susan Plassmeyer and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

President's Report

Dr. Troy D. Paino, University President, began his report by sharing a selected engagements report summarizing his external and internal relations activities since the last meeting of the Board, highlighting in particular a posthumous degree ceremony for Scott Marshall, a student who died tragically in a car accident in 1994. Dr. Paino provided a legislative update, which included a status report on state appropriations for higher education institutions and Truman's continued efforts to secure funding for an Inter-Professional Autism Clinic. He also shared an enrollment report for the upcoming academic year. Dr. Paino introduced Carter Brooks Templeton, a freshman from Kirksville, Missouri, nominated by Governor Jay Nixon on March 14 to serve as

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the next Student Representative to the Board of Governors. Pending a Senate confirmation hearing, Carter will replace Kelly Kochanski on the Board. In addition, he reported that former Board of Governors member Dr. John W. Siscel III along with Samuel P. Murphey, a 2006 Truman alumnus, had been nominated by Governor Nixon to serve on the Coordinating Board for Higher Education. President Paino announced that Brandon Sorbom, a physicist and fifth-year Ph.D. candidate from the Massachusetts Institute of Technology (MIT) who is working on applying new superconducting magnet technology to accelerate the development of fusion energy as a usable power source in the future, will give the Spring 2016 Commencement address. President Paino ended his remarks by noting his upcoming last lecture, sponsored by the Student Activities Board and titled "On Saying Goodbye: The Power of Letting Go," scheduled for 7:30 p.m. on April 27 in Baldwin Hall Auditorium.

Annual Faculty Senate Report

Dr. Vaughan Pultz, Professor of Chemistry, and Dr. Debra Cartwright, Professor of Business Administration, provided the annual Faculty Senate Report. Doctors Pultz and Cartwright serve as Faculty Senate President and President Pro Tempore for the 2015-16 Academic Year.

Advancement/Foundation Board Report

Charles Hunsaker and Denise Smith, Interim Co-Directors of University Advancement, provided an update on Advancement activities, including a report on the Foundation Board Meeting held earlier that morning and the "Pursue the Future" Campaign.

Finance and Auditing Committee Report

Susan Plassmeyer, Chair of the Finance and Auditing Committee, provided a report on the committee meeting held earlier in the week.

Financial Report

Governor Plassmeyer provided a review of the financial reports which included a review as of February 29, 2016, of education and general revenues and expenditures and auxiliary systems revenues and expenditures and a review as of February 29, 2016, of the Truman State University Foundation revenues and expenditures.

Depositary Bank

Mike LaBeth moved the adoption of the following resolution:

BE IT RESOLVED that Bank of Kirksville of Kirksville, Missouri, be appointed as depositary for the University's checking accounts during the 2017 and 2018 fiscal years; and

BE IT FURTHER RESOLVED that the President of the University be authorized to execute a contract with Bank of Kirksville for its services as such depositary.

The motion was seconded by Jennifer Kopp Dameron and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

Academic and Student Affairs Committee Report

Cheryl J. Cozette, Chair of the Academic and Student Affairs Committee, provided a report on the committee meeting held earlier in the week.

Budget and Capital Projects Committee Report

Mike LaBeth, Chair of the Budget and Capital Projects Committee, provided a report on the committee meeting held earlier in the week.

Construction Projects Report

Governor LaBeth provided an update on construction projects which had been approved by the Board at previous meetings.

Contracts for Construction Projects and Equipment Purchases Report

Governor LaBeth reported that two equipment purchases totaling \$25,000 to \$100,000 had been approved since the last meeting of the Board:

<u>Description</u>	<u>Cost</u>
2015 23-Passenger Ford E-450 Bus (gas engine)	\$82,536
Used 2007 4x4 JLG 660SJ Lift with 66' Boom	\$26,000

Architectural Services—Blanton-Nason-Brewer Windows Replacement and Roof Project

Jennifer Kopp Dameron moved the adoption of the following resolution:

BE IT RESOLVED that the proposal from William B. Ittner to provide architectural services for the Blanton-Nason-Brewer Window Replacement and Roof 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 Cheryl J. Cozette and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit A.

Construction Project—Baldwin Hall Renovation Project

Laura Crandall moved the adoption of the following resolution:

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

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<u>Project Name</u>	<u>Project Budget</u>
Baldwin Hall Renovation Project	\$14,500,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

BE IT FURTHER RESOLVED that a copy of the description of the project, as reviewed at the meeting, be attached to the minutes as an exhibit.

The motion was seconded by Jennifer Kopp Dameron and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit B.

Construction Project – 2016 Roofing, Drainage and Building Repairs Project

Cheryl J. Cozette moved the adoption of the following resolution:

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

<u>Project Name</u>	<u>Project Budget</u>
2016 Roofing, Drainage and Building Repairs Project	\$660,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

BE IT FURTHER RESOLVED that a copy of the description of the project, as reviewed at the meeting, be attached to the minutes as an exhibit.

The motion was seconded by Jennifer Kopp Dameron and carried by a vote of 5 to 0, with Susan Plassmeyer abstaining from the vote. Governor Burkemper then declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit C.

Construction Project – Utility Tunnels Repair Project

Jennifer Kopp Dameron moved the adoption of the following resolution:

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

<u>Project Name</u>	<u>Project Budget</u>
Utility Tunnels Repair Project	\$160,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

BE IT FURTHER RESOLVED that a copy of the description of the project, as reviewed at the meeting, be attached to the minutes as an exhibit.

The motion was seconded by Susan Plassmeyer and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit D.

Bookstore Contractor

Susan Plassmeyer moved the adoption of the following resolution:

WHEREAS, the current five-year contract for operation of the Truman Bookstore expires on June 30, 2016; and

WHEREAS, the University has requested a two year extension with Follett to operate the bookstore July 1, 2016 – June 30, 2018;

NOW, THEREFORE, BE IT RESOLVED that the President of the University be authorized to accept the proposal of Follett Higher Education Group for operation of the Truman Bookstore; and

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to extend a contract with Follett Higher Education Group for a two year period, beginning July 1, 2016.

The motion was seconded by Cheryl J. Cozette and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

Enrollment Fees

Cheryl J. Cozette moved the adoption of the following resolution:

BE IT RESOLVED that the following enrollment fees for full-time students be approved, effective with the 2016 Fall Semester:

- 1) Undergraduate students who are enrolled in 12 or more, but less than 18, hours of academic credit for each semester:

Missouri Students.....\$7,256 per academic year  
Out-of-State Students.....\$13,690 per academic year

- 2) Graduate students who are enrolled in 12 or more, but less than 15, hours of academic credit for each semester:

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Missouri Students.....\$8,464 per academic year  
Out-of-State Students.....\$14,483 per academic year

BE IT FURTHER RESOLVED that the designated fee for the Student Recreation Center included above be maintained at \$222 for each full-time equivalent student per academic year; and

BE IT FURTHER RESOLVED that the designated fee for the Student Union included above be maintained at \$190 for each full-time equivalent student per academic year; and

BE IT FURTHER RESOLVED that the following additional enrollment fees for students enrolled in 6 or more semester hours during the academic year be approved as follows:

- 1) A student activity fee of \$86 per academic year (\$43 per semester); and
- 2) A student government fee of \$4 per academic year (\$2 per semester); and
- 3) A student health fee of \$54 per academic year (\$27 per semester); and
- 4) An athletic fee of \$116 per academic year (\$58 per semester); and
- 5) An information/technology (itech) fee of \$34 per academic year (\$17 per semester); and
- 6) A sustainability fee of \$10 per academic year (\$5 per semester)

BE IT FURTHER RESOLVED that the freshman orientation fee be \$325 for freshman students during the fall semester, and a corresponding fee for freshman students participating in comparable orientation programs during other semesters, with each freshman student to pay such an orientation fee only a single time; and

BE IT FURTHER RESOLVED that the President of the University is authorized to establish summer school rates designed to enhance enrollment in such programs; and

BE IT FURTHER RESOLVED that the enrollment fees for part-time students, interim sessions, study abroad, professional development, on-line classes and the other enrollment fees, and miscellaneous charges not listed in this resolution, be established by the President of the University, based on the above fees and charges, in accordance with Section 11.010 and 11.020 of the Code of Policies; and

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BE IT FURTHER RESOLVED that if the Missouri General Assembly fully funds Truman State University's state appropriation for Fiscal Year 2017 as outlined in the Governor's Budget, the President of the University is authorized and directed to suspend the tuition increase for undergraduate Missouri residents.

The motion was seconded by Laura Crandall and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

Agenda Items for Future Meetings

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

Dates for Future Meetings

Susan Plassmeyer moved the adoption of the following resolution:

BE IT RESOLVED that the next regular meeting of the Board of Governors be scheduled for Saturday, June 11, 2016, on the University campus in Kirksville, Missouri, 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, August 6, 2016;  
Friday, October 21, 2016;  
Saturday, December 3, 2016;  
Saturday, February 4, 2017; and  
Saturday, April 8, 2017.

The motion was seconded by Mike LaBeth and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

Agenda Items for Closed Session

Susan Plassmeyer 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”;

3. Confidential communications with the General Counsel; and
4. Purchase of real estate under Subsection 2 of the statute for “Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore; 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 Cheryl J. Cozette and carried by a unanimous vote of 6 to 0. Governor Burkemper then declared the motion to be duly adopted.

The closed session of the meeting began shortly after 2:15 p.m.



Cheryl J. Cozette  
Secretary of the Board of Governors

I hereby certify that the foregoing minutes were approved by the Board of Governors on the 11<sup>th</sup> day of June, 2016.



Sarah Burkemper  
Chair of the Board of Governors

cc



March 18, 2016

Mr. Mark Schultz, AIA, CSI  
Campus Planning Office, McClain Hall  
Truman State University  
100 East Normal  
Kirksville, Missouri 63501

RE: Blanton-Nason-Brewer Hall Exterior Restoration and Window Replacements

Dear Mark:

We appreciate the opportunity to provide continuing services on the Truman State University campus. The attached proposal, outlining the scope of work and compensation, will form the basis of the AIA contract once the project is approved by the Board of Governors.

As always, should you have any questions following your review or need additional information, please call me at your earliest convenience.

Sincerely,  
Wm. B. Ittner, Inc.

Dennis Young  
President & CEO

INSIDE  
knowledge.

Wm. B. Ittner, Inc.  
Architectural Leadership

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## Proposal

Blanton-Nason-Brewer Hall Exterior Restoration and Window Replacements

Truman State University

March 18, 2016

### Project Description:

The general architectural scope of the project is to address the following in two parts: Part One - evaluate the existing building envelope; make recommendations for corrective actions including establishing budgets; prepare the design documents needed to obtain competitive bids; assist in the bid and negotiation process; and, Part Two - provide construction phase services for both general administration (in-office) and field observation activities.

The following specific scope of work will be designed:

1. All windows (approx. 450), with the exception of those in the more recent building connector links, will be replaced with Pella fiberglass replacement windows (6 over 6 interior muntin, single-hung and fixed types), including any required interior and exterior trim and interior finish touch-ups.
2. Exposed steel lintels will be cleaned, primed and repainted.
3. Damaged roof drainage components (primarily downspouts) will be repaired or replaced to match existing.
4. A limited number of steel railings and concrete steps have deteriorated to the point of needing replacement, and will be included. All railings will be painted.
5. The existing shingle roof will be replaced, along with damaged flashing, and deteriorated deck boards, while improving attic ventilation with a continuous ridge vent (high), and new dormer style vents (low). Increasing the depth of roof insulation in the existing attic will also be considered.

### Scope of Services:

Ittner will provide the overall project management and architectural services for these projects. No engineering services are anticipated. Environmental services shall be provided by the University's environmental consultant.

#### I. Part One – Assessment, Design, and Bidding Services

The following services are included in this phase:

- A. Review of Existing Documents:  
Ittner will scan and digitize available record drawings to create CAD backgrounds. Additional detailed information will be gathered in the field to understand the building envelope and to document the exterior elevations.
- B. Field Investigation Process:  
After reviewing the above information, a detailed work plan will be finalized to guide the field observation team to conduct a thorough, yet efficient investigation. The work plan will detail the requirements for a general visual investigation and documentation of the building.
- C. Due to the straightforward scope of this project, we will develop the construction documents for the corrective measures in one Construction Document stage, omitting the traditional Schematic Design and Design Development phases. Our design process will include an estimate of the probable construction cost and a project schedule.
- D. We will assist the University throughout the competitive bidding process and subsequent contractor negotiations. Our services shall include:

## Proposal

Blanton-Nason-Brewer Hall Exterior Restoration and Window Replacements

Truman State University

March 18, 2016

- Prepare the bid advertisements. Arrange for the printing and handle the distribution to bidders. The cost of printing and mailing shall be a reimbursable expense.
- Answer bidder questions, prepare and issue addenda to all plan holders as needed.
- Review product substitution requests.
- Conduct the pre-bid meeting and the bid opening meeting.
- Review the bids and make recommendations for award to the University.

### II. Part Two – Construction Services

The scope of services for this type of work requires that compensation for construction services be provided in the following two categories.

#### A. Category #1 – General Administration. The following services are included in Category #1 – General Administration services.

- Answer questions of contractors and prepare/issue Clarifications, Change Proposal Requests, Construction Change Directives and/or Change Orders.
- Review Shop Drawings.
- When the Contractor notifies Ittner that the project is ready for the punchlist to be prepared, Ittner will inspect the project with the University in attendance. Ittner will provide a single punchlist and will make two return trips to confirm that deficiencies noted in the punchlist have been corrected. Additional punchlists and return trips will be considered additional services.

#### B. Category #2 - Field Observations. While field observations services for new construction are relatively predictable, the nature of renovation work to correct concealed deficiencies makes it impossible to predict the field time that will be required. We anticipate visiting the site at least weekly during the construction to assess contractor's compliance with contract documents and to resolve issues that are discovered during the renovation. However, our experience tells us that unforeseen construction deviations are often discovered in this particular type of renovation that will require additional unplanned trips to develop timely and appropriate solutions. Therefore, the fee for field observation services is not included in the lump sum fee for Category #1 – General Administration. We recommend that at a minimum, weekly field visits be budgeted for the construction phase, plus reimbursable expenses.

## Proposal

Blanton-Nason-Brewer Hall Exterior Restoration and Window Replacements

Truman State University

March 18, 2016

### Schedule:

We will commence upon notice to proceed following the April meeting of the Board of Governors, and complete work as follows:

I. Part One – Assessment, Design, and Bidding Services Milestones:

- A. Assessment and Design Completion – August 15, 2016
- B. Bidding – August 15 – September 14, 2016
- C. Contract Award – October Board of Governors Meeting

II. Part Two – Construction Services Milestones:

- A. Category #1 General Administration – commence upon notice to proceed to the Contractor, shop drawing review and approval - to be complete by early January 2017, following field verification of window openings (to facilitate window fabrication and delivery by the end of the spring term in early May 2017)
- B. Category #2 Field Observations – Winter Break 2016, and then again from approximately May 8 – August 14, 2017

### Compensation:

Compensation for the B-N-B Exterior Renovations and Window Replacements shall be in accordance with Attachment A – Preliminary Estimated Construction Cost and Compensation Analysis, plus reimbursable expenses.

Preliminary Estimated Construction Cost and Compensation Analysis  
 Blanton-Nason-Brewer Hall Exterior Restoration  
 and Window Replacements

Attachment A

Truman State University



Date: March 18, 2016

Bldg Item No.	Description	Quantity	Unit	Cost/Unit	Subcontractor Total	Escalation	Design/Contingency	Contractor Gen'l Cond OH&P	Fees	Unit Total	Item Total		
	<b>Window Replacement</b>												
	Replace Windows (approx. 450) <i>(includes demo, windows and installation, perimeter trim, and finishing/re-finishing)</i>	1	LS @	\$736,000	\$ 736,000	\$ 0	\$73,600	\$121,440	\$65,173	\$996,213	\$996,213		
		450	Units @	\$1,636	<i>Estimate figures provided by Perla</i>								
	<b>Area Well and Stair Railing Repair</b>												
	Replace Railings	6	Units @	\$2,500	\$ 15,000	\$ 0	\$1,500	\$2,475	\$1,328	\$20,303	\$20,303		
	<b>Miscellaneous Repairs</b>												
	Prep and Paint Lintels	450	EA @	\$150	\$ 67,500	\$ 0	\$6,750	\$11,138	\$5,977	\$91,365	\$108,284		
	Repair/Replace Concrete Stairs	2	EA @	\$5,000	\$ 10,000	\$ 0	\$1,000	\$1,650	\$886	\$13,536	\$13,536		
	Gutter and Downspout Repairs	1	LS @	\$2,500	\$ 2,500	\$ 0	\$250	\$413	\$221	\$3,384	\$3,384		
	<b>Re-Roofing (Bid Alternate)</b>												
	Re-Roofing with Architectural Shingles <i>(includes demo, new underlayment, limited lifetime warranty architectural shingles, and flashing repairs and replacement)</i>	300	SQ @	\$415	\$ 124,500	\$ 0	\$12,450	\$20,543	\$11,024	\$168,517	\$210,951		
	#30 Underlayment	225	SQ @	\$20	\$ 4,500	\$ 0	\$450	\$743	\$398	\$6,091	\$6,091		
	Self-adhering Underlayment	75	SQ @	\$110	\$ 8,250	\$ 0	\$825	\$1,361	\$731	\$11,167	\$11,167		
	Ridge Vent	600	LF @	\$6	\$ 3,600	\$ 0	\$360	\$594	\$319	\$4,873	\$4,873		
	Add Attic Ventilation (framed, louver-faced domers)	1	LS @	\$15,000	\$ 15,000	\$ 0	\$1,500	\$2,475	\$1,328	\$20,303	\$20,303		
	Contingency Allowance	1	LS @	\$50,000	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$50,000	\$50,000		
Part One - Assessment, Design and Bidding and Part Two - Construction Services Category #1 Fees										\$ 87,386			
Part Two - Construction Services Category #2 (per trip, per person) rate										\$1,050			
Total Project Cost										\$ 1,385,751			

*ca*

**ITEM J.4  
Construction Project – Baldwin Hall Renovation Project**

**DESCRIPTION AND BACKGROUND**

Baldwin Hall is a major academic building which currently houses classrooms and offices as well as the University Auditorium. It was constructed in two phases with the 1937 portion consisting of classrooms and offices and the 1958 addition housing the auditorium. The building is structurally sound and a recent project replaced the roof and repaired the bricks and stonework on the exterior.

This interior renovation will address major functional issues including HYAC, installation of fire sprinklers, replacement of the fire alarm system, new lighting, new carpet, and renovation of the restrooms. The project was designed to retain significant interior architectural details and utilize previous renovation improvements when feasible.

When the renovation is complete, Baldwin Hall will have 23 classrooms, 2 conference rooms, 48 faculty offices, and three office complexes on the first floor. Technology infrastructure will be upgraded throughout the building. The language labs will be located in Baldwin Hall, and several group study rooms and student informal learning spaces will be created. The historic conference room on the first floor will be restored and retained. The project also includes repainting the Auditorium and replacing the main stage curtains.

Bids were sought via advertisements in two general circulation newspapers, and three general contractors submitted proposals which were opened on March 22, 2016. The bidders were Universal, Lenexa, Kansas, Whiting-Turner, Kansas City, Missouri, and River City, Ashland, Missouri. The low bid is from Whiting -Turner and the project budget of \$14,500,000 includes design fees, advertising and contingencies. Funds for the project are from the recent state bond issue (\$9,209,000) and the local capital budget (\$5,291,000).

**RECOMMENDED ACTION**

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

<u>Project Name</u>	<u>Project Budget</u>
Baldwin Hall Renovation Project	\$14,500,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

Board of Governors – April 9, 2016

BE IT FURTHER RESOLVED that a copy of the description of the project,  
as reviewed at the meeting, be attached to the minutes as an exhibit.

Moved by \_\_\_\_\_  
Seconded by \_\_\_\_\_  
Vote: Aye \_\_\_\_\_  
Nay \_\_\_\_\_



*cc*

**ITEM J.5**

**Construction Project – 2016 Roofing, Drainage and Building Repairs Project**

**DESCRIPTION AND BACKGROUND**

This project will address several maintenance and repair issues at two campus buildings and storm drainage improvements. At Magruder Hall work includes replacement of masonry and flashing which allows storm water infiltration, as well as drainage system improvements on the west side of the building. Work on the General Services Building will involve replacement of the roof which is failing in several locations. Storm drainage work will occur near the University tennis courts to replace lines which are deteriorating. This storm line work is being coordinated with a City of Kirksville project to construct a new sidewalk on South Florence Street.

Bids were sought via advertisements in two general circulation newspapers, and four general contractors submitted proposals which were opened on March 23, 2016. The bidders were Sparks Construction, Kirksville, Missouri, PSR, Kirksville, Missouri, Irvinbilt, Chillicothe, Missouri, and River City, Ashland, Missouri. The low bid is from River City and the project budget of \$660,000 includes design fees, advertising and contingencies. Funds for the project are from the local capital budget.

**RECOMMENDED ACTION**

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

<u>Project Name</u>	<u>Project Budget</u>
2016 Roofing, Drainage and Building Repairs Project	\$660,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

BE IT FURTHER RESOLVED that a copy of the description of the project, as reviewed at the meeting, be attached to the minutes as an exhibit.

Moved by \_\_\_\_\_  
 Seconded by \_\_\_\_\_  
 Vote: Aye \_\_\_\_\_  
 Nay \_\_\_\_\_

**ITEM J.6**  
**Construction Project – Utility Tunnels Repair Project**

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**DESCRIPTION AND BACKGROUND**

Work is needed on the utility system tunnel which runs east/west underneath the sidewalk between the Boiler Plant and Kirk Building. This is a walk-through tunnel which was originally constructed in 1938, it was repaired and piping was replaced in 1988. The tunnel carries steam lines, condensate return lines, chilled water, potable water lines, as well as telephone and fiber optic cables. The walls and roof need repairs in multiple locations, and the metal pipe stands which hold high pressure lines in place are rusting and will be replaced.

The work will be done under the Job Order Contract which is a competitively bid contract. These contracts are established via the National Joint Powers Alliance (NFPA) cooperative purchasing agreement and have been approved by the Missouri Division of Purchasing. The Wilson Group, through its Kansas City, MO office will be responsible for the work, which would be completed this summer. Funds are available in the maintenance and repair budget with a total cost of \$160,000.

**RECOMMENDED ACTION**

BE IT RESOLVED that the description and budgeted amount for the following construction project be approved:

<u>Project Name</u>	<u>Project Budget</u>
Utility Tunnels Repair Project	\$160,000

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to accept the lowest and best bid for the project; and

BE IT FURTHER RESOLVED that a copy of the description of the project, as reviewed at the meeting, be attached to the minutes as an exhibit.

Moved by \_\_\_\_\_  
 Seconded by \_\_\_\_\_  
 Vote: Aye \_\_\_\_\_  
 Nay \_\_\_\_\_