The Board of Governors for Truman State University conducted a conference call meeting on Wednesday, April 29, 2009. The conference call meeting was held in the conference room of the President’s Office located in McClain Hall 200 on the University campus in Kirksville, Missouri. The open session of the meeting was called to order shortly after 4:00 p.m. by the Chair of the Board of Governors, Cheryl J. Cozette.

A quorum was present with six of the seven voting members in attendance: Cheryl J. Cozette, Karen Haber, Matthew W. Potter, Kenneth L. Read, John W. Siscel, III, and Mark S. Wasinger. Dr. Cozette noted that Mike Greenwell was absent from the meeting due to another commitment. The absence of Mr. Greenwell was recorded as excused.

Also in attendance for the meeting were two of the three non-voting members: Cody Sumter, the student representative, and John Hilton, an out-of-state member. Dr. Cozette noted that Peter T. Ewell, the other out-of-state member, was absent from the meeting due to another commitment. The absence of Dr. Ewell was recorded as excused.

Call to Order
Dr. Cozette opened the meeting by extending a welcome to all in attendance.

Comments Report
Three students, Sally Hertz, Andrew McCall, and Chris Steinauer, spoke in regard to their opposition of the University’s decision to award an honorary doctorate to John D. Ashcroft.

Construction Project – Renovations to Ryle Hall
Mr. Wasinger moved the adoption of the following resolution:

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

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovations to Ryle Hall</td>
<td>$18,950,000</td>
</tr>
</tbody>
</table>

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

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

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

Enrollment Fees
Dr. Siscel moved the adoption of the following resolution:

BE IT RESOLVED that the following enrollment fees for full-time students be approved, effective with the 2009 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........................................ $6,458 per academic year
Out-of-State Students.................................. $11,309 per academic year

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

Missouri Students................................. $6,989 per academic year
Out-of-State Students............................ $11,976 per academic year

BE IT FURTHER RESOLVED that the designated fee for the Student Recreation Center included above be maintained at $104 per full-time equivalent student for each semester; and

BE IT FURTHER RESOLVED that the designated fee for the Student Union included above be maintained at $88 per full-time equivalent student for each semester; 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 $78 per academic year ($39 per semester); and

2) A student government fee of $4 per academic year ($2 per semester); and

3) A student health fee of $52 per academic year ($26 per semester); and

4) An athletic fee of $100 per academic year ($50 per semester)

BE IT FURTHER RESOLVED that the freshman orientation fee be $305 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 Sections 11.010 and 11.020 of the Code of Policies.

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

Consulting Services
Ms. Haber moved the adoption of the following resolution:
WHEREAS, the University has received a grant from the Missouri Foundation for Health; and

WHEREAS, Nancy Reid-Johnson is specified in the grant application to do consulting for the project at a cost not to exceed $46,500; and

WHEREAS, Brittany Schultenhennrick-Camacho is specified in the grant application to do consulting for the project at a cost not to exceed $30,000;

NOW, THEREFORE, BE IT RESOLVED that the anticipated cost of $76,500 for consulting fees over 18 months beginning May 1, 2009 be approved; and

BE IT FURTHER RESOLVED that the President of the University, or his designee, be authorized to contract with the consultants for the consulting services as specified in the grant.

The motion was seconded by Mr. Potter and carried by a vote of 5 to 1, with Dr. Cozette, Ms. Haber, Mr. Potter, Mr. Read, and Mr. Wasinger voting aye and Dr. Siscel voting nay. Dr. Cozette then declared the motion to be duly adopted.

Approval of Agenda Items for Closed Session
Mr. Wasinger 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. 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
2. Confidential communications with the General Counsel.

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 Dr. Siscel and carried by a unanimous vote of 6 to 0. Dr. Cozette then declared the motion to be duly adopted.

The closed session of the meeting began shortly after 4:45 p.m.

John W. Siscel, III
Secretary of the Board of Governors
I hereby certify that the foregoing minutes were approved by the Board of Governors on the 20th day of June, 2009.

Cheryl J. Cozette
Chair of the Board of Governors
ITEM 2
Construction Project – Renovations to Ryle Hall

DESCRIPTION AND BACKGROUND

Renovation of Ryle Hall is the next project in the multi-year Auxiliary Facilities Initiative. Design work for this project was approved by the Board of Governors at the June 13-14, 2008 meeting and is being produced by Mackey Mitchell Architects of St. Louis.

Ryle Hall was constructed in 1962-63 and first housed students in 1963. It was designed as a women’s residence hall but has been remodeled and updated on a limited basis through several small summer projects which included bathroom updates and the addition of cable/computer networks and expanded electrical service. The original design capacity of Ryle was 613 beds.

Planned renovations to Ryle Hall include the following:

- New energy efficient heating and air conditioning system providing better comfort and fresh air
- Improved ventilation in all bathrooms
- New elevator and accessible entrance into building at dining hall
- New fire alarm system and fire sprinkler system
- New electrical service, wiring, and added power at bedrooms
- Replacement of original roofing
- New thermally efficient windows
- New kitchen and servery
- Reconfigured and expanded dining area
- New outdoor roof terraces
- New floor lounges and kitchens
- New computer work stations and study/meeting rooms on each floor
- New north and south central laundry facilities
- More flexible Main Lounge
- Additional paving for bike storage
- New ADA compliant bedroom/bath units

The current scope of work does not change the size or configuration of most of the student rooms. However, plans call for elimination of four-person rooms and the overall capacity of the hall will be reduced from 607 to 532. This will place less pressure on the support areas in Ryle, making it a more attractive living environment for students.

Plans call for asbestos abatement activity to begin in mid-May 2009 with construction in two phases with Phase 1 completed prior to the move-in date for students in August, 2010, and Phase 2 completed by August 2011.

The funding sources for this project include $14,500,000 projected from the third Auxiliary Bond Issue, $3,750,000 from the auxiliary local capital budget, and $700,000 from the Food Service reserve fund. The amount from the bond issue will be increased based on actual interest income.

RECOMMENDED ACTION

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

Board of Governors
April 29, 2009
Project Name
Renovations to Ryle Hall

Project Budget
$18,950,000

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

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

Moved by ____________________________
Seconded by ____________________________
Vote: Aye ____________________________
Nay ____________________________

ATTACHMENTS

Background Information Regarding the Auxiliary Facilities Initiative and Scope of Work for Ryle Hall
Ryle Hall Renovation Final Design Renderings from Mackey Mitchell Architects

Board of Governors
April 29, 2009
Background Information Regarding the Auxiliary Facilities Initiative
and Scope of Work for Ryle Hall

- The Auxiliary Facilities Initiative

This is a multi-phase project designed to update and improve Truman’s residence halls and the Student Union. The initial phase in 2003 involved a study of existing auxiliary buildings (residence halls, apartments, etc.) to determine the cost effectiveness of renovations versus new construction. The study produced a Facilities Condition Index (FCI) for each building which helped determine the viability of each structure. Research was also conducted regarding student desires in terms of room types and amenities versus their willingness to pay.

As a result of this study, a financial plan was developed which involves four bond issues, construction of a new facility, and renovations to most existing residence halls. The overall plan reduces the three and four-person rooms on campus and results in an on-campus bed capacity which is roughly equal to operating capacity in 2003.

The four phases of the initiative are as follows:

Phase 1

--Bonding took place December 2004 - $26.8 million
  Design and construction of new 400+ bed suite-style building
  Design and renovation of Campbell Apartments
  Design and renovation of the SUB

Phase 2

--Bonding took place January 2006 - $16.3 million
  Design and renovation of Missouri Hall
  Design and renovation of Blanton/Nason/Brewer Halls
  Design of Dobson Hall renovations

Phase 3

--Bonding took place February 2008: $23.5 million
  Renovation of Dobson Hall
  Design for Ryle Hall
  Phase 1 and 2 Ryle Hall Renovation

Phase 4

--Bonding planned for January 2011; $14.75 million
  Design of Centennial Hall
Phase 1 and 2 Centennial Hall Renovation
Parking for Residence Halls
Missouri Kitchen

• Scope of Work for Ryle Hall

Phases
Because Ryle is one of Truman’s larger residence halls (current capacity 607) and it includes the largest dining facility, it was decided to handle the project in two phases and keep approximately 200 beds available for use. Renovations in the kitchen and dining area are scheduled in the summer months to allow continued use of the food service areas.

Dining
The kitchen and dining area improvements are a major part of the Ryle renovations, and funding for this portion of the work comes from food service revenues and the local capital budget. Students were surveyed in fall 2008 regarding preferences for a food court versus traditional dining in Ryle, and based on this survey, Ryle will remain in a traditional dining format. All kitchen equipment will be replaced and the serving and dining areas will be completely remodeled. A new entrance to the dining area will be created which allows use of the facility for meetings or study when the food service is not in operation. Two small additions will be constructed at the ground level to expand the dining area.

Infrastructure Improvements
All of the residence hall renovations have focused on infrastructure, and Ryle will receive a new energy efficient heating and air conditioning system. Ventilation will be improved throughout the building and in particular, the suite bathrooms that service most of the residents. The fire alarm system will be replaced and sprinklers added throughout the building. Other improvements include replacement of the roof, which is original, new electrical service and expanded power in bedrooms, and improved accessibility to meet ADA requirements.

Lounge and Common Area Improvements
The main lounge will be reconfigured to make it more flexible for meetings and presentations. Computer work stations and study/meeting rooms are being added on each floor, and new floor lounges and kitchens are being constructed. The plan provides a more open feel on each floor and more lighting in the hallways.

Student Rooms
The basic configuration of student rooms will remain the same, with the exceptions of those being redesigned for ADA compliant baths. In Ryle, the typical configuration is two rooms sharing one private bath, and in the bathrooms the lavatories, toilets, and hardware will be replaced, but existing water lines and vertical waste lines are in good condition and will be retained.
One change in Ryle is the conversion on floors three, four, and five of the existing lounge space into a number of rooms served by community baths. This will meet the desire of some students to have larger rooms with sinks as well as community baths down the hall that includes custodial service.

Room Capacity
The current capacity of Ryle is 607. After construction is finished, capacity will be 532, with only 22 rooms sized for more than two occupants. There will be 10 rooms on the first floor designed to meet current ADA standards.
Ryle Hall Renovation

Planned improvements

- New energy efficient heating and air conditioning system providing better comfort and fresh air
- Improve ventilation in all bathrooms
- New elevator and accessible entrance into building at dining hall
- Replace fire alarm system and add fire sprinkler system
- Replace electrical service, wiring and add power at bedrooms
- Replace roofing
- New thermally efficient windows
- New kitchen and servery
- Reconfigured and expanded dining area
- New outdoor roof terraces
- New floor lounges and kitchens
- New computer work stations and study/meeting rooms on each floor
- New north and south central laundry facilities
- More flexible Main Lounge
- Rough-in for future card-access entry system
- Additional paving for bike storage
- New ADA compliant bedroom / bath units

Proposed Exterior View

MACKEN MITCHELL ARCHITECTS

TRUMAN

April 4, 2009
Ryle Hall Renovation

Phase One -
Summer 2010

Phase One

Phase Two

Proposed First Floor

MACKEY MITCHELL
ARCHITECTS

TRUMAN

April 4, 2009
Ryle Hall Renovation

Main Lounge