



# REGIONAL UNIVERSITY SYSTEM OF OKLAHOMA

University  
of  
Central  
Oklahoma

East  
Central  
University

Northeastern  
State  
University

Northwestern  
Oklahoma  
State  
University

Southeastern  
Oklahoma  
State  
University

Southwestern  
Oklahoma  
State  
University

## MEETING NOTICE

**TO: Building Committee Members**

Chair Belva Howard  
Regent Jan Gordon  
Regent Joe Anna Hibler  
Regent Terry Matlock

**FROM: Sheridan A. McCaffree, Executive Director**

**DATE: January 19, 2012**

**SUBJECT: BUILDING COMMITTEE MEETING**

**Thursday, January 19, 2012 3:00 p.m., Regional University System of Oklahoma Administrative Office, Oklahoma City, Oklahoma.**

Pursuant to the request of the Chair of the Building Committee, a Committee meeting has been scheduled for Thursday, January 19, 2012, 3:00 p.m., Regional University System of Oklahoma Administrative Office, Oklahoma City, Oklahoma. The purpose of the meeting is to discuss the business items outlined in the agenda below (for formal consideration by the full Board at the Regular Meeting of January 20, 2012):

### AGENDA

**1. Northwestern Oklahoma State University**

- a. Project #505-0015 Turf for Baseball Field**  
Request ratification of emergency approval granted On December 6, 2011, by the Building Committee Chair, Belva Howard, and Board Chair, Michael Mitchel, to award a contract to Mid-America Golf and Landscape, Inc. The project amount is \$346,914 and

covers the design and installation of artificial turf on the baseball infield at Myers Stadium. Funding for this project is from a private donor.

**2. Southeastern Oklahoma State University**

**a. Renovation of Old Campus Bookstore and Magnolia Room**

Southeastern is requesting approval to increase the total architectural services with Frankfurt-Short-Bruza from \$60,000 to an amount not to exceed \$260,000 and to increase the total renovations from \$840,000 to an amount not to exceed \$2,364,397 due to the expansion of the project that will include a portion of Project No. 660-810 Hallie McKinney (Ballroom, Old Savage Grill, and a portion of the Old Cafeteria).

Preliminary design has been completed with a review by the State Fire Marshal that now requires a two hour fire wall, installed at two locations, along with asbestos abatement. Initial approval was received at the January 2011 board meeting with an approval for a renovations increase from \$540,000 to \$840,000 at the June 2011 board meeting. The initial approval was contingent upon receiving a grant award from the Department of Education in the amount of \$300,000. The University has received notification that the grant has been awarded and includes funding of \$310,000 for renovations. Funding: E&G II Fund 430, Section Thirteen Fund 600 and Capital Fund 295. Project No. 660-0809 and 660-0810.

**b. Strength and Conditioning Center (Safe Room)**

Southeastern is requesting approval to contract engineering services for the site location study of the Strength and Conditioning Center (Safe Room) for an amount not to exceed \$25,000. Funding: Section Thirteen Fund 600. Project No. 660-0808.

**3. Northeastern State University**

**a. Improvements to President's House**

Request ratification for the emergency approval granted by Regent Mitchel to increase the president's home remodel budget from \$10,000 to \$15,000.

**b. Project #4850054 – Architectural & Engineering Construction & Planning**

Request permission to select an architect to assist in the development of a Campus Master Plan.

**c. Project #4850063 – Master Lease Funding for Student Housing**

Northeastern State University requests permission to submit a request for \$20,000,000 on the Oklahoma State Regents for Higher Education Master Lease-Real Property, with repayment over 20 years. Funds will be used for construction of a new student housing on campus. Source of funds for repayment will be student housing rental payments.

NSU also request approval of this item under the Bond Purchase Program Reimbursement Resolution allowing Northeastern State University to proceed with this project prior to the availability of funds (OSRHE Master Lease Program).

The Board approval of this item will serve as the formal resolution for reimbursement of funds expended on the project approved for the Bond Program. Under federal guidelines, a reimbursement allocation is a designated use of bond proceeds to pay an expenditure which was previously paid from sources other than bond proceeds. According to Internal Revenue Code, Section 1.150-2, certain preliminary original expenditures related to capital projects may be reimbursed from bond proceeds if the Board declares the intent to do so in a formal resolution. This item will serve as the formal resolution for reimbursement of core operating funds expended on purchases approved for the OSRHE Master Lease Purchase Program.

**4. University of Central Oklahoma**

**a. Request Approval for Heat and Air Conditioning (Performance Contract) Project #120-0033**

1) Fund, Design and Award to JCI Inc., for Replacement of Two Pipe Fan Coil piping circuits and reconnection of 23 Fan Coil Units at the Music Building. The Project budget is \$300,000. (Section 13/Section 13 Offset Funds)

2) Old North Restoration Phase III project #120-0007  
Fund, Prepare Fund Raising Documents, Design, Bid and

Award to the lowest responsible bidder for Old North Phase III Interior Restoration project. The project budget is \$6,000,000. The Board approved the project January 2006. (R#146) (Donor Funds, OCIA Bond Funds 2006 Issue)

- 3) New Residence Hall Facility #120-1088  
Fund, Select Design Consultants, Design, Request approval and Issue Bonds, Bid and Award to lowest responsible bidder for the construction of new housing facilities for approximately 400-500 students. The project budget not to exceed \$30,000,000. (Master Real Property Lease)
- 4) Financing of New Housing Unit #120-1088  
Request approval to submit to the State Regents for the 2012 Master Real Property Lease Potential Project List the construction of a new housing unit. This project will house 400-500 students and will have a cost of not to exceed \$30,000,000. SB1398 requires submission of the system-wide listing by the State Regents to the legislative leadership within the first seven days of the legislative session.

The Bond Oversight Commission requires that each participating entity's Governing Board approve their participation in the Master Real Property Lease Program and if funds are to be reimbursed by bond proceeds, a reimbursement resolution must be approved. It is anticipated that certain expenses related to this project may be required to be paid by the University prior to the receipt of bond proceeds. Under Federal guidelines, a reimbursement allocation is a designated use of bond proceeds to pay an expenditure which was previously paid from sources other than bond proceeds. According to Internal Revenue Code, Section 1.150-2, certain preliminary original expenditures related to capital projects may be reimbursed from bond proceeds if the Board declares the intent to do so in a formal resolution. This item will serve as the formal resolution for reimbursement for the New Housing Project. (Auxiliary Funds)

**b. Ratification Items: None to report**

**c. Change Orders: None to report**

**d. Information Items:**

- 1) Coyner Hall Renovation Project #120-0080  
Job Order Contract; Fund, Design and award to KBR, Inc.,  
the Coyner Hall Interior Remodel Room 124 and  
associated spaces. The project budget is not to exceed  
\$200,000. (Grant and Private Donated Funds)