

**Minutes of the Special Meeting of the Board of Regents
and Board of Regents Finance Committee
Murray State University
August 11, 2022**

Call to Order/Roll Call

The Murray State University (MSU) Board of Regents and the Board of Regents Finance Committee met in Special Session on Thursday, August 11, 2022, in Room 118 Wells Hall on the Murray State University main campus. Chair Don Tharpe called the meeting to order at 11 a.m. and welcomed those present in person and via Livestream. Secretary Hunt called the roll and all members of the Board were present with the exception of Student Regent Ellie McGowan.

Others participating in the meeting were: Robert L (Bob) Jackson, President; Jill Hunt, Senior Executive Coordinator for the President, Coordinator for Board Relations and Secretary to the Board; Tim Todd, Provost and Vice President for Academic Affairs; Jackie Dudley, Vice President for Finance and Administrative Services and Treasurer to the Board; Don Robertson, Vice President for Student Affairs and Enrollment Management; Robert Miller, General Counsel; Robert Pervine, Senior Associate Provost; Renee Fister, Associate Provost; Jason Youngblood, Director of Facilities Management; Shawn Touney, Executive Director of Marketing and Communication; Jordan Smith, Executive Director of Governmental and Institutional Relations; Information Technology staff and members of the general public and news media.

Chair Tharpe indicated on behalf of the Board of Regents that all are looking forward to the start of another school year. The campus is in top-notch shape and a round of applause was given to the grounds crew and other staff for all their hard work.

AGENDA

Call to Order

Chair Tharpe

Roll Call

Secretary Hunt

Swearing-In Ceremony – Mrs. Emily Roark and Dr. David Meinschein*

Judge McNeill

Election of Officers – Vice Chair and Secretary*

Chair Tharpe

Committee Reports/Recommendations

A. Finance Committee

Vice Chair Owens

1) Curris Center Refresh, Renovation and Deferred Maintenance Project*

Adjournment

Chair Tharpe

Swearing-In Ceremony – Mrs. Emily Roark and Dr. David Meinschein, conducted

President Jackson welcomed Kentucky Court of Appeals Judge Chris McNeill, a former member of the Board of Regents of Murray State University. He was also Student Government Association (SGA) President during his time as an undergraduate student, has been a great friend to the University and all appreciate his presence today. Mrs. Emily Roark will be sworn in this morning and has many family members present and their attendance is appreciated. Her family roots go back to the very beginning of the founding of this University. Her grandparents – Jack and Millie Ward – owned “The Hut” which was located directly across from campus. The Ward family brought President Jackson two cards for The Hut in memory of that establishment. Dr. David Meinschein will also be sworn in today and is a two-degree alumnus of Murray State. Dr. Meinschein was also a member of the first doctoral class at MSU. Both new Regents have many family members who are also alumni of this University.

On July 13, 2022, the Governor of the State of Kentucky Andy Beshear appointed Mrs. Emily Roark and Dr. David Meinschein to the Board of Regents of Murray State University. Judge Chris McNeill individually administered the Kentucky Constitutional Oath of Office, pursuant to Section 228, to Regent Roark and then to Regent Meinschein. Both received a round of applause and appreciation was expressed to Judge McNeill for his willingness to serve the University in this capacity.

Election of Board of Regents Officers – Vice Chair and Secretary, elected

Chair Tharpe stated that in accordance with the *Bylaws* of the Board of Regents, all officers are elected annually at the Spring Quarterly Meeting and shall serve for one year, commencing July 1 following their election. A separate election shall be conducted by the Board for each of the officers: Chair, Vice Chair and Secretary. The Board elected officers during its Quarterly Meeting on June 3, 2022. Also according to the *Bylaws*, an election for Vice Chair and Secretary shall be held at the organizational meeting required within 30 days of the appointment of a new member, pursuant to Kentucky Revised Statute 154.430.

Procedural guidelines were outlined for the new Board members in that the Chair will declare nominations are in order and recognize each member for the purpose of making a nomination. Recognition of members shall be alphabetically and nominations require no second. Any member nominated for any office may withdraw their name from consideration. However, a member nominated will not be recognized for that purpose until all members have had an opportunity to make a nomination. If, after each member has had a roll call opportunity to make a nomination and only one name has been placed in nomination for that particular office, the Chair shall declare the person elected by unanimous consent. If more than one name is placed in nomination for any particular office, a vote shall be taken. Names shall be voted upon in the same manner in which the nomination occurred. The nominee first receiving an absolute majority shall be declared elected.

Chair Tharpe declared that nominations are in order for Vice Chair of the Board of Regents beginning July 1, 2022, through June 30, 2023. The Secretary called the roll and Regent Evans nominated Leon Owens. All other members passed. Chair Tharpe indicated there being only one nomination, Leon Owens is unanimously elected Vice Chair, according to the *Bylaws* of the Murray State University Board of Regents. Vice Chair Owens received a round of applause.

Chair Tharpe declared that nominations are in order for Secretary of the Board of Regents beginning July 1, 2022, through June 30, 2023. The Secretary called the roll and Regent Evans nominated Jill Hunt. All other members passed. Chair Tharpe indicated there being only one nomination, Jill Hunt is unanimously elected Secretary, according to the *Bylaws* of the Murray State University Board of Regents. Ms. Hunt received a round of applause.

Finance Committee

Leon Owens, Chair
Robbie Fitch
Virginia Gray
Melony Shemberger
Don Tharpe

Curriss Center Refresh, Renovation and Deferred Maintenance Project, approved

President Jackson reported that renderings have been provided today for the Curriss Center refresh, renovation and deferred maintenance project. The Board previously approved this project that began pre-pandemic with regard to Phase 1 which included the parking lot, lighting changes and installation of the bronze statue of Racer One. The Curriss Center first opened in fall 1981 and relatively few changes have been made to the facility since that time. The Curriss Center is where prospective students and their families visit first, alumni frequent often and it houses the University Bookstore, Chick-fil-A, Starbucks, Enrollment Management and the recruiting offices, as well as additional units. The facility is also the last place individuals stop when they leave campus and the work being discussed today supports these vital efforts. The scope for the project has changed due to the current construction environment which necessitated the need for this Special Meeting.

Vice President Dudley and Mr. Youngblood provided an overview of the Curris Center project. Mr. Youngblood reported that conceptually for the first-floor level of the Curris Center from the parking lot entrance by the Racer One statue, the plan is to create a Welcome Center for students and families. Right now, the area is used for lounge space opposite Chick-fil-A and down the hall are the Dr. Marvin D. Mills Multicultural Center and Enrollment Management offices. The current Student Government Association offices and the Center for Student Involvement are also on the first floor on the opposite side of the entryway. These offices will be moved to the second floor in the old Post Office location and those spaces will then be filled with a new home for the eSports program as it is popular on campus and represents a growing area of interest among students. Confirmation was provided that the current television lounge in front of the proposed new eSports space will be opened up to make the area more visible and prominent. Moving the SGA and Center for Student Involvement offices to the second floor will also provide more visibility for these entities and allow for increased student and parent traffic.

For the second floor from the pedestrian mall entrance, an interior refresh of the Rocking Chair Lounge and also the first-floor space to the left of the entrance are being planned. The current glass elevator will be “Racerized” with the Murray State logo. These represent high-traffic areas in the Curris Center and will reflect Racer blue and gold decor. Everything presented in renderings will not be accomplished due to the current environment but efforts will be dedicated toward preserving as much of the design as possible by installing new flooring, painting utilizing Murray State colors, installing new finishes and signage and purchasing new furniture. President Jackson added that over the last year constituency groups – especially those involving students and the SGA – and staff have been involved in this design option process and associated costing measures. Vice President Dudley confirmed that the color tones presented in the conceptual renderings will be maintained to help brighten up the space. ADA access, particularly from the pedestrian mall entrance, will also be addressed as part of this process. Confirmation was provided that the numbers presented to the Board represent an actual construction bid.

Vice President Dudley reported that the Curris Center refresh, renovation and deferred maintenance project Program Statement and \$4,460,000 scope were approved by the Board on June 4, 2021. The following Program Statement approved at that time was included in the Board materials:

Curris Center Program Statement

06/04/2021

The Curris Center was built in 1981 to serve as the new Student Center on campus. This building was designed as the central hub for students to gather, lounge, recreate and eat. The Curris Center also houses the campus bookstore and the Center for Student Involvement. Since 1981, the Murray State campus has seen many changes and transition of services but the Curris Center remains at the center of many activities.

With the addition of the Student Recreation and Wellness Center in 2004, the recreation area of the Curris Center changed focus to student enrollment and recruitment with the addition of the Office of Enrollment Management Services in 2009. The Curris Center not only caters to current students, faculty and staff but those wanting to become future Racers as well.

Recognizing the Curris Center is the main gathering point on campus for residents and commuter students alike, enhanced dining services are a significant opportunity to drive recruitment, retention and engagement. The retail food service operation in the Curris Center received several major renovations to introduce some national brands, as well as some internal Sodexo brands to Murray State University. Chick-fil-A, Starbucks, Steak ‘n Shake, Tres Habaneros, SubConnection and Market 22 have all been recently added as dining options in the Curris Center. Additionally, the Curris Center provides a 325-seat theater, a large ballroom capable of seating 900 and many small break-out meeting spaces for various events.

As part of the 2020-26 Capital Plan, Murray State embarked on a series of Asset Preservation Project requests. Some of the requested asset preservation funding was planned to be set aside for much needed updates to the Curris Center.

As a result, the 2021 General Assembly authorized a \$12.2 million bond issuance for Murray State University in the 2021-22 Budget of the Commonwealth to fund a historical building

preservation pool. Utilizing proceeds from this issuance, the Curris Center is proposed to receive deferred maintenance and renovations as described in the following paragraphs.

The common areas of the Curris Center, open corridors, atrium space and restrooms have seen very few updates over the life of the building. The proposed project scope includes renovations to these common areas of the building to provide new flooring, paint, lighting and fixtures. The current plan is for the transformation of the first floor, front entrance of the building into a Welcome Center for potential students and their parents as they visit the University and make plans to become future Racers, the conversion of the four hotel-type rooms on the third floor into meeting space, the addition of an eSports space and possible relocation of some office space. The plan also includes branding of all three levels of the building to feature the Racer Spirit – blue and gold.

The University will seek any necessary approvals from the Council on Postsecondary Education and the Capital Projects and Bond Oversight Committee for the project.

Vice President Dudley added that when discussing Asset Preservation bonds, the Board was provided with a list of projects to be accomplished utilizing those funds. At that time, a \$4.5 to \$4.7 million scope was projected for the project. Mr. Youngblood and his team bid the project and the Board is being presented with a scope change for approval today as part of this process. A schedule of work that has occurred for this project to this point was also provided to the Board. The architects – Sherman Carter Barnhart – led efforts to meet with numerous student groups so input could be received from this important population. The Program Statement that has been approved by the Board continues to be accurate. However, some items have been extracted in an effort to start the project now and these other items will be done in unique projects once more information is finalized. The list of items that will be completed, but not included in this primary project, are as follows:

- Refresh of the Commonwealth Suite
- Conversion of hotel style rooms to conference/meeting space
- Furniture for common areas
- Signage and wayfinding signage/monitors
- Equipment for eSports area

The bid responses the University received for the Curris Center refresh, renovation and deferred maintenance project had significant price increases for labor and supplies and, following a phase of value engineering, the project scope will need to be increased to \$5,500,000 to complete the Program Statement, with the exclusion of the above-listed items. The revised scope would include:

\$ 337,865	Architectural and Engineering
\$4,671,000	Construction Bid
\$ 25,820	Added Plumbing Work
\$ 56,149	Building Networking Infrastructure
\$ 21,100	Commissioning and Inspections
\$ 259,066	5 Percent Contingency
<u>\$ 129,000</u>	University Project Management Fee
\$5,500,000	Total

If the scope change is approved, this project will be funded with approximately 85 percent from State Asset Preservation Funding for Fiscal Year 2023 and approximately 15 percent from the \$12.2 million in Asset Preservation bond proceeds. The contract can be finalized shortly after this Board meeting and phases will be developed based on the availability of labor and supplies and existing programming schedules in the Curris Center.

In terms of the contingency of 5 percent budgeted for this project and whether that is standard for all projects, Mr. Youngblood reported the University typically tries to carry a 15 to 20 percent contingency but that has been lowered to keep this particular project within budget. The justification behind this is that there are less unknowns with this relatively newer facility. The

majority of projects will represent finish work and will not be as heavily mechanical and electrical in nature as those for a 100-year-old building on campus. Chair Tharpe added that one of the most important aspects of this project is it will attract more students and move the Curris Center into the 21st century. President Jackson and staff are to be applauded for their efforts in regard to the Curris Center project. It has been a challenge to bid this project because post-pandemic it is difficult to find the materials and workers needed to complete such projects. There have also been two major natural disasters in the state which has further eliminated the availability of construction companies needed to undertake this work. Vice President Dudley confirmed that what is being presented to the Board represents an actual proposal the University has received which is why Board action is being requested today to move forward quickly with the project.

Curris Center Refresh, Renovation and Deferred Maintenance Project, approved


On behalf of the Finance Committee, Regent Fitch moved that the Board of Regents, upon the recommendation of the President of the University, approve an increase in the scope of the Curris Center refresh, renovation and deferred maintenance project to \$5,500,000, as described above. Regent Gray seconded and the motion carried.

Full Board Action – Curris Center Refresh, Renovation and Deferred Maintenance Project, approved

On behalf of the Finance Committee, Vice Chair Owens moved that the Board of Regents, upon the recommendation of the President of the University, approve an increase in the scope of the Curris Center refresh, renovation and deferred maintenance project to \$5,500,000, as presented. Regent Fitch seconded and the roll was called with the following voting: Dr. Evans, yes; Dr. Fitch, yes; Mrs. Gray, yes; Dr. Meinschein, yes; Mr. Owens, yes; Mrs. Roark, yes; Dr. Shemberger, yes; Mr. Waldrop, yes and Dr. Tharpe, yes. The motion carried.

Adjournment

There being no further business to come before the Board of Regents or Board of Regents Finance Committee, Chair Tharpe requested a motion for adjournment. Vice Chair Owens so moved, seconded by Regent Evans, and the motion carried. Adjournment was at 11:30 a.m.


Chair Don I. Tharpe


Secretary Jill Hunt

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