

**SOUTHEAST MISSOURI STATE UNIVERSITY  
BOARD OF REGENTS MEETING**

**September 16, 2015**

**8:00 a.m.**

**Drury Plaza Hotel at the Arch, Lafayette Room  
St. Louis, Missouri**

**Open Session Agenda**

**ACTION ITEM:**

1. Consideration of Approval to Revise Schedule of Major Capital Projects

**Attachment  
*handout***

**ACTION ITEM:**

1. Consideration of Motion for "Closed Session for Appropriate Considerations:"
  - A. RSMo 610.021.1 -- pertaining to legal actions, causes of action or litigation
  - B. RSMo 610.021.14 -- pertaining to records which are protected from disclosure by law

**ACTION ITEMS:**

1. Reconvene Open Session
2. Consideration of Motion to Adjourn



**BOARD OF REGENTS**

**MOTION CONSIDERATION FORM**

**September 16, 2015**

**Open Session**

**I. Motion to be Considered:**

Approve the attached (Attachment 1) revised schedule of major capital projects and maintenance and repair items for FY16.

**II. Background:**

The Board of Regents approved a schedule of major capital and maintenance repair projects for FY16 at their February 28, 2016 meeting. In June 2016 Governor Nixon approved House Bill 19 which provides \$10.08 million in capital improvement funds to Southeast Missouri State University for the renovation of Grauel Building, Crisp Hall and Brandt Hall.

The renovation of Grauel Building is the University's top priority for HB19 funds and an architect was engaged during summer 2016 to assess the programming needs of the departments of Communication Disorders, English and Mass Media. The University was already engaged in the process of renovating a leased space at 325 Broadway for relocation of the Arrow and TV/Film production areas in Mass Media out of Grauel Building. Even with this relocation, it was determined that the remaining footprint of Grauel Building could not accommodate all of the critical space needs of the three academic departments located there.

The departments of Communication Disorders and Mass Media have accreditation visits within the next three years, and both had space deficiencies addressed in their last accreditation visit that need to be addressed through this renovation project. The lease and renovation of 325 Broadway will provide the space to address the needs of Mass Media, and provide a unique experiential learning component for students that will give the program a competitive advantage.

**Recommended By:**

Student Government _____	Chairperson _____
Faculty Senate _____	Dean _____
Administrative Council _____	Academic Council _____
VP, Enroll. Man. & Stu. Suc. _____	Provost _____
VP, Finance & Admin. <i>Jody M. Mangels</i>	<b>President</b> _____
VP, University Advancement _____	

<b>Board Action on:</b> _____	Postpone: _____
Motion By: _____	Amend: _____
Second By: _____	Disapprove: _____
Vote: Yeas: _____ Nays: _____	Approve: _____
	Secretary: _____

The deficiencies related to Communication Disorders involve privacy issues related to the operation of the Speech and Hearing Clinic. The Speech and Hearing Clinic is located on the second floor of Grauel Building. The waiting area is small and frequently patients are forced to wait in the hallway, among students and other public traffic. In addition, the department has equipment and clinic space in Pacific Hall across the street, which is not convenient for patients to access and therefore limits the services the department can offer the public.

Approximately 6,000 net usable square feet of space is necessary to address the privacy and space needs of the Speech and Hearing clinic. In order to accommodate this within the existing footprint of Grauel Building, the clinic would have to be relocated to the south wing of the second floor. This would not leave enough square footage to address the classroom and faculty office needs of the English department and provide basic infrastructure such as public restrooms on all three floors of the building.

In order to maximize the use of space and the benefit to all three academic departments in Grauel Building, the University worked with their architect to consider other options. Because the Speech and Hearing Clinic serves the public, it was determined the optimal solution is to construct a standalone clinic in the parking area near Grauel Building which will separate patient traffic from student traffic and address current privacy issues. It is estimated a 7,000 – 7,750 gross square foot, one story building could accommodate all of the needed functions, including the clinic space in Pacific Hall. This would allow the clinic to offer expanded services to residents of the region.

In addition to interior renovations needed to meet the programmatic needs of the academic programs located in Grauel Building, the project will replace existing mechanical, electrical and plumbing systems which are approximately 50 years old.

Attachment 2 details the estimated cost of renovating 325 Broadway for Arrow and TV/Film production, constructing a standalone Speech and Hearing Clinic and completing the necessary infrastructure repairs and interior renovations to Grauel Building to meet the needs of all three academic departments. The total estimated cost of all three projects is \$8.27 million.

The University will receive \$4.0 million from HB19 towards the Grauel Building renovation and it is recommended another \$300,000 of the HB19 deferred maintenance dollars be allocated towards the infrastructure upgrades in this building. Other sources of funds outlined in Attachment 2 include a portion of the \$2.0 million matching funds received from the state towards the recently completed Memorial Hall renovations, maintenance & repair general fee dollars generated in excess of annual debt service payments, and excess construction funds from recently completed projects.

The Board had previously approved \$500,000 towards the renovation of 325 Broadway for Mass Media. Infrastructure improvements needed to meet the programmatic needs of the space have exceeded initial estimates and the current cost estimate is \$1.7 million. The University has received a pledge of \$750,000 in donations towards the project over the next 10 years, which will reduce the additional funding needed to meet the scope of this project to \$500,000.

The attached schedule of capital and maintenance and repair projects (Attachment 1) has been updated to include the construction of a standalone Speech and Hearing Clinic, the renovation of Grauel building, and an increased budget for the renovation of 325 Broadway for Mass Media. It is anticipated renovations to 325 Broadway will be completed during FY16, however, construction on Grauel Building will not begin until summer 2016. The attached schedule reflects only the costs anticipated to be incurred in FY16.

## FY 16 Major Capital Projects (Revised)

Project	FY16 Local	FY16 State M&R Appropriation	State Capital Appropriation	Bond Funds	Federal or State Grant Funds	Auxiliary
<b>Maintenance &amp; Repair Projects:</b>						
Academic & Administrative Space Remodeling		\$ 405,000				
Elevator Maintenance		125,000				\$ 80,968
Campus Utilities Infrastructure (1)		282,522				
2010 Bond Repayment	2,255,000	370,000				235,000
2013 Bond Repayment	395,000					
<b>General Maintenance and Repair</b>		<b>270,000</b>				
Fire Alarm System Testing	70,500					25,615
Parking Lots - Repairs, Striping, and Sealing (2)	69,000					
Hardscaping (Stairs, Sidewalks, Lighting) (3)	117,500					
Landscaping	20,000					
Contingency	35,000	50,000				
Deferred Maintenance	19,450	75,150				
Regional Campus HVAC Repayment	25,000					
Honors House Boiler Replacement	45,035					
Johnson/Crisp Hall Piping Replacement		100,000				
Sewer Line Remediation (Group, Crisp, Dearmont)		85,000				
SRC South Roof Replacement		48,117				2,479
University Center Parking Lot Upgrades	76,500					
Towers North Fan Coil Unit Replacement						3,000,000
Malden Rice Breeder Greenhouse	15,000				100,000	
Serena Sanitary Sewer Repairs	180,000					
Rhodes Hall Roof		250,000				
Houck Press Box	226,300					
Show-Me Center Renovations (4)	2,735,936					1,002,257
<b>325 Broadway - Mass Media Renovations (5)</b>	<b>1,202,500</b>					
Campus Building Exterior Envelope	40,000	10,000				
<b>Space Utilization Phase I A/E Feasibility Studies (6)</b>	<b>40,000</b>	<b>100,000</b>				
Athletics Title IX Improvements	366,000					
Replaster Pool - Aquatic Center						49,780
<b>Communications Disorder Clinic Construction</b>	<b>1,200,000</b>	<b>200,000</b>				
<b>Grael Building Renovations (7)</b>			<b>1,600,000</b>			
<b>Totals</b>	<b>\$ 9,133,721</b>	<b>\$ 2,370,789</b>	<b>\$ 1,600,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 4,396,099</b>

(1) Priorities include tunnel piping and insulation, boiler plant clean up

(2) Priorities include repairs from Parking Lot Survey

(3) Priorities include sidewalk and curb repairs, upgrades to exterior lighting

(4) Project has been previously approved by the Board

(5) Building common use spaces will be funded by property owner

(6) Priorities include Kent, Cheney, and Pacific

(7) Total project cost estimated at \$5.07 million. Majority of construction costs will occur in FY17.

## Grauel Building/325 Broadway Project Funding Analysis

<b>Estimated Project Costs</b>		<b>Total Cost</b>	<b>FY16</b>	<b>FY17</b>
1)	Grauel Renovation Project Budget			
	A/E Fees	\$ 450,000		
	MEP/fire protection system improvements	2,400,000		
	Interior renovations	1,600,000		
	FF&E/Technology	300,000		
	Contingency (8%)	320,000		
	<i>Subtotal</i>	<u>\$ 5,070,000</u>	\$ 1,600,000	\$ 3,470,000
2)	Communications Disorders Clinic - stand alone 7,750 sq ft bldg	\$ 1,937,500		
	Construct replacement parking	60,000		
	<i>Subtotal</i>	<u>\$ 1,997,500</u>	\$ 1,400,000	\$ 597,500
3)	Broadway Project Renovation for Arrow/TV Film Production	\$ 1,702,500		
	Less Donor funds	<u>\$ (500,000)</u>		
		\$ 1,202,500	\$ 1,202,500	\$ -
<b>Total Estimated Project Costs</b>		<u><b>\$ 8,270,000</b></u>	<u><b>\$ 4,202,500</b></u>	<u><b>\$ 4,067,500</b></u>

<b>Potential Funding Sources</b>		<b>FY16</b>	<b>FY17</b>
	HB 19 state funding for Grauel renovation	\$ 1,500,000	\$ 2,500,000
	HB19 state funding for Deferred Maintenance	100,000	200,000
	Board approved funding for Broadway project	500,000	
	House Bill 2021 Matching funds	750,000	
	Remaining FM project funds (Boiler Plant upgrades, Brandt Stairs, UC parking, etc.)	225,000	150,000
	State Maintenance & Repair funds for infrastructure improvements	200,000	200,000
	University Information Technology funding	50,000	50,000
	Maintenance & repair general fee (in excess of debt service)	210,000	185,000
	SMC renovation internal loan repayment		342,000
	Internal loan for Broadway tenant improvements to be repaid from donations (1)	250,000	
	Internal loan from unrestricted fund balance (2)	417,500	440,500
<b>Total funding sources</b>		<u><b>\$ 4,202,500</b></u>	<u><b>\$ 4,067,500</b></u>

(1) To be repaid from pledged donations of \$25,000 per year for 10 years.

(2) Internal loan from unrestricted fund balance to be repaid over 5 years (\$170,000 per year) from excess M&R general fees, one-time salary savings, etc.