Stephen F. Austin State University

MINUTES OF THE BOARD OF REGENTS

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BOARD MINUTES FOR MAY 27, 2009
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Board Order 09-33  Selection of Design Option for DeWitt Nursing Building Enhancements ................................................................. 1

Board Order 09-34 Increase to GMP for Dunn Contract .................................................. 2

Board Order 09-35 Clarification of Project Budget for DeWitt Nursing Project .......... 2
A special telephone meeting of the Board of Regents was called to order in open session at 11:00 a.m., Friday, May 27, 2009, by Chair James Thompson.

Board Members Present by Telephone: Mr. James Thompson, Chair  
Mr. Richard Boyer  
Ms. Lacey Claver  
Dr. Scott Coleman  
Mr. James Dickerson  
Ms. Valerie Ertz  
Mr. Bob Garrett  
Mr. Melvin White

Present in Room 307:  
Board Member: Mr. Steve McCarty  
President: Dr. Baker Pattillo  
Vice-Presidents: Dr. Richard Berry  
Mr. Danny Gallant  
Mr. Steve Westbrook  
General Counsel: Ms. Yvette Clark

Other SFA administrators, staff, and visitors

Regent Carlos Amaral was absent from the meeting.

**BOARD ORDER 09-33**  
Upon motion by Regent Garrett, seconded by Regent White, with all members voting aye, the following item was approved:

**SELECTION OF DESIGN OPTION FOR DEWITT NURSING BUILDING ENHANCEMENTS**

WHEREAS, the board considered the following: At the May 15, 2009 meeting, university regents reviewed external enhancement options for the nursing facility project. The administration was ordered to prepare a design and cost proposal for external
enhancements to the DeWitt Nursing School Building based on options that were presented. Two options have been developed for consideration. Both options have a cost estimate of $381,500, which includes architectural and engineering fees, construction costs, and a contingency.

During the development of the construction manager at risk (CMR) gross maximum price amount (GMP), economic changes provided the opportunity to create an owner's contingency and CMR contingency within the GMP. Additionally, a contingency was included in the soft cost portion of the project budget. Currently, at this completion point in the project, the university feels that contingencies can be reallocated to provide funding for the east elevation enhancements of the nursing facility. In addition, a civil engineering estimate for cost of an entrance and egress driveway at the north end of the property is $100,000 and can also be reallocated from the contingency. As the project nears completion, additional opportunities may develop for enhancements within the project budget. Approval of a GMP increase of $300,000 is required for the east elevation and driveway enhancements.

Regarding the project budget, at the October 30, 2007 board meeting the university obtained project budget approval that included “construction, furnishing, infrastructure, and bond issuance costs not to exceed $13,000,000.” Bond issuance costs should not have been included in the project budget definition. The administration seeks clarification of this action item.

THEREFORE, the board of regents selected design option two (2), with a straight brick wall, brick sign, gabled roof entrance, and brick enhancements to the building, at a cost of $381,000, of which $200,000 would come from project contingencies.

**BOARD ORDER 09-34**

Upon motion by Regent Ertz, seconded by Regent White, with all members voting aye, it was ordered that the gross maximum price for the Dunn contract be increased by $300,000 to include the building enhancements and an additional allocation of $100,000 to fund a north driveway, an entrance sign on the highway and landscaping.

**BOARD ORDER 09-35**

Upon motion by Regent Ertz, seconded by Regent Garrett, with all members voting aye, it was ordered that the original $13,000,000 project budget exclude costs of issuance and the investment earnings be allowed for use in the project.

The meeting was adjourned at 11:32 a.m.