

Please stand by for realtime captions. >> order, and open for business, so to speak although we won't be actually -- We do have not quite a three hour tour but a couple of our tour.

If we get lost?

No, we will not. We will call role first of all and start with the house committee. Brigettee Henderson?

Here.

Nancy Windham?

Here.

Karen Gantt?

Here. >> Jen minced in?

Here.

I think that is all the regions here today. Administrators, Dr. Gordon? Can ogle be?

Here.

Dr. Frye?

Here.

Very good. Dr. Smith?

Here.

A few others around the room like Jessica and John. And John, I think that is everybody.

Thank you all for being with us today, I really do appreciate you making yourselves available for a day outside of our normal board meeting dates. There is so much to do on the building grounds, particularly with the opportunities we have before us over the near-term, to find the best place to advance around \$90 million around the campus and so, part of that is assessing where we are. The only way to do that is boots on the ground. April, I hope that all of you dressed warmly, I think April may be gave a heads up on that. If you have coats and gloves and that sort of thing, we are going to do walking, not going by bus today. Beautiful day, just a little nippy. We will exit probably out the back door and had over -- I think you all have a copy of the tour. April? Yeah, okay. I will give you -- First, we will go to the forestry building, where we will tour the forestry lab building an addition to the forestry building itself. And then the force to greenhouse. Then, Dr. Frye will lead us for that portion of the tour. Then, hopefully about 2:20 will be Steen Hall, a walk through that space. And then, we will go next door and this is the highlight of my year, because

you all don't have to take it from me, but circumstances about 2:45. I look forward to that. You will see then, we will walk down the street to the ag building. In the back across campus around 3:15 to the Austin building where we will have the normal building grounds agenda, including reports, John and Jessica regarding maintenance. And ultimately, one of the important things we want to talk about today is the capital improvements plan proposal which we won't vote on today, but it will be reviewed in some depth today. Also, summarily for the whole board, but really it's an important vote. Anything else we need to discuss before we walk outside?

I think that covers it well.

Anything else you can think of? Okay. So, let's make tracks to the forestry building. I would recommend if you don't have gloves, you might go get a cup of coffee next-door in the break room here. Hot tea and coffee available there. Thank you all for being here.

Because the current temperature is --

We don't want to know.

[ The event is on a two hour recess. The session will reconvene at approximately 3:30 PM. Captioner on stand-by ] >> [ Captioners Transitioning ] >>

Back in the room, we will try to make our -- we conduct our next 25 minutes. First of all, the time to be here today. I do think these campus tours are important. They are employing their technology to make our campus more --

so thank you all. It's almost overwhelming really. The demands and the unlimited nature of the events and resources. That's a pretty good, pretty good option what you are going to get. I believe it's our second report. We will also cause your ears to perk up in that respect. First, John has got the instruction. Hope everybody has gotten a chance to take a break, and we are good to go for 5:00. John, thank you very much, lead us on with the report.

Thank you, chair. We have a lot of ground to cover. I'm going to jump right into instruction. Up to you up front, we have got some challenges here. We may have to enhance these slides. Some of these that you see, it's familiar to you. These projects individually, we will talk about each one. I do want to tell you that the first item listed on the forward campus space, the board will indulge me, I'm going to skip that. I'm going to dive back into the end of the presentation. Let's start with fine arts. There is your project summary on fine arts, where projected for substantial completion date of February of 2023. A month out, as far as this quarter is concerned this product is currently on schedule. We have no relation to -- we are in the process of getting the -- the entire process

we have a year to do that. That's a lot of time. We are really ahead of schedule on that, a very very large amount of work. Done on

the front end of this project, a lot of peas -- processed a lot easier. So far fine arts is looking really good as we move forward through this project, we will have additional reports coming to you formally. Kind of what this one away is going to look like as far as the completion of this -- we will talk about that right now. Let's move to basketball, substantial completion date as you remember was on October 22nd. I was there last bill of the grounds meeting. We had everybody from October 29th. What is happening since that I will cover in a moment, here is your breakout as far as the financials on this project. We have been in the brunch list, I apologize that there's a lot of information on this slide. We have been resolving punchlist items which are common in products of this size and scope. Additional facility and needs, those would include, once the users get in the building. We have got to coach -- we've got some other things like that.

Once the building is occupied, we can look at that. We also in the process of formulating audit services. I think Jenin pretty, presumably maybe in the future court. You understand the process I don't think an approach on artists, I look at audit services, as we go through these processes

they understand where we planned and we understand what they land, everybody has got a job to do. We are looking forward to get the closeout audit on this project. Sometime next month, we will get the administrative closeout I touched on this with the board in October. We will start that next month, that includes all the bills, all the things that come together projects of this size and scope that we keep on file, but paper copies and digitally as we move into the digital era. They will stay on file for the lifetime of the buildings. This will be the accounting reconciliation which will be a big lift for our division. We will come back to the board in July. A closeout on this project as we told you in October, the status update this month, this quarter. Come back in April for the progress, we have items that we need to address at this time. He will come back to you in July with a closeout, if you are not going to make the July deadline we will tell you. We will tell you that these are the challenges that are faced, or what is going on, or whatever. Our goal is to live. Let's talk dining hall, this is a snapshot of what you saw in the construction report in the October meeting. You will notice that at that time, the projects were placed on hold. It was also noted that there have been some monies spent. 1,000,000,074 72. The budget for these projects have not been ratified by the quarter. They have not been approved by the quarter. We came back to the board at the October meeting and ratified that amount. Here is the item that was taken at the October meeting. Where I want to be clear with the board today, we are showing these projects on the summary report as closed. On future reports, this will pop off and the project is currently in limbo if you will. Until the next steps can be addressed by the administration and the board, or where we go from here. I will also point out to you, the way that I am reporting works. We've got to get it turned into the board office, we are reporting today to you that you were a member of the project, to project budgets combined. We reduce that amount by 1 million to 8473. We come down with \$1 million of interest. As of 1231, we have an amount of \$410,000 to report today. I will tell you that this number has changed since the January recruiting interest. Let's have a snapshot there. Let's talk about powerplant one, I can tell you that this phase of the

work is 100% complete. I want to be clear with the board, what we are talking about here. I apologize, it's coming up here by grabbing the thing on the screen here. As we presented to you, at the October board meeting, this phase of the work is the work that includes the expansion of the plant here. It will guide us all the way out to where you see it there in front of wisely hall. That portion of the work is down to basically the file -- payment the next step of the work. At this point, we are 89% on that I want to talk to you a little bit about that today, kind of tell you about where you are. I want to be clear that this is a sober work. We showed you at the October meetings at we did so, and blue. We did some upgrades here, we picked it up and we were going to bring it out to the other side. We were currently in this vicinity and where we are here, that is a pinch point. Between those buildings, there was a lot of infrastructure. There is a major, high-voltage maintenance other around. They are encased in concrete. We knew that they were there, they marked all the drawings. There is some confusion over the depths. Nobody really knew the depths, as the result of that, the way that you find out sometimes is that you start digging. The contractor began digging, found them and they were where they were labeled. However, maybe a little more shallow than men were hoping. As a result of that, we're going to have to go around them. As a result of that, there is a little bit of a delay. There is nothing of any significance, I want to be clear that they told us three weeks about two weeks ago. The way that we do our reporting, we lock everything in at that point. I tell you since this this was done, music, bullying which is here. Is on plan, it is connected, it is being heated and cooled as we speak off of powerplant one. As soon as they get the new fittings that they have order to make the bypass around the high-voltage duct bank. They will continue along that path, and then the music will be along pretty soon. We will be through with that here in a couple of weeks or so, then we will go back in with the billback. All of this sidewalks and et cetera will be part of the billback. It's all part of the project. We will be finishing that, it's our intention to come back to you in April. These products will be closed in April. The land right out here the KW picks up and takes it home from there. I can tell you that they will go basically from here to approximately here. That is where the mechanical -- there in that condition. It's in their schedule, we have communicative with them so they expect it. As soon as there ready to start that phase of work, they will pick it up. That powerplant one, using the -- okay, let's talk about culinary Cafe. 1401 North meld, that project is at 99% could let me tell you a little bit how what is going on with culinary Cafe. The college is in the process of moving in. They are starting to move and have over the last several weeks. Moving in the kitchen, the furniture is here and it's in the storage. That storage facility there, it's very immanent to start moving that venture in building a new house. We are in the process of undergoing the interior and exterior, moved into the dining and service areas. All of that, we walked through that. Dean Abbott and her staff, and faculty. Yesterday, I think. Either yesterday or the day before yesterday. They are very excited and look forward to opening their facility. The first and, February 14th and February 23rd. Somewhere in that range, have to put in a service drive over the South portion of the property and have access to trash and -- pedestrian path that connects back to the sidewalk which is on the west portion of the

property. It's underway and is currently incomplete. Are intent is to come back to the board in April, and close that report for you on this project. ENG for Ruth replacement and repair.

I want to spend a little time with you on this today, we have probably rushed over this. I want to be clear on the board on what exactly has transpired here. What we have done here. In the fiscal 20, fiscal 21, July we had approved \$600,000 for these repairs. I will tell you what we have done. The health and physical education complex partial to moving placement, this piece of it was basically over the big Jim. That facility, that is complete. We did a replacement on McGee. As well as some repairs on the main roof, that work is complete. We did a roof repair on the kidding, that work is replete. Kidman is where Columbia center was located at one time, they were always satellite dishes and an apparatus that was on the roof. These brackets were knotted up there, the Columbia center went away. Satellite through with them, the brackets stayed on the roof. We were able to remove all of that, get a frame, got all of that. Take the load off of that, that was a big, big accomplishment to be able to get it -- get that roof back to its intended function. We also did a roof and gutter replacement on Tucker house. We currently have about \$93,000 pledge to the account. We have some various other repairs that we are going to do. Mechanical room, it's an exterior room with an electrical switchgear. You want to replace the roof on it, it's about \$11,000. We are looking at some various other patches, did some work that we need to do with the remaining 80. When that is complete we will close this out and whatever is left, we will turn back which I think was the original score. So, that's where we are, Leslie the track for the placement and the stadium work is complete. It's my understanding that they are still waiting on the track curve. Which goes around the track, I think it's primarily for competition. The track is incomplete, we are down to five payments to close out on that project as well. That's construction, does anyone have any questions? I will prosper a moment.

I don't anticipate that we are going into much detail on this, or anything in a board meeting.

Prefer that we spend our time today, we utilize effectively for this kind of thing. If you have any questions about any of these construction items, now is a good time to ask them.

Let's go to that next one.

We will transition now, we bring this to you every Saturday. I'm going to present you today, kind of as you have seen it. I'm going to share some thoughts on it. I'm going to tell you a little bit about potential next steps. Regarding this report. We reported to you in 21 a year ago, \$198 million. Maintenance, we are coming to you today reporting \$234 million. I'm going to spend a little bit of time with you today on kind of how we got there, what's the reason for the increase in share some information with you, regarding that. You have got this complete report in your diligent books, you can spend some time reviewing it. It's about 10 pages or so I think, it's going to be a breakout of kind of building by building. Building by building. Of that \$234 million. Safety. Million of that is going to science. You take Miller science out of the mix, you are down -- it would be reasonable. I'm going to share

a bit with you on the increase, some areas that you could see if you compare reports. One of them is -- general infrastructure. We reported \$74 million, we are reporting a little over 95 million. Let me tell you why. The first one is going to be the parking structure on campus. It's hard to believe this, but our parking structures are student centered garage and Aikman garage are 16 years old.

This really does not seem like that much time has gone by, but the lifespan on the garage is about 30 years. We have crossed the midpoint on that, they are, for the first time coming onto this report. We can spend probably three \$50-\$500,000 per garage on maintenance items. Those are the things we need to address, the Wilson garage is her newest garage. It is 11 years old. It needs the most maintenance of all. You just never know about these things, you have two garages that are 16 years old. That one is 15, the newest is 11. Also embedded in the structure are items such as the pedestrian way from the student center to the library. I can show you some actions of that in a moment also, typing from powerplant one over at the other sites. Whatever is done with Miller Sides, that's going to be addressed. There is, we have challenges with the -- this is not anything new. It needs to be completely drained and redone. It's about a six or 700,000 dollar item. Those are the kind of things that are buried in infrastructure. But some of the reasons why we are showing some increases in the two structure. We have a little bit of a bump in razz life between a year ago, about 28 million. Again, as we have with housing operations and resident like operations, came over the physical plan a couple of years ago, that staff had done a really good job of maintaining capital plan and keeping work on those facilities. As we have got a plant, we have additional -- we have got buildings that may not have been on previous reports. Online, we just --

student center, we reported 1 million for a year ago. We are reporting almost 7 million in preferred maintenance on student center again, student center is 16 years old, you can imagine where the facility over 15 years hard to believe. But we have got some challenges there, the biggest number and that is probably the HP AC. We bumped athletics by \$1 million. Last year we reported about 675 million. Were reporting about night, 1.6 million. We added \$1 million, there are some tremendous challenges as well at some areas within the stadium complex. We reported that to you as well. One thing that is coming into the report that has never been in this report before our elevators. We have a lot of elevators on campus, a little more intentional with the plant. The elevator maintenance. Looking at the state of our elevators, we've got some needs in those areas we need some improvement in the forest rebuilding that you two are going, we are bringing elevators into the conversation, we are running out of the parking structure, the other big thing that we are going to have to address his I.T. wireless, I.T. infrastructure this is Anthony and Spinoza's area as we have been a little more intentional, there is a plant about their ego. We want to come to you with solutions. I wanted to spend a little time with you today, from our standpoint that the current process is kind of -- that's really been siloed into the plan. We need a broader amount to get to our campus constituencies. One of those. We get the board information, that administration information to make informed decisions are we really giving you everything that you need? As far as a building assessment is concerned, that could've gotten the building, what works,

what doesn't work, I.T. is a big part of that we are going to start , we have already begun to meet with our I.T. partners more regularly. We will get more better information on the and is a ministration. Including I.T., it's a big item. So you will be here for that as time goes. That's kind of where we are for maintenance, any questions?

I have a question, I know that we -- each one of these areas may be very different from others in I.T. For example, did you go about accurately assessing what the needs are? I know this is going to be different from project to project, item to item. How do you figure, you know, what a five year projection? Most of the money on our list here is pushed off to 2026. How do you ago about what the costs are going to be in these areas?

The fiscal plan, we have an entire division. That's going to be electric beef EHC popping plumbing, that's going to be critical of her structure. We have a regular input from those shops that they have been, for example, got a lot of work orders on the roof. We got a lot of work orders on the HVAC symptom. We are going to look at replacing. Those shots, those for men. Okay, what we really looking at here as far as we're talking about, we talk about portions, we've got vendors that can say, if we need to do a replacement, what are we talking about cost was? Some vendors provide us with some numbers, budget cut numbers that we need to slot in and we are looking at about a \$900, \$900,000 expenditure on an HVAC system. We do that in our of our areas, saving with our maintenance. All of these areas that we gather all of this information, we do it continually and regularly. As I mentioned, it's kind of like it prints out a PPD over the years. We cross division lines, we visit with other partners especially with all of the private projects we've got going on. We are listening to the I.T. people, they have got the same challenges for whatever building. We need to come to better collect information on each of these buildings so that we can present it back to you. I will also tell you, I meant to mention this a minute ago if you are interested in where we slot in against the computers. I know that this is a very, very large number. The University, in the same report five your aggregate, 2021 and 2026. Reported \$193 million, I think, yes. Houston reported 236 million, we slot right back in -- Texas State University is reporting 500 and \$43 million in preferred maintenance. That's just an idea of where we slot it in.

You did, what are all the above, including us doing to try to secure some sort of funding to get it done?

We are taking it a step further, once all of that information is collected and we go over the list and it is maintained throughout the year. You start prioritizing, you start

to get back with your HVAC team and say okay, I need you to identify hear your top five -- what is critical? What is critical? You do that with all of your shots, continue to kind of work it down. You submit a list for the division of the VP of AA. You start really saying

this is what we need to do here, this is what we can't do here. We will push that out, that comes down to money.

I assume that it likely that there will be some deferred maintenance cost will be potentially addressed through our investment of these funds that we will be talking about later. It's \$9 million.

That's a pleasure.

We have upgraded some buildings on Cameron's, where have you been -- some will be elevators, and HVAC. Some of those things, that will familiar it then issue a bit.

Yes sir if that is the direction the board that the --

I'm not talking about dedicating preferred maintenance, necessarily. Default to the result of upgrading the buildings.

If you do something with Miller side for example, we are addressing a lot of apartments. I think the general rule of thumb in the industry if you are a preferred maintenance policy reward and 75% of it to place the building, you probably need -- if it's under that, you probably need to look at -- that's a broad brush stroke, discussions take place at the cabinet.

In 2023, we have 53 million, is that what I see? In 2023, we have about 33 million. 2033 is going to be the year you blink twice. Remind me what both at 53 million is going to, I see that Miller sides as 53 of it.

It's items that we push out, forestry. We will talk a little bit about that in a minute. That building has some challenges and the biggest one I would have to say would be the HVAC system. That's 1 million bucks. It's 50 years old, HPE has the exact same challenges. That is the original 1970 -- three I think --

Those can be bought online with our plan, one.

Sure.

It could be -- I don't know if you guys can't hear me, I don't know.

If I may, the big thing that we will have to be talking about his leadership of the institution. Beyond the \$90 million that we will be talking about is moving forward, where a year away from the 88 legislation. What are we going to do, what are we going to ask for? There are schools who do asked for preferred maintenance money. I would say that we have to have some conversations and bring in institutional data that are research has, as far as space usage, how much space do we have, what is our capacity from what I understand, are capacity with

the space that we currently have is about 50,000 students. The idea of , do we need any new space? Should we look at deferred maintenance, and start addressing some of the current base of dating what we have? I think that that is a major discussion. Within six months, I will have to be reading with legislators to talk about those request. Start pouring --

What's the rate we or

July. >> Yes, because in October, essentially, they are starting to look at all of this information. Get ready for January .

Hopefully we get a lot more data, before we go. The Dr. Gordon -- apologize as far as the alley ours are concerned. They are Texas state , the mother out there. Not the system just the main campus. They have got \$72 billion for renovations for the campus buildings.

Texas Southern got a lot for that too.

Texas Southern got 22 million for renovation of the science building. Additional 2.4 for wayfinding. 40 million for facility maintenance, that is your category there. There is more money for health and wellness. Angelo State got 36 million to expand their powerplant. They are still doing it.

We got a firsthand look at that today, preferred maintenance issues. Do you have a question.

What did we submit last time?

We requested 52 million for a interdisciplinary science center and another 40 some million for expansion of the agriculture research facility. We did not -- we got 44.9 for what was kind of an expanded interdisciplinary science/deferred maintenance/upgrade , et cetera.

What did we do wrong? Not to get more money? Is there anything that we, did we not go to Austin and shake hands?

We were in Austin all the time. We didn't do anything wrong.

The only reason that I am asking, when I look at the numbers. As we look before, Texas Southern caught 95 million. Texas take 160, we got 44 million bit if you break it down, my numbers are only accurate from what I can get on the Internet. If you look at all of these institutions, it's about 700,000 students. Our average -- was 3700 dollars students. That was the lowest. The UT got the bulk of the money, they got \$84 million. The point is that everybody else got at least 4000, 800 a student as much as \$17,000 a student. We got 3000 and 700. So, what do we do to fix that?

We are talking about the -- the TR be. I think there is a lot of factors that go into that. I think that that was done at the 11th hour of a special session, there was a lot of sausage that was being made at that time. Senator Clayton who is the ringleader and sponsor behind house has indicated an interest to come to's campus this spring. As part of the Lone Star legislative -- you're going to have an opportunity to engage with him at the summit, some of these things, Texas Southern who got a a large chunk for deferred maintenance. Another periodical but -- what was represented there was some special testimony that they gave safety issues they turn on a light and they that the building might turn down, there was a significant safety issue that they were facing the other universities across the state were not basing. The comprehensive universities, at the 11th hour across the board brought stroke. You are going to get \$40 million, period.

I will say this, we will look at our space usage scores. When we look at our scores, again, we are a campus that has a capacity for 18,000 students and were under 11. You wanted to mention something about that?

I think you highlighted it. We have got more space than we currently use efficiently the state has metrics that they desire, we will be using the academic space 36 hours a week. All of the spaces that we saw today are used around 20 or less, for week. It's hard to make the case that we need to in the blank, they can go back, you are not using what you have got very much. I think to counter that, there's not of that. It does not do what we need to do anymore I think we have some significant discussion, that legislative session. Not on a brand-new shiny facility, how do we take all of our facilities and bring them up to 2026?

I look at it as we get so little per student from these universities. A lot have better facilities. You have a and M that have the most money as well. They basically threw us a little bit, in my opinion. It's irritating, I don't know what we need to do to fix that even if they would have gave us the average of the others, we would have received at least another \$12 million. Let's give SFA something and move on, I don't understand that. I truly don't.

If I may ask you to do this, you want to get something under your call. Look to see the designated funding for institutions and higher education per student. SFA students are getting proportionally much less.

That's my last question. What do we do to fix that? We are down out here, they are complaining about our university. When I walked to the facility, today, if I am a parent and have a child and I go in the school, I'm going to pick up the phone, or find another university. This will be my last resort based on the facility, I'm trying to get -- efficient, others, I don't see that here. Our enrollment is going down significantly, that the conversation for Sunday. That has to be fixed as well. We are dying, I hate to use that word but we are not growing so we are dying. I don't know how we fix it. I was shocked when I saw

these numbers and analyzed it. I don't know what to do about it. I'm kind of shocked. I'll leave it at that.

Will be the only ever see the got a TRB the year of -- the building where we normally -- we were at one year remember? The nursing building that we were the only institution to get -- we have had some legislative wins I -- had a visit with the chair and preparations committee last week, the report for a couple of hours. She spoke real highly of the representation of this campus often. During the last session. We indicated that she thought our presence was the top this year.

Remember, as we move towards the 88 sessions. What I present and what I request in Austin comes directly through this body. It voted on. But we have got to do is do more work like we do, Representative Gonzalez. I think it's really worked often and hard. I don't know how many times that Scott has been done there exactly. I think it is an important time. I think that that is --

I think that what we are talking about with the TRB is that it evolved so quickly. It can't come out of nowhere, essentially at a very, very short period of time. That is based on long-term relationships and reputation,

there was no lobby effort that I think would have been in October. I think that it's based on the long-term relationships,

what he was referencing and those were critical to have. That last minute gift like that comes up, there is no lobbying that is needed because it's already done, that's what they have to do now. Develop that reputation, in that relationship. The third special session literally in a period of three days. 300 million in dollars got distributed to university.

I want to be very clear, I am not critical of the ministration.

I had a critical of Scott, I am not critical of -- so forth, you have to sell. You have to sell something to get something. You are not selling what we need here at this university. When we get legislatures into our city for other reasons, for the hotel. To get them in a car or bus, or something and get them over there and let them walk to that facility opens up a lot of eyes. We have missed those opportunities. I did not realize, what I see coming up this right here at this building. Athletic -- I see the library. I would like to get our rep to walk those halls and see what we have. I would like to get the Senator to come and look at this, what can you do to help us? What can we do? We are not bringing the people together, that can help us with that.

We are losing our enrollment and trying to figure out how to keep our enrollment up and keep our employees paid. I have numbers on, our salaries and wages and how they rank up with the schools. It's sad. We are not getting help, the help is going to have to come from Austin. We cannot do it ourselves.

The legislative Summit coming up in April will be the first one that I -- the last one was canceled. We had scheduled legislators through

campus, including we just found out Senator Crayton is coming as well. That's very, very key. We will be doing that this spring.

Make sure that we don't necessarily go to the UC, go to those things that we went to. I would take them to the -- they won't shut us down. When you look at it, we have issues and we need to get people with eyes on it to start working. I appreciate that you are going too often, all you are doing to shake hands. I have heard some good things about your trips and your visits, but we are going to have to get serious about this. I don't think time is our friend right now. I will say that.

I appreciate it, Robert. That \$234 million for maintenance is a big, big -- ultimately I asked John about it. We are not most government -- kicking the count on the road, it's a five year horizon. It's back and loaded, going to get kicked down the road further. We keep kicking it on the road, you do get -- where facilities are just not investing.

In places we have got to invest, it's a quandary because it is not just a single place or two around campus. It's pretty widespread, pretty ubiquitous. Any other questions?

I have a question, the parking garages. The lifespan of the parking garage is approximately 30 years. We are at the halfway mark, what is the problem that we incurred? Is it breaking down concrete, is it breaking down the report system, what type of maintenance goes into repairing a parking garage? The only thing we need to do right now is we need to -- over time, where we have transitions and we came together. Those points have eroded over time, use, and as a result water gets in them and they come all the way to the bottom. The elevator shafts, then your elevator systems. You got all of these challenges. The number one thing that we need to do, they all need to be waterproofed, all of those joints need to be resealed. All of that. There are some areas where there is concrete starting to fall off in some areas. We did have engineers on campus did a thorough walk-through of all of the garages delivered the report back to us that they were all structurally safe, they were used and occupied. We are certainly aware of the preferred maintenance, we are going to have to start talking about. That's one of the reasons why --

That was my concern. The maintenance that is required on a parking garage is not that our students or faculty are at risk if it is just you answered my question, I understand that question. They are not a risk to the occupants. Structural experts, we are fine. We are going to have to start addressing your needs. Thank you.

All right, any other questions on planned maintenance report. We have 2 million court items. They do need to be out in 25 minutes. Preferably. These are really important. I guess the last meeting in October. We approved, we actually authorized the issue of RFQ's for architectural firms. A bit of a master plan, you will see in your books that we are reconsidering. Considering rescinding that emotion. Pursuing an alternate approach to it, which is much more in-house and much less costly. Perhaps this is what we need at this particular trip -- that's

going to dovetail a bit with the Proposal of the capital improvement program. It takes us through that --

Okay, I will surely do that. There are a couple of things in here. You'd be interested in seeing as long as you are -- the question is a long line of your questions. I told you at the beginning we are going to come back to this, this is the for 5 million that was for space assessment. We came back at that time, the board allocated that for if PNC study. Facilities programming and consulting, we will talk about that is the second. That was all done at the April 26th meeting, there was 4.5 million. In late last -- the space assessment company, there is a commitment can't committee on campus. They had meetings in which they began to look at space on campus. There were some for Larry findings that were presented to the candidate in October. To give you a kind of example what we are talking about here. Can you advance me? This is just for internal purposes, for our discussion. You are going to hear a lot about dollars, the dominoes are what if we took this building and kind of made it into an administrative building? Put marketing communications in the bottom.

Made the second floor where the business office is into kind of an employee welcome center. They charge for the space. There's a discussion about relying on the offices here on the third floor. If we do that, we are going to have to do something over at Rusk. If we take the Rusk building, and move the financial aid away from the bottom here. Put them in the Rusk, on the third floor. Move the one-stop call center, which is in the library. We have admissions for some -- the business office that is right under us consolidated into the first floor of Rusk. Office of student rights and responsibility, [ Audio cutting in and out ] the premise there was at the Rusk building becomes a student services building. If you need to enroll, if you need to pay your bill, you need financial aid you have got all of it going. One, two, three. Stead of leaving this building and going there, go through those double doors. Go downstairs, it's simply located. Those discussions kind of started to take -- part of either .5 million was the used to support the back office. It was going to be kind of the backfield, what was going to be the welcome center. A lot of those kind of discussions were taking place. So, at that time, Camden liked it. They that there was some ingredients there to work with, we need to be held to more of a master plan process. We can make decisions, spend money that really was well thought out

that's were things that we did, in October with this action -- continue to address that with the board today. At that point, discussions began at the cabinet level.

Discussions began at the cabinet level about where do we go from here on the master plan process quite the a decision was made, to kind of move it in-house. All of the advantages were weighed, we are up against time. We are against time because if you put in our effort out on the street for a master plan. It could be a year before they come back to you with any type of a quarter. To expedite that and try to move forward, let's go ahead and bring it in-house. Let's study some things. Be able to maintain a master pram in -- 10 years is a long time, a lot happens in 10 years. You do master planning it goes on the shelf, you take it off the shelf. You knock the dust off it and you do another one. This is an opportunity to change that paradigm. Have more of a

cross functional approach, campus professionals can suggest improvements. Space utilization, space assignment that best supports campus enrollment, enrollment, enrollment. Anything that we can do to help in that regard. Is key. As long with what we discussed here today, and overall positive experience for faculty and masks. There were some components to the, how can we change that? Has a result of that, you have an opportunity to redirect some financial resources and not spend 1 million. You have collaborative alignment with the cabinet and the board initiative from staff level. New initiatives that you may be want to study. You got a committee now that you can kick it to it's up to the master plan committee to look at and come back with some analysis and recommendations. Space committee is 's, space assessment committee that I mentioned earlier will remain intact. To that end, on December 2nd Judy Kruwell with the

support of the cabinet and master by the committee whose primary responsibility is to update and maintain current campus master plan. There is your committee, 19 people that are on the committee. You can look at it by -- right now. There you go. This gives you an idea of how, institutionally how this plays out. Student affairs, academic affairs, we have student body representation. The I.T. component that I mentioned earlier is big, we have got I.T. revenue. That's represented as well as finance administration. This committee is setting up to be a standing committee. Their primary responsibility, as we mentioned is to update and maintain a current master plan. Plans for a living document that use administration, the cabinet and the board of regents to make the best decision to utilize campus capital investments. This committee will be expected to become very involved in campus pathways, grounds, buildings, everything from on campus inside and out. Really deep into all of it, and be able to bring back a new recommendations and we are going to the campus needs. Standing committee, which means that it is on. It's not a temporary thing, it rolls on

and it's the pleasure of the administration to continue this process. Having a living document that you can update in real time, not having to have a consultant come back were consultants gone. We've got all of this paper, we don't know where to go from here. Space utilization which I will talk about, most capital investments. We will spend some time on that today. Pathways that I discussed, I want to be clear with the board and clear with the cabinet that we are recommending a committee. We don't decide what's going to take place. We just recommend what we had found so that you as an administrative body and a governing body can make informed decisions. That's where we land there. There is a level of confidentiality with the committee, don't intend for it to be cloaked in darkness. However, you have to use the expression. If we are talking about moving people around, we do want people to get up step when final decisions are made. Key documents, first thing is going to be the current master plan which is the one that you heard today. This building was going to be torn down. 92 pages. The other document is going to be a strategic plan. This is going to be updated, 2023 we were coming up on that. This is a big one, this is the space utilization document. We will talk about that in a minute briefly, that is the document. 176 pages. Athletics have a study done in 2018, assisted facilities by -- we will go back and take another look at that. Student involvement and engagement is involved in this. One thing that is not included, we make the board look at these

facilities earlier. It's what we do with the college cafeteria, and so we do with our residence halls. This is where Dr. Frye's area is kind of dig into it. Committee

is underway with a lot of tours. Robert, what we did today with the committee, walking and looking and I will share some information on that. There has been some surprise really, there is some real neat -- lots and lots of tools. A deep dive on space utilization a very, very deep dive on space utilization. You can advance April, and it's one more. Probably not the best use of space. Not to single anybody out or embarrass anybody, we could probably -- we know where those areas are for the most part. We can identify, have a better shot at reproducing our space. Our classrooms look like -- we've got classrooms that you saw today, your classroom zoom technology. We have a little bit of both ends on that, moving forward, our labs, the committee looked at it last week we also went over to, there are some challenges. Those are the jewelry lab we got some things and some are. I touched on that we can come present data. Their wants, needs, vision for the area. I touched on I.T. and we have got these buildings on campus that you can advance. We got these buildings on campus. That the World Wide Web with got these buildings that were built before the World Wide Web how do you face them into a warning? We got them embedded in the -- we need to address all of that. The infrastructure we have spent a considerable time on that today. How does that plug into this process? As well as your coordinating Board as well as compliance, this is for street and it's what we call about -- this is where your needs start to head -- this building you are touring today was Route 69 construction 70 engineer during that time one more slide. The original equipment, the HVAC system is 50 years old. It was installed by the contractor, we are still using it today. There is a sticker on the machine that if you need to buy your lubricant, you can buy it. Is it going to make it 50 more years, I don't know? Probably not. Where are we headed up with that? Those are the things that we are bringing to the forefront of that. We mentioned before that you can advance, these are some rulings over buildings. That was for street. You look at rust, this is where it is important. Number one, you see the condition of our buildings. Secondly, you also see over here. We were going to put some offices in there, but those offices were too tiny. You can barely fit two people in their. All of that needs to be reworked and redeveloped as part of the overall kind of way we are headed here. Just to give you a snapshot of the plan here, as well as music. Some things for the committee to consider. I know that we are up against time, how buildings are run. HVAC symptoms -- building systems. Claimed and maintained, one thing that you will need to be aware of.

Safety and risk management, and rebuilding that you touch pretty much is going to have asbestos. You are going to have to have a plan for that. This is their area, they know for the most part where it is. Just be aware that abatement is going to be a big issue moving forward because a lot of our buildings have these challenges. To and from campus, where you parked to get here on our roads and gateways. We have got a real nice gateway that was put over here, five or six years ago. That's Clark Boulevard between the president's residence and the village. I mentioned A.D.A., and Australian quick example of that. How you get around campus, I.T. We talked extensively about I.T., but also water, sewage, and electricity. We have got to make sure, along with

our city partners and city of the structure. Support the needs can potentially have. We touched on technology, security, as were the chief of police comes in as we address those matters. As well as wayfinding, it's an opportunity for branding. We have got some branding on campus. These were around the stem building, this is the only thing that you see

with the exception of the perimeter of campus. We got the opportunity to do some branding, especially with our 100 year anniversary,. The UMC rep on the tour said this is something we could take a look at. Look at what some options are, what it would cost and have some answers for the committee. How many lightbulbs do we have on campus, I find that we have 571. Wrote that information back to her, the area is working through that right now. We have some nice pedestrian ways, you can imagine if we had branding all along here. These are newer, they are nice, flat, A.D.A. accessible. We have infrastructure that is -- this is the main thoroughfare between BPS E and the library. It's falling apart. We have got a pedestrian bridge that is in shambles, it's over here and it's the main pedestrian way that students take -- as well as current students pass through that. It's really dangerous. We've got a trip hazard here, those are things that we have got to address. This rock was kind of the thing at the time, was very very slick when it was wet. Those were some of the things that the campus is going to study. Your main number one thoroughfare is not A.D.A. compliant. You got a set of stairs there, that you can advocate. Wheelchair behind, you have got to figure out another route because you are not going to be able to go this way. Wayfinding needs some work, we put the sign up on the left. We came back there, it's block the view. You cannot see the side anymore. We need to look at all of that. We need to -- we need to look at whether our sides are clean or not. Accurate, because this sign here which was one outside this building. Residence life has moved out of this building, there out of the student center. We are looking into all of that. We've got signed the have looked like this. Pretty rough, those are the things that we are going to be looking at. We build buildings and plant trees, the trees grow up and have the name of the building. It's something we work and look at every day we need to come up with some solutions. Do we need to change the building name? Do we need to put an additional job site there so that everyone knows when they are headed? These two pictures have one thing in common, they are both bus stops. On the left we have a nice shelter that is branded, it's wheelchair and A.D.A. compliant. This is behind math, the library, the students just know that's where you start to get on the bus. We need to take a look at kind of what we are going to do with our shelter as far as that is concerned. Intercampus transportation., I mentioned the tours. We started in December, on January 13th we took the Jaguars tour. We felt it was important as a committee that we saw the campus through the lens of this area. She was gracious to accommodate us, had a two grade Jack Walker's. Saw a lot and learned a lot of that too. We are now in the middle of academic spaces. I will tell you a little bit about kind of where we are there. Last week, the promo office is leading the committee through this area. This portion of the committee work, we look at human services. We look through all of the forestry areas that you saw today as well as art. We left off that -- tomorrow. We will come back, let me back up. John, when we go to take the tour, John -- I'm sorry.

There we go, when we take the tour John gives us -- when the building was built, the square footage and how many hours a week space is used how many students flow through that space, day or week. All of this information that we can formulate some ideas around as far as each buildings use, this is where preferred maintenance comes back. If we look at art, we can start looking at that we've got some issues with art. We are to put some money in it, or not putting money into it. Something like that. We are going to finish up with that on February the third, we were to come back on the 10th and do one session on nothing but I.T. Look at our areas, their challenges and needs. We are doing a pleat library tour top to bottom. We come back on the 24th, to look at this building, I know that they have got some things, some challenges. We come back in March, do the residence halls take a break, we're going to spend the day on athletics. We are going to flex then if we need more time in an area. If we want to come back in April, and start kind of impounding all of this data and start making some committee -- get direction on where we want to, as far as future recommendations to the cabinet and to the board. We're going to get back into the study which you can advance. The study looks something like this where you move this area from here to there, how do you backfill, what are some costs on that. We're going to study this and determine whether or not these are still valid or not. We need to change, what we need to update? Just kind of go back to that document, because it is really well done. Wrapping up here, we have got teams sites set up so we can impounding a lot of data photos. The Jack Walker's, we can respond to their needs in real time. We have got all the cabinet on January the fourth. We are bringing it to you today. I flew through that, Mr. chair for the sake of time. I apologize for that but I will pause there

All right. Questions about that? As it relates to our master plan, we do have some other reports that need to cover -- at least briefly. I'm not seeing that -- the report, curtsy . That's right. Appreciate it. Since that meeting, in October we were Dr. Gordon, and Judy and Gina had a visit before the end of the year over the phone. Sometimes over Christmas, and -- discussed the fact that we have the proceeds from authorize in 2010 team to, 2019 that were around 39 million. Those proceeds have a date that is approaching pretty quickly that we have to identify. The object of that investment, and start spending money on it. Remind me what, you remember what that day is? 2023, as I recall --

I believe it's 2025, it is five years from the delivery date. That was February the first , 2019. If I'm not mistaken. We have five years, yes.

>>

We can actually identify them before that, they have to be expended in total by the end, right?

They have to be, they should be extended. That is part of the document. The nontaxable -- the IRS issues guidelines.

It all has to do with nontaxable bonds being issued, so they put limitations on them. The first benchmark is that if you can spend all of the proceeds by the third year, then you get to keep any interest earnings that you made in excess of the yield

that you paid your bond. That is called -- the excess, the differential of having earned money and more money, or a higher rate

than what you are paying your lenders. That benchmark we obviously missed, the next one is five years. We have a contract with Hill stop security. Our financial adviser, at five years we will be required to file a report with the IRS. Providing how many on expended proceeds there are remaining, we will have to do the trash County collection which we do annually. We know if we are going to be in H situation. We know that we are currently not. At five years, we would have to omit any overage to the IRS. Right? Unless interest rates rise drastically over the next couple of years, we will not owe. There's no serious repercussions if we passed the five year mark, we need to pass the five year mark because it is part of -- once we file that report, we are making the application to issue tax-free bonds. You just need to make sure that you are being a good steward.

Maybe an extension, because of COVID? We had to make decisions during COVID, that limited our ability to move forward with these bonds.

I don't know that I will ask our counsel, I will ask if that's --

There was a reason that they did not make it,

So -- our thought was we have to, we had our meeting in October. Our thought was that we have to wait until we issue RFQ's then sometime later this year, some time in October. Get affirmed back to 2%, their qualifications on the board to make a decision. The master plan process would start, John said that it might be a year. Might be two years before we get a new master plan in our hands. You can see how we are thinking, how do we address both -- first of all, we have gotten needed to extend the funds. As you saw today, for a lot of reasons. We had to seek out money

it campuswide tug-of-war over these funds, try to find somebody who knows us pretty well, has been on master planning services in the past, they do a short-term analysis on campus. Using the most recent master plan, space assessment study on the document or two that we thought that they could utilize. These are independent folks who also do a lot of business around the country, for other universities. We called them, he's been in this room quite a bit. Speak to him with courtesy, and asked if they could reduce the study and do it in the short term. Report back to us by our April meeting. Do all of the a bunch for less than \$2000. He said that, it was a little more than 200,000.

Carry it back, gave him an example of the kind of information that we thought we could provide that she would have to dig out on his own. An agenda item for this coming board meeting from building grounds would be that the contract, to be kind of a lead firm. You can get several contractors. Is going to be the construction manager to fine arts, if that's correct. I believe that's right.

I know that FP&C -- >> FP&C is the primary, they are the ones that did the study and they are going to work with courtesy here.

I think that's what you are talking about.

I think they are about as well.

We want to do is kind of get the assessment of not just our academic buildings but also real, critical residential facilities. See, kind of get an expert's view independent of us. One of the drawbacks of master planning here would be that you might get an insular kind of based master plan. That's what we are. That is something that we would have to guard against. Firms like courtesy just miss -- with Baylor, really a residence hall renewal project. Renewing the entrance and that sort of thing. You had an image of that facility versus one of our residence hall addresses. Obviously the differences start, knowing who our competition is regionally, statewide. We wanted somebody to give us an objective. They are willing to do this and report back to us in April, the cost of that consulting project as I mentioned would be just slightly less than \$2000 per day admitted that formally now. Our committee needs to determine to recommend that for the board for their approval, I am in favor of it. It's going to give us some really interesting, valuable information. Give it to us in a year term so that we can make some decisions. Frankly right now, the longer that is \$9 million sit in some other account and not invested on campus. We are losing somewhere between 7% to Mr. Elliott would say, 37%. That is what is rate here over here. We need to expended not just for the reasons that Judy pointed out, we need to expended because we have pressing needs. Preferred maintenance, by the way is a part of that. An expert, birds eye view of where we are to go with this. It's not going to be input that is going to compel us to spend more money. We will be very informative I think, for us would guide us. Also allow us to maintain all the stakeholders that we have to answer to. We are making a wise investment here. Hopefully it's going to come down to a combination of the board and administration who makes a decision. Where we are going to invest those funds in the short term, I think having something there that is objectively generated and expertly assessed is going to be really helpful. I'm going to put that out there, that is what is involved in this capital improvements plan. It's already diligent, you can see what we are talking about there. Scott, do you all have any further comments in that regard?

I think that this is sort of the preview of the discussion that will take place at the, during the board meeting as a committee. The thought behind it has been, first there was a big RFQ that was issued, then everybody took a step back and said is that what we really need quite the given our time constraints, for a lot of different reasons. And plus, we have essentially \$90 million. Bonded dollars must be spent, cannot be given back. We have done that analysis. They need to be used. We have the C cap TRB money. That's a lot of money, it changes the footprint of this university, and what is the highest and best use of those dollars? What do professionals who work only on college campuses see at other college campuses when faced with all of the issues that we have talked about today? So, the thought was to get an outside, professional opinion on the best use of those dollars. We are not going to have \$90 million every year. This is not an annual issue. This is -- the stem building was essentially 46 million. You are talking about two. Right? What do we need to do? These are big decisions. They

concern where are we going to invest in this university for the long term? There's a lot of factors that go into that. Curtsy is accustomed to doing this, has agreed to do it in short order. That was really the thought process.

If you have anything to add for that.

Alders today fantastic job of summarizing the issue here. This is going to be a really good test for us, what we are looking at is external as well as we will get internal data to make a data informed decision definitely won't drive the decision, from internal or external. It will get all of the information, more than we have ever had before which will help to inform the decision. Moving forward, all the reasons that you talked about. I think it's a great idea moving forward the test drive for this new process that we are talking about. The master planning committee on a regular basis taking a look at cabinets, when money does become available, we have to talk through that with our L.A. ours. If we can get additional money for such things. We have a finite amount of money that we can then bring for much reduced cost to do the analysis, and external and external to get as much information as possible. It's a good hybrid methodology, and one that can serve us well. The great thing is if it does not, we can hit it.

We don't have an issue with not going out for RFQ's

No, that is your talking about the size of that --

\$2000 if we are not going out to somebody can come back and say that you hired someone without --

We are under the limit on that.

We're going under our previous -- so I understand. We will run it through that.

That was the first question that was asked, suggested because of that important concern. We'll have to resend our current motion of October. We can encompass this easy.

The only other question I have is, what information would we be supplying this consulting group >> To help formulate, we have access to what they are asking, please say okay. To understand why they are asking, they are not asking these questions. I would at least put that in, into the proposal.

All of the space assessment data, which I have actually -- we don't have to release that to them. One of the firms that we are working with, the firm that provided a lot of that, all of John's -- the pass utilization. The -- info. Residence hall and dining, the information that we were supplied here spreadsheet.

Part of this is going to be assessing the most lucrative majors the colleges on campus that are growing all that is going to be a thing I think. The assessment. Also keep in mind, when you look at the colleges and departments, we've got a stem with a brand-new building. Coming back to design the building, we still need some more brick-and-mortar fine arts.

The only reason I asked that question, I'm not bring critical. Some of the data can't reconcile up, we have student accounts that are different than what the program -- I want to make sure. I want to have some understanding of what data that they are after. If you give them the wrong number, the production is based on that number just to give that projection. I want to be clear that the numbers that they are using are accurate to the best of our ability, I have questions. I have numbers right now that I can -- if we are passing some of those to them, then your production is going to be way off. You're going to be treated for a sickness in that battle. That's just my thought on it.

The data needs to be accurate, I assume we will do our utmost to deliver. We really do want a good just based on accurate numbers.

I agree, I think if we make sure the numbers are accurate or someone LEs questions it. That does not make any sense based on this or that, they want to take the numbers and run with it. They are not going to invalidate it.

They are going to do some home campus work, interviewing a lot of folks on campus. Of course, over several days. I don't know if they are going to do any data mining on their own. Still a lot of data assessment, I don't think they are going to be digging out new data as I recall.

I'm not sure, I would add too that when ready. Grendel has a significant amount of data in looking at program health as well. When you look at program health, space usage, deferred maintenance. Auxiliary, usage, deferred maintenance. Revenue programs, et cetera. Between all of those data, there'll be so much more rich than what we have ever done before. By the way, the data that Lorenzo. The model that he developed, will be presented in full in April. Those are some data that can be used now as well.

I would like to comment, this extremely similar to when Kinsler did our athletic facility assessment. When phase one closed, and Kinsler close their offices in Texas we had worked for two years on the project. With another firm in Texas, if we had gone with another firm, we would have had to have had that two years of work done again. We went to phase two with the new firm, the new architects that left Kinsler went to. I think it's very similar in this master plan process that we don't want to pay them to do information that we are ready have. With what Dr. Smith has done, what Dr. Frye has done and things that we have -- of course at the two-year point, it all needs to be

accurate. I don't think, I'm hoping that nothing that we are doing is not accurate.

What I find sometimes, we have the data. It's the way that the data is produced based on the parameters. The numbers can be different. They can be more than I would say is reasonable. The data is right, it has been recorded for a certain reason that a certain level. What they are asking, I just want to make sure the parameters are asking. We get the right answer to them, we don't give them a number that is incorrect because of the projection.

I think that we will ask for the proper method that will be presented to them.

I would think so. >> It's too important for us to finish our discussion today, with three of our region's not here. We will discuss it in more detail on Sunday evening.

3:00.

3:00, at any rate I don't want you to think I'm cutting short the discussion. It is limited to what that item is, then briefly I don't want to spend too much time. The tightness of our schedule, I will dive into that real briefly. Any other questions?

These policy items, the first two are being combined in any of these -- the committee agenda on -- class meeting time will be combined, I think the modifications on that are very modest otherwise --

That is correct. Smoking, vaping, use of tobacco product. That is 131, I think all of these are scheduled reviews by the way. Student center operations, 133. Telecommunication services, 128. Page 121. I think they are all scheduled reviews, the biggest change will be the combination of 4.12 and 4.13. Anything else on those? Nothing earth shattering.

Okay. Took medication services the main change there is we are moving long-distance codes, I think. So, I think they are pretty mundane.

>> I know we are a few minutes late, I appreciate everyone staying. Past five, with that I think that we will reach the committee until the weekend. Take up some of this on Sunday afternoon at 3:00. [ Laughter ] defer to experts.

Thank you, gentleman for your work. I'm going to head back home right now.

I think I'm going to meet with some other people, then head back home.

That's even worse.

Thank you for coming down.

Of course.

Of course.

I appreciate everyone for making a little sacrifice. Outside of bounds of our normal committee time, I think it's obviously pretty important.

Especially the two who had to get there passports stamped. Going across the river.

Absolutely, got an Arby's a sandwich out of it.

Somewhere up there. [ Laughter ]

Not anything of any size.

With that, chair, or we adjourn?

We are recessed may be, is that the right word?

Until Sunday. Thank you all very much. We met thank you.

Thank you, David. [ Event concluded ]