

GOOD MORNING, EVERYONE . GOOD TO SEE YOUR FACES. WELCOME TO THE SPECIAL CALLED MEETING, THE 356

MEETING OF THE SFA BOARD OF REGENTS. BEFORE WE GET STARTED, THERE IS SOMETHING IMPORTANT THAT WILL HAPPEN TODAY WITH ONE OF OUR BOARD MEMBERS. OUR STUDENT REGENT WHO IS BACK BY POPULAR DEMAND IN HIS ABSOLUTE LAST BOARD MEETING. SPENCER GRADUATES TONIGHT. [APPLAUSE]

WE LOOK FORWARD TO BEING AT YOUR GRADUATION AND SHAKING YOUR HAND. CONGRATULATIONS. WITH THAT, I WILL CALL THE ROLL. TOM MASON, HERE. WINSTON, ALDER, HENDERSON, OLSON,

WINDHAM, SPENCER, ADMINISTRATION, WESTBROOK, FIELDS. ESPINOZA. BRANDON FRY. GARNER. OGLES BE, BRIAN IVEY, SMITH, JILL.

WE ARE MEETING RIGHT NOW AS A COMMITTEE AS A WHOLE AND OUR FIRST ORDER OF BUSINESS IS TO RECEIVE A REPORT FROM KIRKSEY CAPITAL IMPROVEMENT. IT'S THE KIRKSEY CAPITAL IMPROVEMENT PLAN PRESENTED BY KIRKSEY. ARE YOU READY TO ROLL? ALL RIGHT.

WITH THAT WE LOOK FORWARD TO YOUR PRESENTATION.

THANKS. GOOD MORNING, EVERYBODY. I THINK THE FIRST MEETING WAS BACK IN DECEMBER AND TALKING ABOUT PUTTING THIS STUDY TOGETHER. FINALLY TO THE POINT THAT WE ARE ABLE TO PRESENT IT TODAY. AS I GO THROUGH, FEEL FREE TO RAISE YOUR HAND OR STOP ME AND ASK QUESTIONS. THIS IS A BRIEF VERSION OF THE REPORT. LIKE ANY GOOD REPORT, THERE IS REFERENCES AND FOOTNOTES. A LOT OF INFORMATION IN THE REPORT WHICH YOU WILL HAVE TIME LATER TO GO THROUGH. FEEL FREE TO STOP ME AND I WILL BE HAPPY TO ANSWER ANY QUESTION YOU MAY HAVE. WE WILL MAINLY TALK ABOUT RESIDENTIAL LIFE, DINING AND IN A DOT AMONG OTHER THINGS . VERY SIMPLE WE WANT TO PROVIDE SOME GUIDANCE AND SPEND THE MONEY YOU HAVE CURRENTLY AND WHERE YOU FOCUSED IT AND THAT WOULD GIVE THE BEST RETURN FOR THE UNIVERSITY. THERE'S A LOT OF MEETINGS IN THAT AND A LOT OF DIFFERENT DIRECTIONS BUT REGARDLESS OF HOW YOU WANT TO PUT IT, WE WANT TO HELP YOU ACKNOWLEDGE THAT YOU HAVE TO MAKE IT MOST IMPACTFUL AS WE CAN TO GROW ENROLLMENT AND CREATE DIVERSITY. THE PROJECT TEAM THAT MAKE SO I'M UP HERE TODAY BUT THERE'S A WHOLE BUNCH OF PEOPLE BEHIND THIS WORKING ON. MARK WITH PROJECT CONTROL WHO IS HERE ON CAMPUS REGULARLY, HELPED OUT QUITE A BIT WITH THE ESTIMATING OF SCHEDULES, FACILITY PROGRAMMING AND DID A LOT TO READY THE LARGER CAMPUS UTILIZATION STUDY AND DOCUMENTS. AND A HUB ENGINEERING FIRM THAT WE USED TO DO BILLING ASSESSMENTS AND WALK-THROUGHS.

TO JUMP RIGHT IN WITH WILL START WITH RESIDENTIAL HALLS AND STATISTICS. 14 RESIDENTS HALLS AND A STUDY ANY WALK-THROUGH. BEFORE, IF ANYTHING JUMPED OUT WE WOULD INITIALLY RECOMMEND OR GIVE CONSIDERATION TO DEMOLISHING THOSE BUILDINGS. THOSE BUILDINGS MIGHT HAVE A CERTAIN VALUE IN THE IMMEDIATE FUTURE BECAUSE THEY PROVIDE VALUABLE SWING STATES WHILE OTHER RESIDENTIAL BUILDINGS ARE BEING WORKED ON SO IT'S OUR FIRST ORDER OF BUSINESS TO NOT CLOSE DOWN. EIGHT HALLS, WE JUST DIDN'T HAVE ENOUGH FUNDING MAKE AND I SHOULD SAY THAT FOR LOCALS. WE JUST DIDN'T HAVE ENOUGH MONEY TO AFFECT EVERY RESIDENTIAL BUILDING ON CAMPUS.

CLARIION APPEARED WE WANT TO FOCUS THE DOLLARS FOR THE BIGGEST IMPACT. JUST IMAGINE IF YOU WILL 14 BUILDINGS AND YOU PUT A LITTLE BIT INTO EACH ONE. ALL OF US THAT WALK THROUGH THOSE THE END OF THE PROJECT YOU WOULD BE ABLE TO SEE WERE ONE NICKEL SPENT ON THOSE PROJECTS BECAUSE ALL THE INVESTMENT MADE IS MORE THAN LIKELY IN THE WALL AND IN THE FLOOR AND IN THE CEILING AND ON TOP OF THE ROOF AND OUTSIDE OF THE MECHANICAL YARD OR SOMEPLACE OTHER THAN WHAT YOU WOULD BE LOOKING AT. IT'S GOOD TO UNDERSTAND THAT. WE ARE NOT SAYING DON'T DO ANY WORK ON THESE BUILDINGS, THEY NEED WORK. THEY NEED A LOT OF WORK. BUT DEFERRED MAINTENANCE IS A BIG ITEM HERE BUT FINDINGS DEFINITELY NEEDS TO BE PLANNED. THERE ARE TWO THAT WE RECOMMENDED MAKING THE PROPER PROPER INVESTMENT. EVEN THE MAJORITY OF THAT INVESTMENT IS PLUMBING, WATER LINES, SANITARY LINES, ELECTRICAL, POWER DISTRIBUTION AND ALL THESE THINGS THAT ARE IN THE WALL BUT IT WILL MAKE IT WITH THESE TWO BUILDINGS OPERATING MUCH MORE EFFICIENTLY GOING FOR THE NEXT 30 YEARS OR AS LONG AS THE BUILDINGS ARE HERE. IT'S A MINIMAL INVESTMENT , EACH ONE. ENOUGH TO MAKE AN IMPACT. THERE WILL BE SOME DOLLARS ASSOCIATED WITH PAINTING AND CARPET. MENTALLY THOUGH, THE TYPE OF CHANGES WERE TALKING ABOUT IN THE RESIDENCE HALLS ARE 14 AND 16 FOR INSTANCE. AND A COMMUNITY BATHROOM SYSTEM BEFORE. THAT IDEA IS LONG BEEN OUTDATED AND PAST FIVE. IF WE GO TO THE NEXT SLIDE. >> WHAT YOU ARE SEEING MORE OF DESMOND THESE ARE BIG DOLLAR ITEMS. YOU DON'T SPEND A COUPLE HUNDRED THOUSANDS OF DOLLARS TO MAKE CHANGES WITH ALL PLUMBING AND ELECTRICAL AND TILE AND ALL THAT IN THESE BUILDINGS. IF YOU CAN IMAGINE, IN A TYPICAL DORM, YOU GO DOWN THE HALL AND THERE MIGHT BE A BIG AREA THAT THE BATHROOMS ARE IN INTEGRAL ROOM NEXT TO THAT. WHAT WE ARE DOING AND THE PROJECTS WE ARE WORKING ON AND WORKING IN RESIDENTIAL LIFE, IS THEY ARE CREATING MORE PRIVATE TYPE BATHROOMS FOR INDIVIDUALS. AS YOU GO DOWN THE HALL AND INTO THAT AREA. AGAIN, THIS IS A SMALL ONE . IF WE HAVE HAVE A BIGGER ONE AND IF WE NEED MORE ROOM, WE TAKE A ROOM OFF LINE AND DEMOLISH IT AND CONVERT IT TO BE A LARGER SYSTEM LIKE THE PRIVATE BATHROOMS. THERE'S ALL KINDS OF DIFFERENT OPTIONS AND LAYOUTS YOU CAN DO. WE DID NOT DO ANY DESIGN WORK IN THIS STUDY. BUT THAT WOULD BE THE NEXT PHASE. YOU KNOW THEY ARE CURRENTLY TRIANGULAR SO THEY ARE LITTLE DIFFERENT THAN THE DIAGRAM HERE BUT CONCEPTUALLY THAT IS THE POINT WE ARE LOOKING AT FOR SEVERAL FACILITIES ON CAMPUS AND WAS CURRENT AND THAT WOULD BE THE PLAN TO CONVERT THAT SPACE SO THAT IT IS USED A LOT DIFFERENTLY THAN IT IS TODAY.

SO THAT IS THE WRAP UP OF THE RESIDENTIAL ROOMS. A LOT OF INFORMATION AND I THINK YOU WILL FIND IN THE REPORT THAT ALL THE RESIDENTIAL BUILDINGS NEED SOME SIGNIFICANT DOLLARS PUT INTO THEM. OTHER THAN LUMBERJACK LANDING, THE LAST ONE THAT'S IN PRETTY GOOD SHAPE, THERE'S NOT ONE THAT WE WALKED IN AND SAID THIS IS PRETTY GOOD.

WE WON'T DO ANYTHING HERE. THERE'S ALL KINDS OF MECHANICAL AND ELECTRICAL AND PLUMBING AND THESE ARE ALL BASED ON MAINTENANCE STUDIES AND MAINTENANCE REPORTS AND MAINTENANCE LOGS OF HOW MANY TIMES THE PHYSICAL PLANT HAS TO COME OUT AND DO SOMETHING TO FIX IT AND GET IT BACK RUNNING AGAIN. CURRENT GRIFFIS ALSO THERE NEEDS TO BE WORKING ON TO MAKE UPGRADES THERE. SOME INVESTMENT BEFORE WE GO TO THE CENTRAL PLAN OVER BEHIND THOSE BUILDINGS TO HAVE A BETTER FUNCTION IN TERMS OF THE [INDISCERNIBLE] .

ONE THING IS WE ARE CREATING SOME GATHERINGS BASES ON EACH FLOOR AND WE WILL DO THAT BY ELIMINATING SOME SPACE IN THE BUILDING. TODAY'S TRENDS,

WHICH WE ARE SEEING WHICH HAVE BEEN AROUND FOR A LONG TIME, IS WE ARE SEEING THAT THERE IS COLLABORATION SPACE. THERE ARE GATHERING SPACE THAT ARE SEPARATED THROUGHOUT BUILDINGS. BACK OUT WE DID OVER AT THE S.T.E.M. BUILDING AND IT WAS VERY POPULAR. PEOPLE LOVE TO BE IN THOSE PLACES INSTEAD GET OUT OF THEIR ROOMS AND GET OVER THERE AND STUDY EVERYTHING CREATING THOSE TYPE OF SPACES, SOME WILL BE TRANSPARENT THAT YOU CAN SEE AND BUT ABSENT OF SOUND. ENCLOSURE. SOME OF THEM WILL BE OPEN. WE WILL LOOK AT THAT IN THE DESIGN PHASE. THAT'S A VERY POPULAR INAPPROPRIATE THING TO DESIGN TODAY IN STUDENT HOUSING.

WITH THAT BEING A RECAP OF RESIDENTIAL , IF YOU HAVE ANY QUESTIONS LET ME KNOW. YES.

TO PUT THIS IN CONTEXT, I JUST JUMPED INTO THE REPORT. WE HEARD FROM KIRKSEY PREVIOUSLY WITH AN OVERVIEW. BUT HAD ENGAGED KIRKSEY TO SAY WE HAVE THESE DOLLARS AND WE WOULD LIKE KIRKSEY TO COME IN GIVEN ITS EXPERIENCE AT UNIVERSITIES ACROSS THE STATE AND BEYOND AND GIVE RECOMMENDATIONS ABOUT THE HIGHEST AND BEST USE FOR THESE DOLLARS IN DIFFERENT SEGMENTS. AND YOU GUYS HAVE DONE THAT

AND HAVE PUT A REPORT TOGETHER THAT THE BOARD RECEIVED YESTERDAY. AND IT IS A COMPREHENSIVE REPORT. SO I KNOW THAT THE BOARD MEMBERS DID HAVE AN OPPORTUNITY TO DO A DEEP DIVE ON THAT YET. GENERALLY SPEAKING, IS BROKEN DOWN INTO THE COMPONENTS OF RESIDENTIAL, DINING AND THEN ACADEMIC SPACE. AND SO TO RECAP ON THE RESIDENTIAL PART, THERE WAS SOME BONDING DONE IN 2010 DESIGNED SPECIFICALLY FOR RESIDENCE HALL AND AT THAT TIME WHAT WAS ENVISIONED WAS A NEW RESIDENCE HALL. FROM WHAT I SEEN THE REPORT AND I WANT TO MAKE SURE THIS IS PART OF THIS UPFRONT, KIRKSEY RECOMMENDATION IS NOT TO BUILD A NEW RESIDENCE HALL BUT TO EVALUATE WHICH DOORS SHOULD BE DEMOLISHED ENTIRELY. IN WHICH DORMS SHOULD RECEIVE INVESTMENTS FOR IMPROVEMENTS AND WHAT THOSE IMPROVEMENTS SHOULD BE. IS THAT A FAIR RECAP?

YES. >> AND SO FROM WHAT YOU ARE SEEING ON OTHER CAMPUSES, A BIG COMPONENT TO RESIDENCE HALLS IS WITHIN THE DORM SPACE WHAT IS PREFERRED IS TO HAVE A SWEET SPACE WHERE YOU HAVE YOUR ROOM AND YOUR BATHROOM ATTACHED TO THE ROOM. BUT IF YOU CAN'T DO THAT AND TO LOOK AT THESE OPTIONS. IS THAT RIGHT?

YES.

I JUST WANT TO MAKE SURE THAT IS CLEAR TO EVERYONE.

YEAH, AND WE ARE DEALING WITH BUILDINGS FROM A LONG TIME AGO. WE ARE RENOVATING COLLINS HALL AT BAYLOR. IS JUST ABOUT THE SAME AS CURRENT GRIFFIS. THEIR INVESTMENT IS A SINGULAR BUILDING. 26 MAY DOLLARS AND WE ARE REDOING ALL THE BATHROOMS AND TURNING THEM INTO SOMETHING SIMILAR HERE IN DOING SOME ADD-ONS. IT WILL ESSENTIALLY BE WHEN THOSE STUDENTS GO THAT FOR THE FIRST TIME THE FOLDING WAS A DIFFERENT BUILDING AND HAVE A DIFFERENT EXPERIENCE. IT TOOK A LOT OF MONEY. THE POINT IS IT WAS A BIG EXPENDITURE TO TRANSFORM THAT BUILDING. THIS IS GOING DOWN THAT PATH BUT NOT THE FULL ON MUCH MORE DOLLARS TO DO THAT. I THINK IF WE GET \$200 MILLION TO UPGRADE ALL THE RESIDENTIAL BUILDINGS, THAT WOULD BE GREAT. WE COULD DEFINITELY DO THAT AND IT WOULD BE FANTASTIC. BUT I

THINK, FOR THESE, AGAIN USING THE STRATEGY THAT INSTEAD OF DIVIDING ALL THAT MONEY WITH A LITTLE BIT ALL AROUND, TO REALLY FOCUS AND MAKE A VISUAL AND OPERATIONAL IMPACT SEEMS TO BE THE RIGHT MOVE IN OUR VIEW . IN THOSE TWO BUILDINGS, GIVEN THEIR LOCATION UPFRONT, AND I THINK WITHOUT SAYING OUT EVERY DOLLAR WILL BE SPENT, I THINK WE WOULD LOVE TO TRY TO DO SOMETHING AT ENTRY POINTS AND THAT WOULD BE A MINIMUM DOLLAR INVESTMENT BUT IT WILL GIVE YOU A SENSE THAT SOMETHING WHERE CHANGES HAVE HAPPENED VISUALLY. AND SO THE SAME WITH THE LOBBY. WE WOULD WANT TO DO THAT, TOO. THE MAIN DOLLARS ARE FOCUS TOWARD INFRASTRUCTURE IMPROVEMENTS.

FOLLOW-UP ON THEIR REVIEW , CONTEXTUAL REVIEW. WE HAVE FROM THE 2018 BOND SALE WE HAVE AROUND 44 MILLION , IS THAT RIGHT?

ABOUT 39 . >> 39 MILLION IF I REMEMBER WE ARE TARGETED FOR HOUSING. THOSE WORSE SPLIT BETWEEN TAXABLE AND NONTAXABLE BONDS. THE TAXABLE WERE SIGNED FOR THE DINING PORTION.

>> [INDISCERNIBLE] . >> AND THEN THERE IS A COMMITMENT NOW THAT CAN BE APPLIED TOWARD THE DINING SPACE. BASICALLY 6.35. SO, 45, IF YOU INCLUDE [INDISCERNIBLE]. ABOUT 44 OR SO ON THE C. SO I'M TRYING TO GET MY MIND AROUND IT. YOU HAVE DONE NOT EVEN THUMBNAIL BUDGETING FOR THESE TWO CALLS OR DO YOU HAVE A GENERAL OVERVIEW OF WHAT YOU THINK YOU NEED FOR THOSE TWO CALLS AND DEMOLISHING LET'S SAY TWO OF THOSE FOUR HALLS YOU INCLUDED EARLIER. TELL ME ABOUT WHAT THE BUDGET WOULD BE ON DEMOLITION OF A HALL. IN THIS CASE, 10?

I THINK THE RECOMMENDATION IS 10 NORTH AND SOUTH. AND OTHER RENOVATIONS IN CURRENT GRIFFIS.

MAYBE A ROUGH NUMBER TO DEMOLISH A HALL OR TWO IN THE HORSESHOE. AND WHAT YOU THINK IT WILL RUN -- WHAT WOULD BE A PLANNING BUDGET FOR RENT VIEW REVENUE.

WE HAVE DONE A ROUGH ESTIMATE. YOU ARE LOOKING AT \$10 MILLION FOR CURRENT AND GRIFFITHS.

THE ESTIMATING OF ESTIMATING ARE IN THE REPORT AND I DON'T RECALL THE NUMBER BUT WE DON'T SEE THAT WITHIN THE DOLLARS THAT YOU HAVE TO SPEND RIGHT NOW. IS COMING AND WE KNOW APPROXIMATELY WHAT IT WOULD BE. THE ONLY ONE WHO DID ACCOUNT FOR IS 16. AT THE RIGHT TIME WHEN HE WOULD NEED TO COME DOWN, THERE IS AN ESTIMATE, I THINK IT'S SIX OR \$800,000 TO TAKE CARE OF THAT AND PREP FOR THE DINING. WHAT WE DID FOR ALL THE BUILDINGS

IS ROUGH ESTIMATES OF WHAT IT WOULD COST TO ADDRESS EACH ONE. AND THAT WAS THE WORK THAT WAS DONE BY THE ENGINEER AND MARK , BUDGET CONTROLS. WE DO HAVE A PRETTY GOOD IDEA WHAT IT WOULD COST TO IMPROVE THESE TWO BUILDINGS INFRASTRUCTURE AND VISUAL UPGRADES AS WELL .

WHAT IS IT 10% OR 5%?

WE HAVEN'T OF THE DESIGN WORK, SO I KNOW [INDISCERNIBLE] . >> I GUESS YOU HAVE TO SHUT DOWN A HALL FOR CERTAIN PERIOD OF TIME TO DO THAT.

WE TALKED ABOUT THAT AND IT'S A GOOD POINT. A LOT OF PROJECTS,

IT'S HARD TO CLOSE DOWN THE WHOLE BUILDING. IN THIS CASE, WE FEEL THAT'S A REASONABLE SOLUTION BECAUSE THERE'S SO MUCH AVAILABLE BASE ON CAMPUS THAT WE COULD MOVE OTHER STUDENTS TO TEMPORARILY. BEING ABLE TO DO THAT SAVES YOU MONEY.

NO DOUBT ABOUT IT. DRAWING OF A CONSTRUCTION PROJECT OVER THE YEAR -- THAT'S JUST THE WAY THEY DID IT. IT JUST COST MORE MONEY

BECAUSE IT'S MORE TIME. FORTUNATELY WE FEEL WE CAN PUT ALL STUDENTS SOMEWHERE ELSE AND TAKE ONE BUILDING OFF-LINE AND DO A COMPLETE RENOVATION AND GET THOSE STUDENTS BACK IN , IN THE NEXT YEAR. THEY WILL JUMP TO THE OTHER BUILDING, CLOSE IT DOWN, TO THE CONSTRUCTION AND NEW STUDENTS WOULD COME BACK IN EIGHT YEARS TIME. WHEN I SAY A YEAR, YOU GET AN EXTRA SUMMER AND THERE WHERE THE KIDS ARE MOVING OUT MAY 12. I CAN GUARANTEE THE CONSTRUCTION CREW IS IN THEIR MAY 13.

THIS PRIVATE BATHROOM SCENARIO , YOU MENTIONED, A ROOM FILLED WITH PRIVATE RESTROOMS AND BATHROOMS. THAT'S A VERY CLEAR AND THAT'S A CERTAIN DIRECTION THAT YOU ARE SEEING TWO DAYS YOUTH CLEARLY PREFER THAT. AND WILLING TO PAY A GOOD DEAL MORE IN THE DORMS TO HAVE THAT DEGREE OF PRIVACY.

A GREAT DEAL MORE IS DEBATABLE. BUT YES. THEY ARE POPULAR. THE MOST GENERAL RULE, YOU HAVE YOUR OWN ROOM IN YOUR OWN BATHROOM AND YOU WILL PAY MORE FOR THAT. THIS PROVIDES AN ALTERNATIVE THAT WILL STILL FIT INTO THE PRICE STRATEGY AND PRICING POINTS THEY HAVE ESTABLISHED ON CAMPUS ALREADY.

THAT BRINGS UP A GOOD POINT IN TERMS OF FINANCING THESE IMPROVEMENTS. OBVIOUSLY, IF YOU HAVE SUBSTANTIALLY NICER DORM FACILITIES, I ASSUME YOU CAN ADVANCE SOME OF THAT CONSTRUCTION COSTS THROUGH PROJECTED HIGHER ROOM RATES DOWN THROUGH THE YEARS, RIGHT?

THAT'S REALLY HOW IT WAS SET UP WHEN THE BONDS WERE ORIGINALLY SOLD. THE DEVELOPMENT OF A NEW RESIDENCE HALL THAT WOULD SUPPORT THE HIGHER RATE. AND THEN WHEN COVID-19 CAME ALONG AND WE REALLY HAD TO REFUND STUDENTS HOUSING AND DINING FEES AND BASICALLY ELIMINATED THE MAJORITY OF OUR FUND BALANCE WHERE WE WOULD NORMALLY GO TO FOR RENOVATION BUDGET. THIS DECISION WAS MADE TO SORT OF PUT THINGS ON HOLD. THIS IS A GOOD USE OF THOSE FUNDS NOW RATHER THAN THE NEW HALL. THE OFFSET IS ABOUT THE SAME. I THINK YOU CAN'T SUPPORT A HIGHER RATE BECAUSE YOU ARE SELLING SOMETHING THAT IS MORE DESIRABLE. COMMUNITY BATH HALLS, AND CORRECT ME IF I'M WRONG, ARE NOT AS NEARLY AS MARKETABLE TO INCOMING STUDENTS WHEN THEY TOO WERE AS COMMUNITY BATH. COMMUNITY BEDS ARE NOT AS MARKETABLE AS SOMETHING LIKE THIS. THIS GOES BACK INTO WHERE WE HAVE HEARD IT FOR MANY YEARS THAT THE COMMUNITY STYLE BATHS ARE NOT WHAT STUDENTS ARE INTERESTED IN. SOMETIMES, IT'S WHAT THEY DO BECAUSE OF PRICE POINT. BUT IT'S REALLY NOT GENERALLY THEIR FIRST CHOICE. THAT HAS BEEN AN ISSUE WITH CURRENT GRIFFINS BECAUSE OF THE SIZE OF A LARGE HALL. AND TO DO SOMETHING THAT IS BEING PROPOSED IS BASED BEEN SAID.

NOW TAKING THESE FUNDS IN DOING THAT IT ALLOWS US TO DO SOMETHING WE WOULD NOT HAVE NORMALLY BEEN ABLE TO DO.

AND TO BACK IT UP A LITTLE BIT MORE IN TERMS OF YOU ALL LOOK AT THESE HALLS TO SOME DEGREE, YOU HAVE A PREVIOUS SENSE -- I DON'T SOME

BUILDINGS AND THE ONE WE ARE IN RIGHT NOW, THAT ARE MUCH OLDER THAN OTHER BUILDINGS ON CAMPUS. THEY HAVE A STately IS ABOUT THEM ARCHITECTURALLY OR THEY HAVE JUST REALLY SOUND BONES FROM A STRUCTURE STANDPOINT. I JUST WANT TO ASK, THOSE AT CURRENT GRIFFIS ARE A STRUCTURAL STANDPOINT, I'M ASKING THAT HAVE BONES AND LONGEVITY THAT MAKES AN INVESTMENT IN THEM. IT'S WORTHY OF NOTICE OF MAKING INVESTMENT THERE MORE VALID FOR THE LONG-TERM

PERSPECTIVE THAN ANY ALONG THE HORSESHOE. I KNOW YOU WALK INTO THEM AND NO DOUBT THAT CURRAN GRIFFITHS SEEMS TO BE MORE MODERN OR RECENT VINTAGE AND YOU JUST THINK THAT MEANS THEY HAVE LONGER LIFE. BUT I'M ASKING WHETHER WHEN YOU DEMOLISH FOUR CALLS, IF YOU PUT THE SAME DOLLARS IN OTHER HALLS -- I'M JUST TRYING TO ASK THIS AND PUT IT ON RECORD, THOSE HOLES ARE DEAFLY NOT WORTHY OF THE KIND OF INVESTMENT THAT YOU MAKE AT CURRENT GRIFFIS, JUST A NOTE?

THAT INTERESTED THEM. I THINK THOSE HALLS

AND WHAT IT TAKES TO OPERATE THOSE, MORE THAN YOU WOULD IF YOU JUST HAD ONE BIG ONE. YOU GET VOLUME AT CURRAN GRIFFITHS. PRIMARILY, I WANT TO MENTION IN ITS MENTION IN THE REPORT, THOSE FOUR CALLS ARE SITTING ON SOME PRETTY VALUABLE PROPERTY IF YOU THINK OF YOURSELF AS A CITY, HERE. THAT CORNER INTERSECTION THERE, THERE IS SOME GREAT THINGS THAT CAN HAPPEN THERE IN THE FUTURE WITH PROMINENT BUILDINGS. THAT CORE WITH THE ROUNDABOUT AND S.T.E.M., THERE IS GREAT THINGS YOU SHOULD EXPECT TO HAPPEN THERE IN THE FUTURE. I'M SURE ANY MASTER PLAN WOULD IDENTIFY THAT IS A PRIMARY CORNER FOR A NICE BUILDING. I DON'T THINK YOU ARE GETTING THAT IMPACT VERY WELL OUT OF THE FOUR OLDER BUILDINGS THAT ARE THERE THAT NEEDED A LOT OF WORK AND HAVE LOW FLOOR TO CEILING HEIGHT.

THE NORTH HALL PARTICULAR IN THAT VALUABLE PIECE OF AREA.

I THINK IN OUR DESIGN MIND BEING VISIONARY AS IT CAN ABOUT THE CANVAS, THAT WOULD PLAY A PRIMARY ROLE RIGHT THERE. AND THERE ARE PLACES THAT WE CAN IDENTIFY FOR HOUSING THAT CAN BE GREAT AND WORK OUT WITH HIS CAMPUS. AND YOU WANT TO MENTIONED THAT ON THE LAST SLIDE THAT I DO MENTIONED THE IDEA OF ADDRESSING FUTURE STUDENT HOUSING IN TERMS OF A NEW BUILDING THAT WE MIGHT WANT TO CONSIDER PRIVATE, PUBLIC DEVELOPMENT OF P3 PROJECT. WHERE YOU SPEAK TO VARIOUS DEVELOPERS ABOUT STUDENT HOUSING AND THEY MAKE A PROPOSAL IN PLACE AND MONEY AND FOUND THE WHOLE THING AND GET THE LEASE RATES AND THE RATES FOR HOWEVER YOU WANT TO SET IT UP FOR 20, 30, 40 YEARS AND AT THAT TIME GOES BACK TO THE INSTITUTION FOR BASICALLY NO COSTS AND THEY HAVE MADE THEIR MONEY. YOU HAVE GOT FREE HOUSING THAT WAS BUILT ON CAMPUS AND YOU GOT STUDENTS MOVING IN. THAT IS AN OPTION IF YOU WANT TO START ABOUT NEW HOUSING ON THIS CAMPUS, I THINK EARLY TODAY THERE IS A DEMAND NECESSARILY OF NEW BIG HOUSING PROJECT AND WE WILL GET THERE AND THAT SHOULD BE AN OPTION THAT IS CONSIDERED NOT TO GO ON TOO LONG ABOUT THAT BUT THERE ARE SOME GREAT P3 STUDENT HOUSING PROJECTS THAT ARE GOING UP ALL ACROSS THE COUNTRY. IT'S CERTAINLY A GROWING TREND DON'T WANT TO DO JUST BECAUSE IT'S A GROWING TREND SOMEONE ELSE IS DOING BUT THE PROJECTS THAT THEY ARE DEVELOPING. WE ARE DOING TWO RIGHT NOW. THEY ARE VERY SUCCESSFUL. GOOD QUALITY, NO DOUBT ABOUT IT.

ARE YOU AWARE OF ANY P3 PROJECTS THAT ARE [INDISCERNIBLE].

WE ARE NOT. THE ONE AT BAYLOR IS A DESIGN BUILD SO THAT SCHOOL WAS FUNDING ALL THAT. EACH OF THESE COMPANIES, YOU COULD PICK THREE COMPANIES TO TALK TO OR INTERVIEW. THEY DO DO RENOVATIONS IN THAT MODEL. OBVIOUSLY THEIR DEAL IS TO CREATE SOMETHING THAT GENERATES INCOME. STUDENT HOUSING DOESN'T AND DINING DOESN'T AND PARKING GARAGE.

I THINK THAT BEARS ON OUR DISCUSSION ABOUT DINING HALL AND ITS CAPACITY. THE DINING HALL TO ACCOMMODATE FUTURE PLANS. I WANT TO ASK YOU ABOUT THAT. NET LOSS . AND WHETHER THE NEW DINING CAPACITY WOULD ACCOMMODATE THAT SORT OF THING.

THE NEXT LIGHT IS DINING. SO WE CAN ANSWER QUESTIONS ABOUT DINING. >> I LAID OUT THE LINEAR PROCESS HERE. BEGINNING DESIGN SOON. THE WORK OF GETTING DESIGN TEAM AND CONTRACTOR SELECTED IS ALL DONE. THE WORK CAN BEGIN AS SOON AS IT NEEDS TO. YOU CAN IMAGINE ROUGHLY A YEAR TO DESIGN AND DATE YOUR TWO WHEELED, PLUS OR MINUS. GENERALLY THAT IS HOW THAT WILL PLAY OUT. CONSTRUCTION COULD START IN THE FALL OF 2023 AND THAT THE SLEEP OPENS IN 2024. WEB DESIGN IS GOING ON, HOW 16 WOULD BE DEMOLISHED IN THE NEW DINING HALL IN THE NEIGHBORHOOD OF 660 SEATS IN PLACE ON THE CORNER AGAIN. LOOKING TOWARD THE STADIUM, IF YOU WILL. I DO WANT TO MENTION THE PREVIOUS STUDY THAT WE DID AND WE STARTED WORK ON THE DESIGN OF THE DINING HALL, IT IDENTIFIED A SEATING CAPACITY OF 900-1000 SEAT. IT WAS MUCH LARGER AND SO IT WAS MORE DOLLARS THAN THE BUDGET HAD. THE SCENARIO NOW AS IT GOES ON AND RUNNING FORMULAS ABOUT NUMBERS IN TERMS OF MEALS FOR THE WHOLE CAMPUS, BUT THAT'S BEEN DONE TO SOME EXTENT TO IDENTIFY A SMALLER REQUIREMENT FOR SMALLER BUILDING IN TERMS OF THE SEATING CAPACITY. WITH THAT SIZE AND WHAT NEEDS TO BE DONE, WE THINK THE BUDGET WORKS OUT . THE BUDGET MONEY YOU HAVE WORKED OUT JUST FINE. THE NEW DINING HALL BEING CONSTRUCTED WHILE EXISTING EAST CAMPUS CAFETERIA REMAINS OPERATIONAL. THIS IS THE KEY POINT IN HOWEVER YOU WANT TO THINK ABOUT NEW DINING ON EACH SIDE OF CAMPUS. WE WEREN'T SMART ENOUGH TO COME UP WITH A SCENARIO THAT HAD YOU SEATING THE NUMBER STUDENTS REQUIRED IN A TEMPORARY FACILITY OR SOMEHOW ENLARGING ANY OF THE DINING FACILITIES OVER HERE AT THE STUDENT CENTER OR WERE EVER. YOU CAN'T BRING ENOUGH TACO TRUCKS IN TO DO THAT. SO WE DID NOT FIND A GOOD SCENARIO THAT WOULD ALLOW US TO JUST TEAR DOWN THE CAFETERIA AND BUILD A NEW ONE RIGHT IN ITS PLACE. WE REALLY NEEDED THAT BUILDING BEING OPERATING WELL A NEW DINING FACILITY IS UNDER CONSTRUCTION. ONCE THAT DINING FACILITY GOT BUILT THEN WE CAN TALK ABOUT WHETHER WE CONVERT THE BUILDING INTO SOME NEW USE . WE COULD TALK ABOUT DEMOLISHING IT FOR A LARGE COURTYARD. I THINK THAT'S PART OF SOME FURTHER DISCUSSION THAT MIGHT NEED TO HAPPEN AT A HIGHER LEVEL 1st TO UNDERSTAND WHAT OPTIONS ARE.

AND THE SCENARIO, OUR RECOMMENDATION WAS TO REPURPOSE. AND WE MADE SOME ASSUMPTIONS AND I WANT TO POINT OUT AND MAKE IT CLEAR TO DOS DR. WESTBROOK THAT WE DIDN'T HAVE EXTENDED NUMBER OF MEETINGS ABOUT WHAT WE COULD PUT IN THERE. WE TALKED ABOUT IT AND ASKED SOME QUESTIONS ABOUT IT AND SOME THINGS TO THINK ABOUT GOING IN THERE. FORCES GOT ONE IDEA WAS TO MAYBE CREATE THAT EAST LAB SORT OF A BIGGER, COOLER, BETTER PLACED THAN WHEN THEY ARE OUT CURRENTLY. E SPORTS ARE A GROWING TREND AMONG COLLEGE CAMPUSES. AT THE SAME TIME WE COULD CREATE A GRAB AND GO SPOT OR PLACE THAT IS OPEN TO ALLOW FOR LATE-NIGHT FOODS OR SNACKS OR

WHATEVER FOR STUDENTS IN THE HOUSING IN THAT PART OF CAMPUS. BE OPEN AND KINDA SERVE THEM. WE COULD HAVE A LARGE MULTI USE SPACE THAT IS EITHER THE RESIDENCE HALL OR MAYBE GREEK LIFE HAS A PLACE FOR OTHER STUDENT GROUPS ON CAMPUS HAS A PLACE THAT THEY COULD USE AND RESERVE, ESSENTIALLY, FOR GATHERINGS THROUGHOUT THE YEAR. THAT DEFINITELY, THAT WILL NEED FURTHER DISCUSSION AND IDEAS . IT'S SOMETHING THAT I THINK SHOULD BE CONSIDERED. I THINK OUTRIGHT TEARING IT DOWN PROBABLY SHOULD NOT BE THE FIRST CONSIDERATION. ULTIMATELY, IT MIGHT BE THE BEST THING TO DO FOR THE CAMPUS. I THINK WE SHOULD PROBABLY LOOK AT OTHER WAYS TO SAVE THAT BUILDING. IT'S KIND OF ICONIC

AND MODERNIST DESIGN BUILDING. CERTAINLY UNIQUE. SO IT MAY HAVE ITS PLACE ON CAMPUS BUT TO ENCOURAGE THIS GROUP TO THINK ABOUT THAT LITTLE BIT IS AN OPTION.

IT SEEMS LIKE THE LAST TIME WE TALKED ABOUT, BUT YOU WERE THINKING ABOUT PUTTING A BUILDING ATTACHED TO THE EAST COLLEGE CAMPUS CAFETERIA FOR STUDENT PREP. SO YOU WENT AWAY FROM THAT BECAUSE OF THE ISSUE OF KEEPING IT OPERABLE WHILE WORK IS BEING DONE.

THAT'S THE MAIN DRIVE. THERE IS A SCENARIO THAT SAYS THE BUILDING CAN BE RENOVATED FOR DINING BUT WE DO RUN INTO A PART OF THIS THAT SAYS YOU CAN'T REALLY SHUT IT DOWN. WHEN I SAY CONSTRUCTION WORK AND RENOVATION, ALL THAT WORK IS GOING TO HAPPEN IN A THREE MONTH INCREMENT MEETING DURING THE SUMMER TIME. AND THINGS THAT ARE NOT FULLY TAKING CARE OF THERE, WE WILL WAIT UNTIL CHRISTMAS BREAK AND HAVE FOUR WEEKS THERE IN THE LAST ITEMS IN SPRING BREAK. WE HAVE DONE THESE THINGS WHERE THE WORK HAS TO HAPPEN IN THE BUILDING HAS TO STAY OPERATIONAL DURING THE MAJOR SCHOOL TIME.. BEFORE WE THOUGHT THAT WE WOULD BASICALLY KIND OF HAVE TO BUILD A SMALL SECTION ONTO THE BACK OF THE BUILDING AND GET THE FOOD SERVICE EQUIPMENT REORGANIZED IN THAT BUILDING SO THAT WHEN THE SUMMER COMES, WE SHUT THE HOLDING DOWN. THERE'S A GOOD AMOUNT OF WORK THAT IS ALREADY DONE IN TERMS OF SPOON SERVICE EQUIPMENT. THAT'S THE MOST COMMON. PART OF THE DINING HALL IS GETTING THAT ALL IN PLACE IN GETTING IT FUNCTIONAL AND WORKING. DURING THE SUMMER, WE WOULD SIMPLY RENOVATE THE INTERIOR OF THE HOWEVER THEME OF WHAT WE WANT ON THE INTERIOR WORK THAT CAN HAPPEN DURING THE SUMMER. A LOT OF THE WORK WILL BE DONE IN THIS NEW EDITION. AND ALSO GIVING THE DINING HALL AND THE CAFETERIA A NEW FACE, IF YOU WILL. A NEW FRONT PIECE, THAT ALLOW FOR BETTER ENTRY SEQUENCE AND CREATE A MORE PEDESTRIAN FRIENDLY PIECE BETWEEN THE FRONT OF THE CIRCULAR BUILDING AND COLLEGE. AND TRYING TO CREATE A SORT OF LANDSCAPE AREA OUT THERE AND PATIO DINING AND SITTING IN SOMETHING THAT'S MORE EXCITING AND USER-FRIENDLY THAN WHAT IS OUT THERE NOW. THAT WOULD HAVE BEEN PART OF THE STRATEGY AND THAT'S AN OUTSIDE CONSTRUCTION COMPONENT THAT CAN HAPPEN ALMOST ANY TIME. BUT THAT WAS AN IDEA AND ALL THAT BECOMES VERY COMPLICATED WITH MOVING PARTS AND I DON'T KNOW IF IT STILL SOLVES A LOT OF THE THINGS WE WANT WHICH IS COOL DINING EXPERIENCE FOR EVERY DAY YOU GO TO THE NEW DINING HALL THERE'S A FRIENDS THEMED AREA AND DOESN'T GET TO BE THE SAME KIND OF BORING SPACE OVER AND OVER AGAIN EVERY DAY. THAT'S THE TREND USING AMONG DINING HALLS THESE DAYS. WE JUST COMPLETED ONE AT UMT AND IT HAS 12 INDIVIDUAL HIGHLY SPECIALIZED DINING STOREFRONTS WHERE YOU WALKING WHETHER IT'S PIZZA OR WHATEVER. IT'S AMAZING AND SHOCKING IT'S BEAUTIFUL AND WELL DONE. BUT THAT IS A TREND THAT CERTAINLY IS BEEN GOING ON



ACROSS THE COUNTRY FOR QUITE A WHILE IN DINING SERVICES. AND WE COULD DO SOME VERSION OF THE EXCITEMENT OF HAVING VARIETY IN THESE DINING HALLS THAT WOULD MAKE IT A FUN PLACE. NOT JUST TO GO AND EAT BUT GO AND STUDY OR WHATEVER.

KIND OF ATE COURT, IS THAT WHAT YOU ARE BRINGING UP?

YES, I THINK THAT IS THE IDEA. THE INDIVIDUAL INDIVIDUALIZATION AND HAVING THAT

-- UMT WANTED THAT BECAUSE THEY ARE OVER-THE-TOP IN TERMS OF FOOD AND CERTAINLY DO IT ALL THEMSELVES. THEY GROW THEIR OWN FOOD AND IT'S PRETTY AMAZING. BUT THE FOOD COURT IDEA IS DEFINITELY OUT THERE.

WE HAVE SOMETHING SIMILAR AT THE FOOD SENDER BUT NOT TO THE DEGREE YOU ARE TALKING ABOUT.

IS DIFFERENT AS WE HAVE RETAIL VERSUS THE DINING HALL. A DIFFERENT KIND OF OPERATION. RETAIL IS AVAILABLE AND YOU CAN ALSO GO TO THE DINING HALL OR CHICK-FIL-A. THE EXPERIENCE THERE IS LITTLE BIT DIFFERENT. I THINK WE ALWAYS HAVE TO KEEP IN MIND THAT THE ZONE OF CAMPUS WE ARE TALKING ABOUT OF 14 AND 16 AND IT'S A TIRED AND DURING 1960 VERSION .

AS WE HAVE THE NEW BASKETBALL PERFORMANCE CENTER AND THE NEW FINE ARTS AREA AND IF YOU MOVE THAT TO THE EAST COLLEGE THEN EVENTUALLY SOME CHANGES, WE STILL HAVE THAT TIRED ZONE. AND SORT OF THE DRIVE-BY IN THE IMPRESSION OF PEOPLE VISITING CAMPUS.

ADDING A NEW DINING HALL CREATE SOMETHING THAT WOULD BE MORE DIFFICULT TO GET BY SIMPLY WORKING WITHIN THE SHELL OF THAT EXISTING BUILDING. SO I THINK WE JUST HAVE TO , THAT HAS TO BE SORT OF ON HER MIND AS WELL.

WAS THE CURRENT CAPACITY?

900.

DOES THAT INCLUDE THE ATHLETIC PART OF THE WEBSITE? BUT THAT'S NOT CURRENTLY BEING USED, RIGHT? FIRSTLY, RIGHT NOW HOW MANY ARE WE USING? 600 WE ARE USING RIGHT NOW.

NOT QUITE BUT PRETTY CLOSE. AND I THINK 600 ALSO TAKES INTO ACCOUNT THAT NOT ALL STUDENTS WILL SIT . TWO WILL SIT AT A FOUR TOP TAKING TWO SEE THAT. AND WE ARE LOOKING AT 400 36 PLATE IN THE LUNCH HOUR PERIOD.

AND THEN I THINK AS WE CONSIDER AS MENTIONED, THEY HAVE RECOMMENDATIONS HOW WE MIGHT USE THE VISITING FACILITY. WE HAVE TO DECIDE HOW MUCH WE WANT TO INVEST IN THAT BECAUSE IT WOULD TAKE FUNDS OUT OF OUR ABILITY TO CREATE A DINING HALL THAT WE MIGHT WANT SO HAD TO BE CAREFUL ABOUT CANNIBALIZING OUR AVAILABLE FUNDS TO DO THAT. PLUS WE WOULD BE ABLE TO DO A LOT TO THE BUILDINGS BUT IT COULD BECOME THE GIFT THAT KEEPS ON TAKING . OVER TIME WE HAVE ONGOING MAINTENANCE AND MECHANICAL SYSTEM ISSUES. WE HAVE TO DETERMINE THE COST OF SETTING IT AND MAINTAINING EQUIPMENT AND WHAT EQUIPMENT THAT IS. SO WE JUST HAVE TO BE CAREFUL ABOUT FUNDS BECAUSE THAT WILL DIMINISH WHAT WE ARE ABLE TO DO.

REGARDLESS OF WHERE YOU MIGHT LOCATE THE E SPORTS LAB, ARE YOU SAYING A LOT OF DEMANDS FOR , I MEAN, FOR HIGH SCHOOL SENIORS, HOW MUCH EMPHASIS DO THEY PUT ON A E SPORTS FACILITY AT UNIVERSITY CAMPUS ? ARE YOU GETTING A FEEL FOR THAT?

WE ARE HEARING SOME THINGS BUT NOBODY IS BUILDING ANY BUILDINGS FOR E SPORTS. BUT THEY'RE STARTING TO DEDICATE SPACE. IT SEEMS TO BE GROWING. >> RIGHT NOW 400 PROGRAMS ALREADY EXIST. AS FAR AS OUR DATA [INDISCERNIBLE] .

I THINK WHAT WE ARE SEEING ALREADY IS IT HAS RECRUITMENT ADVANTAGES. SOME STUDENTS THOUGHT ABOUT [INDISCERNIBLE] . HEROES ARE RETIRING SO IT'S ABOUT THE GAMER . >> WE DEVELOP THAT SPACE IN THE STUDENT CENTER NOW BECAUSE WE WANTED TO GET STARTED BUT WE ALSO WANTED TO BE HIGHLY VISIBLE. SO IF STUDENTS ARE VISITING CAMPUS OR WE HAVE HIGH SCHOOL GROUPS, THEY ARE ALWAYS USING THAT STUDENT CENTER SPACE AND SEEING THAT ALL THE TIME. RATHER THAN TUCKING IT AWAY SOMEWHERE. I THINK WE WILL ALWAYS HAVE THE ABILITY THAT WE'VE GOT SPACE ALL ACROSS CAMPUS WE COULD ASK AND. IT WILL NECESSARILY BE AS VISIBLE. I THINK WE'LL KEEP THAT ALMOST ALWAYS AT THE STOREFRONT TO SAY WE HAVE THIS. AND THERE MAY BE OTHER LOCATIONS. BUT WE HAVE SPACES THAT I THINK WE CAN TAKE ADVANTAGE OF. >> [INDISCERNIBLE] >> WE WILL WORK ON THAT. THAT WILL BE THE NEXT STUDY. >> THE BASIC POINT ABOUT WHAT TO DO WITH THE DINING HALL, IT WOULD BE LOCATED WHERE 16 IS PRESENTLY AND A QUESTION FOR YOU IS WE WOULD NOT SEE ANY REAL DROP IN SEATING CAPACITY.

CORRECT.

THE QUESTION WOULD BE THAT IF WE DID DO A NEW DORMITORY IN THAT PART OF THE CAMPUS, DO WE HAVE ENOUGH CAPACITY TO ACCOMMODATE THAT ?

A GREAT QUESTION. I THINK THAT DEFINITELY NEEDS TO BE STUDIED. IF WE NEED TO THINK ABOUT DESIGN, THE DESIGN PHASE. I THINK WE WOULD WANT TO CONSIDER THAT FOR SURE.

I PUT THIS UP HERE BECAUSE THIS IS WHERE WE LEFT IT. THIS IS A SITE WITH A MUCH BIGGER BUILDING ON IT. IF YOU WERE TO GET THIS BUILDING DOWN TO 650 SEATS, IT'S ESSENTIAL THAT MUCH OFF. JUST TO GIVE YOU A VISUAL. WE WOULD DO THAT OBVIOUSLY, WE WOULD COME BACK AND RELOOK AT HOW THE BUILDING'S DESIGN. FOR A ONE-STORY BUILDING, IT STILL WILL BE BIG AND WE START TO DO LOADING DOCKS OF THAT KIND OF STUFF. INITIALLY WE HAD THAT ALL FIGURED OUT AND WOULDN'T BE STARTING COMPLETELY FROM SCRATCH.

ABOUT 25 MILLION ?

SOMEWHERE AROUND THAT. WITH THE CONSTRUCTION, I'M GLAD YOU MENTIONED THAT. IN YOUR WORLD YOU HAVE TO THINK ABOUT PROJECT COSTS . THE ALL IN COST AND IN OUR WORLD WE FOCUS ON CONSTRUCTION COSTS. DO WE HAVE AN OF CONSTRUCTION DOLLARS TO BUILD IT. CONSTRUCTION WAS WEARING THE NEIGHBORHOOD OF 19.9 MILLION.

>> THAT INCLUDES ALL THE FOOD SERVICE EQUIPMENT WHICH IS A GIANT NUMBER. BUT IT DOESN'T NECESSARILY INCLUDE TABLE AND CHAIRS.

>> WE GOT A COUPLE RECOMMENDATIONS HERE. THE BUILDING THAT WE KNOW -- FOR THAT CAMPUS, IF YOU WILL. WHAT WE HAVE ESTIMATED BUDGET THAT HITS

THEM AND WHAT'S AVAILABLE IS A NEW TWO-STORY 30,000 SQUARE FOOT ADDITION. ME AS A DESIGNER IS SAYING THAT WOULD BE ON THE CORNER FACING THE COLLEGE OF THE FRONT OF THE NEW EXISTING BUILDING, IF YOU WILL. THAT RECOMMENDATION WOULD BE -- [INDISCERNIBLE] .

IT NEEDS A SIGNIFICANT AMOUNT OF PLUMBING UPGRADE WHICH WE WOULD DO. ON TOP OF THAT WE WOULD UPGRADE SUBSTANTIAL INTERIOR RENOVATION TO CREATE A NICE, VERY INVITING SPACE. THAT WOULD INCLUDE ADDING WINDOWS SOMEWHERE. SOME OF THOSE ARE A DREADFUL SPACE. WE WOULD RELOCATE MECHANICAL ON THE OTHER SIDE AND BUILD THEM A NEW BUILDING IN THIS CAMPUS SETTING. AND ALSO NEXT TO THAT BUILDING IS A ONE-STORY FOREST RELAPSE OVER THERE SEPARATED. WE WOULD KNOCK THAT BUILDING DOWN AND PUT ALL THOSE LABS AND THINGS INSIDE THIS 30,000 SQUARE FOOT BUILDING.

WHAT IS NOT MENTIONED HERE ALSO IS IT IN THE REPORT BUT MAKE A BULLET POINT ABOUT IT. WE ARE RECOMMENDING , AND I THINK IT'S IN THE CAMPUS UTILIZATION STUDY, TO CONSIDER CREATING SUMS BASED FOR CONSTRUCTION MANAGEMENT PROGRAM YOU HAVE HERE ON CAMPUS YOU THINK IS PART OF EDUCATION AND MAY BE WITH THE INTERIOR DESIGN FOLKS AND THEIR SPACE. CONSTRUCTION MANAGEMENT IS USUALLY POPULAR PROGRAM ACROSS THE STATE.

AND I SAY THIS FROM PERSONAL EXPERIENCE. MY KID GRADUATED IN STRUCTURAL SCIENCE AND THE JOBS THAT OTHER VERY HIGH-PAYING JOBS THAT ARE AVAILABLE. AN INDUSTRY THAT IS DEAFLY LOOKING FOR MORE. THEY CAN'T HIRE ENOUGH KIDS RIGHT NOW. SO THOSE STUDENTS ARE ALREADY COMING TO THE FORE STREET BUILDING. THE HEALTH CLASSES AND USE LABS AND WENT OVER AND IN OUR MIND IT MAKES SENSE THAT WE MAKE ROOM TO CREATE SOME SPACE FOR THEM AND HAVE THE APARTMENT THERE. THESE ARE LABS AND A LOT OF THINGS THEY DO ARE OUTSIDE EXPERIENCES.

THAT SHOULD BE A BULLET POINT THERE. WHAT WE ARE RECOMMENDING IS 44.9 MILLION GIVEN BY THE STATE . EXTRACT AT ABOUT THE CONSTRUCTION AMOUNT THAT YOU HAVE INVENTED THAT AMOUNT AND DIVIDED IT INTO TWO RECOMMENDATIONS. PARTIAL NOTICE TO BUILD A CAMPUS OVER THERE AND THE OTHER PART DEDICATED TO THE TODD RESEARCH FARM NORTH OF TOWN. THERE IS SOME NEEDS OVER THERE THAT I THINK WOULD FOCUS ON INVESTMENT IN PROGRAMS THAT SEEM TO BE GROWING ACROSS THE STATE AT A PRETTY RAPID PACE. AND DEFINITELY YOUR COMPETITORS ARE BUILDING THEIR FACILITIES NOW AND THEY ARE POPULAR IN GROWING AND THEY ARE ALL FOR THE RIGHT REASONS. WE NEED TO STUDENTS LEARNING HOW THIS EVERY BUSINESS WORKS. AND EVEN WITH THE GROWTH ACROSS THE COUNTRY, FOR STREET IS A COOL THING AGAIN THEIR STUDENTS WHO ARE INVESTING IN TERMS OF GETTING DEGREES IN THOSE PROGRAMS AT ARKANSAS AND CLEMSON MAKING BIG STRIDES IN THAT. IN THE NORTHWEST. I THINK IT WOULD BE GREAT JUMPING OFF POINT RIGHT NOW. FOR THE TODD AGRICULTURE RESEARCH, A LARGE READ IS WHAT THEY NEED. AND WITHOUT ANY PROMPTING FROM US THEY WERE TALKING ABOUT SIMILAR TO SOMETHING THAT W TE , THE FACILITY THAT WE RECENTLY COMPLETED. IT'S PHENOMENAL. IT'S AND ADD COMPLEX. A THREE-STORY BUILDING WITH LABS AND CLASSROOMS AND OFFICES. IT HAS A LARGE ARENA. IT HAS A SHOW PAVILION WHERE IT HAS BLEACHERS IN IT. LIVESTOCK AND ANIMALS GO THROUGH THERE. THAT ONE HAS A MEAT PROCESSING FACILITY. PROBABLY THE MOST SOPHISTICATED MEAT PROCESSING FACILITY IN A COLLEGE CAMPUS ACROSS THE UNITED STATES. WE ARE NOT TALKING ABOUT ME PROCESSING HERE. I THINK THERE'S SOME VERSION OF THAT THAT THE STUDENTS ARE LEARNING BUT IN TERMS OF THIS, THE LARGE ARENA WOULD HELP SOOTHE THEIR PROGRAM. PART OF THAT RENEWAL

HAVE A SMALLER BUILDING WITH LIVE ANIMAL LAB AND APPEARED TO HAVE A CONCESSION AREA. YOU CAN IMAGINE IF YOU HAVEN'T BEEN THERE, BUT THE EVENTS ARE THERE ALL THE TIME. PICKUP TRUCKS WITH VERY LARGE TRAILERS SHOW UP. I NEED SOMEONE TO PARK AND THEY BRING THE LIVESTOCK OUT THEY PARTICIPATE IN THE WEEKEND'S ACTIVITIES AND THEY GO HOME. A NEW PLACE THAT WE DO ALL THIS THAT WOULD REALLY ACCOMMODATE A LOT OF THAT BEYOND THE STUDENTS LEARNING DAY TODAY.

PART OF THIS WOULD BE A POINT OFF THE HIGHWAY. CURRENTLY IT'S A LITTLE AWKWARD TO GET TO THE CAMPUS AND YOU WANT TO GO AROUND TO THE EQUINE CENTER, THEN YOU HAVE TO GET BACK ON THE HIGHWAY AND IT IS A LITTLE CUMBERSOME AT BEST. WHAT WE ARE PROPOSING IS A NEW ENTRY AND NEW INTERIOR ROADS THAT WOULD CONNECT EVERYTHING. ONCE YOU ARE ON CAMPUS YOU ARE FREE TO DRIVE WHERE YOU WANT TO GO SAFELY. THESE ARE BIG, WHITE CONCRETE. THESE ARE CRUSHED LIMESTONE ROADS. THAT WOULD BE AN INVESTMENT WE THINK THAT'S WORTH MAKING DATA LAY IN THAT AREA. IT COULD INCREASE THE GROWTH OF THESE PROGRAMS.

ONE OF THE THINGS THAT YOU REFERRED TO, THE CONSTRUCTION MATERIALS AND ELEMENTS THERE IN STRUCTURAL CHARACTERISTICS OF VARIOUS WOOD PRODUCTS. THAT'S IN THE WAREHOUSE OF COLLEGE FOR STREET. I KNOW THERE'S CLASSES ON THAT. VARIOUS TYPES OF WOODS AND BUILDING MATERIALS. THERE'S NECESSARY CONSTRUCTION SCIENCE AND FORESTRY. AND OF COURSE, THAT IS REALLY THE BUILDING RANGE RIGHT NOW OF BUILDING MULTISTORY BUILDINGS BUILDING OUT OF MASS TIMBER INSTEAD OF STEEL. A LOT OF THINGS INCLUDING ENVIRONMENTAL BENEFITS ASSOCIATED WITH THAT. BUT THAT CERTAINLY IS PROMISING AND USUALLY CONSTRUCTION COSTS ARE LESS THAN STILL.

IT WOULD BE SIMILAR, WE THINK. YOU WILL NOT BE PAYING SOME KIND OF PREMIUM. THE COST WILL BE RIGHT THERE.

YOU THINK ABOUT WHAT WE TALKED ABOUT A MINUTE AGO. FALL 16 AREA AND THE NEW DINING HALL THAT WOULD HAVE IT AN APPEARANCE THAT WOULD BE IMPRESSIVE. AND THEN WE THINK ABOUT THE QUARTER IMMEDIATELY OPPOSITE TO THE NORTH BETWEEN THE AGRICULTURE POND IN THE STADIUM. IT WAS MENTIONED IN THE PAST. THAT THE DEMOLITION OF THE OLD ATTIC MECHANIC SPACE AND SCIENCE SPACE COULD BE MADE INTO A BEAUTIFUL PART OF THE CAMPUS THAT WOULD HAVE A LOT OF PROMISE. I LOVE GREEN SPACE THERE. THAT WOULD BE A REALLY PRETTY PART OF CAMPUS, THEY ARE. THE ACT BUILDING, ARE YOU GIVING ANY THOUGHT TO A NEW BUILDING BEING CHEAPER AND MUCH MORE ACCESSIBLE FOR TRUCKS AND TRAILERS AND DELIVERIES AND ALL THAT THAT GOES INTO PROPERLY EQUIPPED SHOP CONSTRUCTION SPACE. I WONDER, THE ONLY DOWNSIDE I CAN SEE IS THE FACT THAT WE NEED A 30 MINUTE DRIVE OUT THERE TO THE CAMPUS. SEEMS LIKE THERE'S A LOT OF BENEFITS IN DECIDING A SHOP CONSTRUCTION FACILITY OUT THERE.

WE DID TALK ABOUT THAT. BUT THAT WOULD FIT RIGHT INTO EVERYTHING ON THE CAMPUS, FOR SURE. AND I THINK WE JUST WANT TO TALK ABOUT HOW THE PROGRAM WORKS AND IF THAT MAKES SENSE FOR THEM TO GO OFF CAMPUS LIKE THAT

WHERE THEY'RE TRYING TO KEEP EVERYBODY CLOSE AT HAND. I THINK ALL THOSE CONVERSATIONS WOULD BE APPROPRIATE.

WE TALK ABOUT THAT CORNER WITH THE CHARTER SCHOOL CLOSE BY. CAFETERIA DOWN THE STREET. GOING ACROSS AND WHATEVER DINING FACILITY YOU HAVE. AND A LOT OF SPACE. YOU DON'T REALLY WANT BIG TRUCKS AND TRAILERS RUNNING IN AND OUT. ANYWAY, THAT'S SOMETHING TO DISCUSS. WHEN YOU CONSIDER THE LOCATION AND SIDING OF THAT 30 FOOT ADDITION, YOU STRONGLY PREFER THAT CORNER -- AGONIST UNDERSTATED TO BE BEAUTIFUL ON THE CORNER. THAT'S A PREFERABLE LOCATION WITH HIS GREENHOUSES PRESENTLY.

AGAIN, THAT SHOULD BE DEBATED AND DISCUSSED. I THINK OUR VISION FOR THAT IMMEDIATELY WAS THAT IT WAS SOMETHING THAT WENT UP FRONT. IF YOU GO TO THE NEXT SLIDE, ACTUALLY. IT IS SOMETHING YOU WANT TO PRESENT TO THE PUBLIC AND SAY THIS IS WHAT WE ARE ABOUT. I THINK MASS TIMBER ALLOWS YOU TO DO THAT. YOU CAN USE A COMBINATION OF GLASS AND YOU CAN SEE INSIDE THE BUILDING AND SEE THAT THE BUILDING IS ACTUALLY MADE OF WOOD. THE ONLY THING WITH THAT CORNER, WE GOT TO TAKE DOWN SOME TREES BUT WOULD RETURN ALL THE BRANCHES OF HIGH AND RIGHT NOW YOU COULD NOT SEE THE BUILDING. SHADOWS AND DARKNESS. WE WOULD DO A LOT OF THINGS TO ENHANCE THAT CORNER TO MAKE THAT A PREMIER FACILITY WHEN WE ARE COMING DOWN TO COLLEGE AND STOPPING AT THE STOP SIGN, THAT YOU CAN'T MISS IT. A BEAUTIFUL PART OF AN ANCHOR TO THE CAMPUS RIGHT THERE. THERE'S A LOT OF POTENTIAL FOR CREATING SOME EXCITEMENT RIGHT THERE. THAT WOULD BE A GOOD STEP IN PART OF THE PROGRAM. THE PROGRAM IS VERY EXCITING AND THERE'S A LOT OF THINGS TALKED IN THEIR. THIS COULD BE A GAME CHANGER. WE JUST FINISHED THIS AND OPEN FOR USE. IT'S A TWO AND THREE-STORY 132,000 SQUARE FOOT FACILITY. INSTALLER AMOUNT WAS ABOUT \$340 PER SQUARE FOOT. A \$40 MILLION BUILDING. SO WE DID A LOT OF COST ESTIMATING IN COMPARISON. WE CAME REAL CLOSE TO EACH OTHER ON ALL THOSE. IT'S GOT A LOT OF BIG ADVANTAGES BUT PRIMARILY WHAT WE THINK OF IS IN THIS PROGRAM THAT THE BUILDING CAN BE A PART OF THE INSTRUCTION THAT STUDENTS ARE GETTING EVERY DAY. MAYBE YOU CAN HAVE AN EDUCATION BUILDING OR SOME OTHER KIND OF BUILDING BUT WHAT BETTER EXAMPLE IS THERE THEN A SCHOOL OF FORESTRY TO HAVE A FACILITY LIKE THIS SHOWCASING THIS ON THAT CORNER. WE ARE EXCITED ABOUT IT AND EXCITED FOR YOU GUYS

I THINK YOU SAID YOU CAN'T SEE THE FOREST FOR THE TREES.

I JUST DROVE BY IT. ANY MORE QUESTIONS. I THINK THERE IS ANOTHER SLIDE. THIS IS THE RESEARCH ARM. THIS IS JUST A GRAPHIC AND CURRENTLY THE INTEREST IN THE. IF YOU HAVEN'T BEEN THERE YOU ARE IN A DOWNHILL SLOPE AND THE SLOPE IS UPHILL. WE ARE MOVING IN ENTRY POINT SOMEWHERE ABOUT HERE AND THEN ONCE YOU GET IN AND THERE'S ROADS THAT TAKE YOU FOREVER. GRAPHICALLY MAYBE NOT 100% ACCURATE BUT YOU GET THE PICTURE. WE WOULD REVIEW AND MAKE SURE THAT'S DEVELOPED IN THE RIGHT WAY. THIS IS THE ARENA. THE BUILDING IS PAINTED AND GIANT FANS AND SEATS. IT CAN GET VERY COLD IN WINDY THERE. THAT'S THE LAB UP THERE SO THEY WILL REALLY WALK CATTLE THROUGH AND IS MADE FOR THAT. AND IT CAN BE JUST DOORS CLOSED OFF. AND THERE'S DRAINS IN THE FLOOR AND ALL THAT. ALSO RETAIL SPACE BECAUSE THEY HAVE MEAT PACKAGING BUT THE WHOLE FACILITY THERE IS VERY POPULAR. AND AGRICULTURE TOWN FOR SURE. THE LAST SLIDE, I THINK.

WE DID THE SCHEDULE AND THE DOLLARS WE HAVE WITH THE TIMELINES WE HAVE AND THE TIMELINES THAT AFFECT IT AND ALL THAT. WE PUT ALL THAT TOGETHER TO GET IT STRAIGHT IN OUR MINDS IS ALL THIS COULD BE DONE. IF SO, WHAT WOULD IT LOOK LIKE IN TERMS OF WHAT YEAR AND WHAT MONTH TO START THIS

AND WHEN DOES IT GET FINISHED AND HOW DOES IT PLAY OUT. THIS NOTE HERE, THIS PARTICULAR CHART, THE CHART RIGHT UNDERNEATH THAT IN THE REPORT IS EXTENDED WHERE SOME OF THESE ARE EXTENDED OUT AND NOT NECESSARILY STACKED UP ON TOP OF EACH OTHER. THERE'S A COUPLE OF WAYS TO LOOK AT IT. WE WANT TO POINT OUT THAT IF YOU REMEMBER BACK WHEN THE RFQ WAS ISSUED BY YOU GUYS AND IT INCLUDED FOUR BUILDINGS, WHEN ALL THAT CAME OUT. THE PRIMARY CONCERN FOR THE CONTRACTOR IS THE SUBCONTRACTING MARKET OUT THERE. CAN THE HANDLE FOUR PROJECTS HAPPENING ON THIS CAMPUS AT ONE TIME. LITERALLY, ARE THERE ENOUGH LABORERS OUT THERE TO DO THE WORK. THAT STILL GOING TO BE A CONCERN PROBABLY WITH NO MATTER HOW EXACTLY THIS ALL WORKS OUT. THE CONTRACTORS, WHEN YOU TALK TO THEM, WILL HAVE TO FACTOR THAT IN AND THEY WILL FACTOR THAT IN AND HAVE A PLAN TO DO THAT. BUT AS YOU CAN SEE, THERE IS A LOT OF ACTIVITY ON CAMPUS WHEN THIS IS ONGOING. I THINK AS LONG AS WE KNOW IT AND PLAN FOR IT, I THINK THAT'S THE BEAUTY OF THIS CHART TO GIVE US AN IDEA OF HOW THESE PROJECTS STACK UP ON TOP OF EACH OTHER. IT IS A REASONABLE PLAN BUT LIKE ANY PROJECT, YOU START AT THE BEGINNING AND YOU PLAN GREAT BUT SOMETHING THAT NEEDS TO BE AT THE FOREFRONT OF CONVERSATION AS THE PROJECTS ARE ONGOING TO KEEP EVERYBODY DIRECTLY IN TO WHAT WE ARE DOING.

ON THAT NOTE SPECIFICALLY, THIS CALENDAR THAT YOU ENVISION HERE, WITH POINT AT THE BOTTOM THERE. I CAN'T QUITE MAKE IT OUT. THE CHART. IF WE FOLLOW THOSE DATES, WE DON'T RUN THE RISK OR DO WE KNOW WHETHER WE RUN THE RISK OF LOSING ANY FUNDS?

YES. WE WERE JUST TALKING ABOUT THIS ACTUALLY BEFORE THE MEETING STARTED. IT SAYS THE TAXABLE PORTION TO BE EXPENDED BY THE END OF 2023. THE TAX EXEMPT PART IS THE PART THAT DOESN'T HAVE REALLY RESTRICTION BUT THE EXPECTATION OF THE BOARD WHEN THEY PASSED THE BONDS BACK IN 2019, THE EXPECTATION WAS THEY WOULD HAVE BEEN SPENT IN A THREE-YEAR PERIOD. THAT WOULD BE THIS JANUARY AND FEBRUARY OF 2022. ATTACK EXEMPT PART THAT WE HAVE TO PLAN FOR FIRST. THE TAXABLE PORTION WILL COME IN AND HAVE NO RESTRICTIONS AND WE GOT THIS CONFIRMED BY THE COUNCIL LAST NIGHT TO MAKE SURE WE WERE GIVING APPROPRIATE INFORMATION. BUT AT THREE YEARS WAS BEFORE, BUT SO IS AS LONG AS THE BOARD IS STILL INTENDING TO EXPAND THE FUNDS FOR A TAX-EXEMPT PURPOSE, WE WILL STILL END UP OKAY BECAUSE OF ANYTHING THAT HAS HAPPENED THE LAST FEW YEARS. BUT I THINK WE WILL NEED TO DO MAYBE A READ LOOK AT THE CALENDAR AND HOW IT'S DONE. ALSO ON THIS SEE CAP FUNDS IN GETTING THESE BONDS ISSUED THEY WANT TO MAKE SURE THAT YOU ARE USING THE FUNDS AND NOT GIVE YOU WAS BUT A PLAN TO EXPAND ALL THOSE NONTAXABLE TAX EXEMPT PROCEEDS. I THINK THAT'S A DISCUSSION WE ALSO NEED TO HAVE. BUT THIS IS WHAT DAY 13 FOR ME SO WE HAVEN'T HAD A CHANCE YET. >> AND A FINAL THOUGHT HERE, A GOOD SEGUE TO A CRITICAL POINT HERE. EVERYTHING DONE ON THIS CAMPUS IS NOT GOING TO EXACTLY WORK OUT LIKE THIS. ON BEHALF OF MY FRIENDS AT THE PHYSICAL PLANT OVER THERE WHO WILL BE IN CHARGE OF MAKING SURE THESE BUILDING PROJECTS ARE STARTED AND GOING AND STAYING ON TRACK, THAT THE SCHEDULE IS SOMETHING THAT NEEDS TO BE LOOKED AT. THERE MAY BE GOOD REASONS WHY WE HAVE TO START A PROJECT AT A CERTAIN TIME OR GET A BID AT A CERTAIN TIME OR GET A BIT BACK A CERTAIN TIME. SO THE SCHEDULE, WELL IT GIVES US A PRETTY GOOD SNAPSHOT OF WHAT TO EXPECT AND HOW WE CAN PLAN FOR IT, IT'S NOT DO OR DIE BY THIS. KEEP THAT IN MIND. AND I THINK EACH PROJECT IS SIGNIFICANT IN ITSELF AND NEEDS TO BE LOOKED AT IN FURTHER DETAIL.

KEEP THAT IN MIND. I DON'T WANT TO NAIL DOWN ANY OF THESE BEING FINISHED AT A DEAD HARD DATE .

ON THE FORESTRY DEAL THERE, FOR EXAMPLE, DO SOMETHING IN THAT KIND OF AESTHETIC AND SO FORTH. I ASSUME WE WOULD PROBABLY HAVE SOME OPPORTUNITIES TO REALLY GET TO WORK ON RAISING SOME FUNDS FROM PRIVATE SOURCES TO NAME THAT BUILDING OR A ROOM OR LOBBY IN THAT BUILDING. AND GET US FURTHER DOWN THE ROAD.

ABSOLUTE. AND I THINK THAT IS PART OF WHAT OUR STUDY SAYS IS THAT IT WOULD BE A GREAT IDEA TO START ENGAGING WITH INDUSTRY PARTNERS IN THE COMMUNITY. BECAUSE, HONESTLY, YOU WERE IN THE PLACE WHERE IT COMES FROM SO THERE SHOULD BE A LOT OF THAT ENGAGEMENT HAPPENING, FOR SURE. AND I WANT TO POINT OUT GOOD NEWS FOR YOU IS THAT THERE ARE FUNDS AVAILABLE RIGHT NOW TO BE SPENT ON SENDING A TEAM OF WHOEVER TO A MASS TIMBER PLANT

TO SEE HOW THE PRODUCT IS MADE AND HOW IT'S COLLECTED OUT OF THE FOREST AND HOW PROCESSED AND SHIPPED. THERE IS MONEY FOR STUDIES ABOUT HOW BEST TO USE MASS TIMBER IN THIS CAMPUS OR WHATEVER IT IS. THERE ARE FACILITIES IN CANADA AND IN PORTLAND AND OUTSIDE OF SEATTLE AND VANCOUVER. CONWAY, ARKANSAS AND IN ALABAMA OR WHEREVER.

THERE ARE OTHER UNIVERSITIES TO GO VISIT WHO HAVE DONE THIS AND TALK TO THEM AND SEE WHAT YOU GET OUT OF THIS. THOSE FUNDS ARE AVAILABLE RIGHT NOW TO THE USDA MASS TIMBER GRANT.

THIS SCHOOL IS ONE OF THE 10 INSTITUTIONS IN THE COUNTRY TO BE AWARDED THAT GRANT. SO IS A GREAT IDEA IN PLANNING AND GET SOME EDUCATION OUT THERE FOR DECISION-MAKERS HERE.

ARE YOU AWARE OF ANY FEDERAL GOVERNMENT GRANTS IN THE ENVIRONMENTAL AREA PARTICULARLY THAT ARE AVAILABLE FOR MASS TIMBER CONSTRUCTION ON PUBLIC INSTITUTIONS?

I DON'T KNOW OF ANY. THERE'S NOT. >> THE ONLY THING THAT OUR GOVERNMENT DOESN'T GIVE A GRANT TO. ANYWAY, I AGREE THAT IT'S A BURGEONING FIELD . AND IT WOULD BE GREAT TO CAPITALIZE ON IT. AND THEN, IF WE AWARD TODAY KIND OF THE DIRECT STAFF ADMINISTRATION TO TAKE THIS REPORT AND SUGGESTIONS AND RECOMMENDATIONS AND WOULD JULY BE AMPLE TIME TO GET BACK TO US.

I THINK WE CAN PUT A LOT OF MEAT ON THE BONE BETWEEN NOW AND JULY. TAKE A LOOK AT SCHEDULING. TAKE A LOOK AT HOW WE MIGHT APPROACH SOME OF THESE THINGS AND BE ABLE TO COME BACK TO YOU WITH I WOULD THINK A FAIR AMOUNT OF DETAIL.

WE TALK ABOUT HOW WE MEET SO INFREQUENTLY, TRADITIONALLY WE MEET SO INFREQUENTLY THAT FOR MEETINGS PER YEAR. EVERY MEETING THAT YOU MISS WILL PUSH THE DATES AT.

I HEAR YOU. AND I THINK JULY THAT WE WOULD HELP AND ASK FOR KIRKSEY INPUT ON THIS. THEY GOT SOME PLANS ALREADY. THE DINING HALL, YOU SORT OF KNOW THE SITE, AT LEAST. SO WE LOOK AT HOW WE MIGHT BE ABLE TO ACCELERATE SOME OF THAT AND THEN COME BACK. WE WOULD WANT TO START AS

MUCH AS WE COULD AND SOME OF THESE PROJECTS WILL REQUIRE OBVIOUSLY THE ENGAGEMENTS

OF ARCHITECTURAL FIRMS TO BEGIN TO PLAN. AT THE RESIDENCE HALL PEACE WILL REQUIRE CERTAINLY REQUIRE THE AG AND FORESTRY PIECE AND WE CAN LOOK AT WHAT WILL FIT AND HOW THAT WILL WORK. WHEN WE BEGIN TO LOOK AT THE POTENTIAL OF AG MECHANICS AND SCHEDULING IN THOSE TYPES OF THINGS THAT COME INTO PLAY. WE WILL BE, I THINK, DOWN THE ROAD AND THERE'S A POSSIBILITY THAT WE COULD EVEN MAKE THE HALL 16 SITE AVAILABLE BASICALLY TOMORROW. IF WE WANTED TO ACCELERATE THAT. BASED ON THE TAXABLE VERSUS NONTAXABLE BONDS AND THAT MIGHT CHANGE OUR MINDS ON THAT ON THE SCHEDULE. SO WE HAVE A LOT OF WORK TO DO. THE REPORT WAS MUCH MORE OBVIOUSLY DETAILED THAN ON THE PRESENTATION SLIDES TODAY. THEY PROVIDED A LOT OF GOOD INFORMATION WE CAN TAKE INTO AND HIS TEAM AND HIS TEAM AND HELP UNDERSTANDING WHAT WE ARE UNCLEAR ON. BUT I THINK COMING BACK IN JULY, WE WOULD BE ABLE TO AT LEAST KICK SOME THINGS OUT. WE WILL KNOW WHEN WE ARE DOING CERTAIN THINGS BY THAT POINT.

AND THEN YOU MENTIONED THE POWERPOINT ON THE SOUTH SIDE OF THE CAMPUS. DO YOU THINK IT HAS THE CAPACITY TO HAVE A TREMENDOUS AMOUNT OF INVESTMENT.

ARE WE INCREASING CAPACITY OR CHANGING OUTLINES?

WE ARE CHANGING AND NOT INCREASING CAPACITY BECAUSE AS ITS DESIGN CURRENTLY, THE EQUIPMENT IS SIZED PROPERLY WITH SUPPLEMENTAL WATER FROM THE VILLAGE. BUT IT'S AWFULLY AND OUT OF DATE SO REPLACEMENT IN-KIND FULFILLS THAT DEMAND. SO THAT IS WHAT WE ARE SEEING. >> SOME NEW LINES?

A COUPLE OF NEW LINES AND EQUIPMENT .

BUT THAT'S NOT A HUGE INVESTMENT?

NO. ABOUT \$3 MILLION. THE ISSUE WITH SO MANY OF THESE THINGS THOUGH IS PUTTING EQUIPMENT IN THEIR COULD TAKE ALMOST A YEAR TO ORDER IT AND GET HERE.

WELL, EVEN THOUGH THIS IS NOT A MEETING OF THE BUILDING AND GROUNDS COMMITTEE, I DON'T THINK THERE IS A MOTION FORTHCOMING TODAY THAT IS FLEXIBLE ENOUGH TO ALLOW US TO AFFECT BUILDING ADMINISTRATION NEEDS. BUT I THINK MAYBE WE HAVE GOT A REALLY DEFINED DIRECTION THAT I THINK WE WILL HAVE A BOARD CONSENSUS ON AN ANOTHER CONSENSUS TO DIRECT ADMINISTRATION TO PROCEED ALONG THESE PATHS WITH THESE RECOMMENDATIONS AND BRING BACK CONCRETE ACTION ITEMS FOR THE JULY MEETING.

I BELIEVE I AM CLEAR ON HOW WE WILL MAKE EVERY EFFORT TO PROVIDE IN JULY. AND WE MAY HAVE BUSINESS ALONG THE WAY OF WHERE WE ARE AND WHAT WILL HAPPEN WITH THAT. WE KNOW THE AREAS WE ARE WORKING IN AND TAKING THE INFORMATION IN THE REPORT. WE HAVE GOT TO DIE JUST A LITTLE BIT MORE, TOO. AND TAKE A LOOK AND PUT A SCHEDULE TOGETHER THAT WE THINK WILL ACCOMMODATE MOVING DELIBERATELY AND AS FAST AS POSSIBLE AND MAKING SURE WE DO IT IN A WAY THAT MATCHES OUR BOND COVENANTS. AND SO THAT CONSTRUCTION CAN HAPPEN IN SO THAT WE DON'T RUN OUT OF SUBS AS WE GO THROUGH THAT. THERE IS STILL SOME WORK TO DO. I WOULD BE SURPRISED IF WE DID COME BACK IN JULY AND ISSUE RFQ'S AND MAYBE COME BACK TO SELECT A



DESIGN FIRM FOR PROJECTS THAT AREN'T YET UNDER DESIGN CONTRACT. OTHERWISE, WE CAN HAVE GREAT IDEAS BUT WE HAVE TO START WITH NUMBERS.

LET US KNOW IF THERE'S ANY BOARD ACTION WE NEED TODAY BECAUSE WITH A FEW HOURS AHEAD OF US BEFORE WE ADJOURN. AND RFQ'S FROM A GENERAL STANDPOINT.

I THINK WE ARE FINE. I DON'T THINK RFQ'S REQUIRE BOARD ACTIONS. WE TYPICALLY IN THE PATH WE WOULD BRING THAT UP TO INFORM THE BOARD OF WHERE WE ARE. SO I THINK WE CAN MAYBE EVEN IN JULY BE ABLE TO MAKE A SELECTION.

ANY OTHER QUESTIONS FOR STEVE? WE TALKED ABOUT THESE PROJECTS FOR A WHILE NOW. AND I THINK THAT IT IS GOOD FOR US TO REVISIT . WHEN WE ARE TALKING ABOUT SPENDING THIS MUCH MONEY. IT'S ROUGHLY BROKEN DOWN THOUGH NOT PRECISELY TO AROUND \$90 MILLION. THAT WE SHOULD ALWAYS BE MINDFUL OF THE FACT THAT THIS IS NOT \$90 MILLION OF UNRESTRICTED FUNDS WE ARE SPENDING. THAT WE HAVE ROUGHLY \$45 MILLION FROM THE STATE OF TEXAS THAT WAS APPROPRIATED TO THE UNIVERSITY FOR BUILDING. AND THERE ARE SOME BROAD TERMS FOR THAT. BUT THEY ARE NOT UNRESTRICTED DOLLARS AND THAT IS ONE PATH GENERALLY SPEAKING, OF THE FUNDS. AND THE OTHER HALF IS DOLLARS THAT ARE FROM BONDS THAT WERE APPROVED SOME YEARS AGO THREE COVID-19. AND WE HAVE DONE DEEP DIVES INTO AND IF WE CAN EVEN GET THIS MONEY BACK. DO WE HAVE TO SPEND THESE DOLLARS? AND THERE WERE WERE A LOT OF THOUGHT AND MEETINGS THAT WENT ON WITH OUR BP FA AND CHIEF AUDITING EXECUTIVE AND FINANCE COMMITTEE CHAIR. YOU HAVE ENTERED INTO LEGAL OBLIGATIONS FOR THESE DOLLARS AND THEY NEED TO BE SPENT. IT'S MORE EXPENSIVE TO GIVE THE MONEY BACK THEN TO SPEND IT. AND THERE IS A NEED ON CAMPUS FOR THESE PROJECTS. AND THERE IS A NEED ON THIS CAMPUS FOR MORE PROJECTS. AND SO WITH THESE DOLLARS THAT WE HAVE TO SPEND, IT WAS DETERMINED TO ENGAGE KIRKSEY WHO HAS BEEN INVOLVED IN THIS CAMPUS FOR LONG TIME AND HAS FAMILIARITY WITH HIS PARTICULAR CAMPUS AND CAMPUSES ACROSS THE STATE AND ARE COMPETITORS AND WHAT'S THE BEST USE OF THESE 90 MILLION DOLLARS GIVEN OUR NEED TO PROVIDE SERVICES WE WANT TO PROVIDE TO STUDENTS AND DRAW STUDENTS TO OUR CAMPUS. AND BEING EVER MINDFUL OF INCREASING ENROLLMENT. AND THAT WAS THE PURPOSE OF KIRKSEY TO COME IN AND SAY SURE, IF YOU HAVE \$300 MILLION SHE WOULD SAY NOT BATTLE HIS RESIDENCE HALLS FROM 1968 AND BUILD BEAUTIFUL NEW BUILDINGS. BUT GIVEN THE CONSTRAINTS YOU HAVE WITH THE DOLLARS, THE HIGHEST AND BEST USE IS MAKE AND THAT THE REPORT WE WOULD SEE TODAY IN THE PRESENTATION TODAY HIGHLIGHTING MUCH MORE DETAILED REPORT THEN RECEIVED. FORTUNATELY THROUGH THE BUILDING AND GROUNDS COMMITTEE, THE BOARD HAS TOURED ALWAYS FOR FACILITIES OF THE LAST MANY MONTHS. WE ARE NOT HEARING THIS WONDERING WHAT THE DORMS LOOK LIKE AND WONDERING WHAT THE ACT FACILITIES LOOK LIKE BUT WE HAVE SEEN THEM FIRSTHAND AND WE KNOW THAT THERE ARE SOME GREAT NEEDS THEIR. AND WHEN YOU ARE TALKING ABOUT DEMOLISHING A DRAWER, SOMETIMES YOU MIGHT

-- IF YOU HAVEN'T BEEN TO THAT DOOR YOU WOULD THINK WHAT WOULD WE DO THAT. BUT IF YOU TOURED SOME OF THOSE AS WE HAVE, YOU SEE THAT ONE OF THEM WAS A HAUNTED HOUSE, IDLY LAST HOLLOWING. >> WE HAVE BETTER CONTEXT THANKS TO THE TOURS THAT THE HAVE DONE WITH THE BUILDING AND GROUNDS COMMITTEE. UNLESS THERE'S ANY OTHER DISCUSSION OR QUESTIONS ON THIS I THINK WE HASHED OUT THIS PLAN GOING FORWARD FOR WHAT NEEDS TO

HAPPEN WITH THIS INFORMATION THAT KIRKSEY HAS PROVIDED TO THE UNIVERSITY AND WHAT WE NEED TO DO NEXT. ANY OTHER COMMENTS?

THANKS TO STEVE AND HIS TEAM FOR PRODUCING THIS REPORT AND A SHORT PERIOD OF TIME. IT'S A BIG ASK.

THANK YOU, VERY MUCH. I AM SURE WE WILL BE IN TOUCH. >> THE NEXT ITEM ON THE AGENDA IS ACTION ITEM NUMBER ONE. MEDIA BUYING CONTRACT PURCHASE ORDER INCREASE. THAT'S THE TITLE OF THAT ACTION ITEM. WE ARE GOING TO GRAHAM GARNER ON THAT. >>

GOOD MORNING.

[INDISCERNIBLE] I'M HAPPY TO BRING THIS BEFORE YOU CAN TALK ABOUT THIS WITH FURTHER DESCRIPTION IN THE QUARTER REPORT. THOSE OF YOU, RECALLED THE CONTRACT APPROVED UP TO \$250,000 PER YEAR WHEN YOUR AT A TIME RENEWABLE UP TO FIVE YEARS. WE ARE ASKING TO EXPAND THE EXPANDING AUTHORITY BY AN ADDITIONAL \$100,000 PER YEAR. THIS IS NOT TO INCREASE THE BUDGET AND NOT ASKING FOR ANY MONEY. IN RECOGNITION THAT IS BEING IMPLEMENTED IN THE CONTRACT FOR ADVERTISING WHICH IS GOING VERY WELL THE PAST SEVERAL MONTHS. WE MET THIS MORNING AND WE NEED WEEKLY AND A POSITIVE EFFECT IT IS HAVING. A NUMBER OF DEPARTMENTS ON CAMPUS THAT NEED INDIVIDUAL ADVERTISING. POCKET NEEDS. GRANTS THEY HAVE. INITIATIVES THAT ARE SHORT-TERM AND HAVE FUNDING BUT NOT ABILITY TO PURCHASE DIGITAL ADVERTISING ON THEIR OWN. WE SPOKE ABOUT ADVERTISING PRESENT. PART OF THEIR REQUIREMENT FOR THE TYPE OF INDIVIDUAL ADVERTISING WHICH CAN BE DISPLAY ADS, SEARCH ADS, GEO-TARGETING THAT REQUIRES AS A BROKER. YOU PURCHASE CERTAIN TYPES OF ADVERTISING IN THE MARKET. ANYONE WHO WANTS TO DO THAT NEED TO FIND SOMEONE THAT THE BROKER AND PURCHASE THAT. PARTIES DON'T HAVE THAT ABILITY ON THEIR OWN AND WE WOULD LIKE TO CREATE AN AVENUE FOR THEM TO WORK WITH ADVERTISING AND FAMILIAR WITH THE BRAND MESSAGING AND STANDARDS. FAMILIAR WITH WHERE WE ARE PLACED ELSEWHERE AND BE ABLE TO FACILITATE THOSE PURCHASES AND PREVENT US TO INADVERTENTLY BIDDING AGAINST OURSELVES IN THAT MARKET FOR THOSE TERMS AND PLACEMENTS AND CREATING POTENTIAL CONFLICT WITH SEVERAL CAMPAIGNS. ESSENTIALLY WE REQUEST THAT WE AMEND WHAT WE ASKED FOR BEFORE. TO CREATE AN EXTRA \$100,000 PER YEAR FOR A PERIOD OF UP TO FIVE YEARS FOR SPENDING. ANY QUESTIONS?

ANY QUESTIONS FOR GRAHAM?

THE EXTRA 100,000 AGAIN IS NOT ADDITIONAL BUDGET DOLLARS BUT WILL COME FROM EXISTING BUDGET IN THE DEPARTMENTS OF COLLEGES.

CREEK. WE DON'T KNOW IT WOULD BE THAT FULL AMOUNT BUT WE FEEL THAT GIVES US A CUSHION TO ACCOMMODATE THE REQUEST THAT WE HAVE ANTICIPATED SEEING IN THE FIRST QUARTER THIS YEAR.

OTHER QUESTIONS? WITH NO THE QUESTIONS, THIS IS AN ACTION ITEM THAT REQUIRES A VOTE. SO WE WOULD NEED A MOTION TO THE EFFECT OF THE RECOMMENDATION. A BOARD VOTE. DO WE HAVE A MOTION?

I MOVE.

DO WE HAVE A SECOND. ANY DISCUSSION? ALL THOSE IN FAVOR SAY AYE. THOSE OPPOSED? THE MOTION CARRIES. THANK YOU, GRAHAM.

THE NEXT ACTION ITEM CONCERNS WIRELESS NETWORKING LICENSING RENEWAL. ANTHONY ESPINOZA WILL PRESENT THIS ACTION ITEM.

THANK YOU. GOOD MORNING. WHAT YOU HAVE BEFORE YOU IS CONCERNING WIRELESS LICENSING. THE APRIL BOARD MEETING [INDISCERNIBLE] . WE BRING THIS FORWARD TO ENSURE WE HAVE THE EXPLICIT CLARITY OF THE BOARD THAT A PORTION OF THOSE FUNDS WILL BE USED FOR LICENSING. THE AGREEMENT WE ARE ENTERING IS OVER \$1.6 MILLION. THIS INCLUDES THE WIRELESS OF RESIDENCE HALL THAT HAS BEEN APPROVED [INDISCERNIBLE]. NO NEW ADDITIONAL REQUEST FOR FUNDING BUT TO MAKE SURE THERE'S CLARITY OF THE BOARD OF THE SPECIFIC ITEM. ONCE WE HAVE THE AGREEMENT THAT GOES TO THE OFFICE THEY WANT TO REFERENCE BACK THAT THE BOARD HAS ACTUALLY APPROVED THIS AGREEMENT. THAT'S THE RECOMMENDATION. FUNDING THAT HAS BEEN AUTHORIZED. ANY QUESTIONS? >>

I WAS HAVING A CONVERSATION WITH A FRIEND OF MINE LAST NIGHT AND SHE WORKS IN THE WOODLAND AREA HELPING HIGH SCHOOL SCHOOL KIDS DECIDING WHERE KIDS GO TO COLLEGE. HE SAID THE MOST IMPORTANT THING IS WI-FI.

IT IS.

SO HOW DOES OUR WI-FI COMPARE WITH OTHER CAMPUSES? IS IT IMPRESSIVE TO KIDS WHEN THEY COME TO CAMPUSES?

RESIDENCE HALLS, I WOULD NOT DESCRIBE AS IMPRESSIVE. I THINK WE DEAFLY HAVE OPPORTUNITY TO IMPROVE WIRELESS IN RESIDENCE HALLS. WE ARE EXCITED TO GET THIS APPROVED. WE'VE ALREADY BEGUN WORKING ON THAT AND HAVE DISCUSSIONS [INDISCERNIBLE] .

SO IT IS GOING TO BE IMPRESSIVE?

IT WILL BE. >> THIS IS NO HARDWARE HERE?

THIS IS STRICTLY LICENSING. CORRECT. AS YOU CAN SEE, THAT HAS BECOME A MUCH LARGER COMPONENT. QUITE HONESTLY, MANY OF OUR PARTNERS AND VENDORS WERE HARDWARE VENDORS. REALLY THEY HAD BECOME MORE SOFTWARE. FROM THEIR PERSPECTIVE, THEY ARE LOOKING FOR CONSISTENT ANNUAL REVENUE.

BUT WE ASSUME IN ORDER THAT THEY PROVIDE THE HARDWARE BUT IN ORDER TO USE THE HARDWARE, WE HAVE TO HAVE THEIR LICENSE.

THEY ARE GETTING MORE STRINGENT ON LICENSING. THIS IS A FIVE-YEAR DEAL. IF WE NEED TO EXPAND, WE WOULD THEN ADD TO THIS EXISTING LICENSE. THE BENEFIT TO THAT IS WE LOCK IN THE RATE ON THE LICENSING AT TODAY'S COST [INDISCERNIBLE]. >> SO IS THERE A DIFFERENT WIRELESS NETWORK THAT'S IN THE RESIDENTIAL HALLS?

NO, IT WOULD BE ON THE SAME MANUFACTURER FOR A STUDENT PERSPECTIVE IT WILL BE CONSISTENT EXPERIENCE. WHETHER IN RESIDENCE HALLS OR ACADEMIC BUILDINGS. IT WILL ALL BE ONE.

THIS IS LICENSING AND INCLUDE SOFTWARE SUPPORT WHICH IS CRITICAL, AS WELL.

ANY MORE QUESTIONS FOR ANTHONY? WE HAVE A RECOMMENDATION FROM THE ADMINISTRATION AS PRESENTED IN THE BOARD VOTE. DO WE HAVE A MOTION TO THAT EFFECT?

WE HAVE A MOTION. AND THE SECOND. ANY DISCUSSION? ALL THOSE IN FAVOR SAY AYE. THOSE OPPOSED. MOTION CARRIES. THANK YOU, ANTHONY.

WITH THAT, WE ARE RUNNING A HEAD OF TIME. AND WE CAN TAKE A BREAK NOW FOR LUNCH. WE WILL RETURN AFTER LUNCH. IS THAT FAIR, APRIL?

ALL RIGHT, WITH THAT, WE WILL TAKE A BREAK AND COME BACK TOGETHER AFTER OUR LUNCH. THANK YOU. [EVENT CONCLUDED]

Please stand by for realtime captions.

We are reconvening for our lunch break and have one item of business to discuss before we recess to executive session. That's the announcement of board committees, 420 22, and 2023. Board committees. These will sound quite familiar. For finance and art, Tom Mason as chair, Judy Olson and Robert Florez. For building and grounds, David -- as chair, Jennifer --, and Nancy Windham. For academic and student affairs, -- as chairs, with Bridget Henderson and Jennifer Winston. We have ad hoc committees, one that has been in place, the athletic committee, chaired by Regent Henderson. It has worked this year, and whenever we have a transition at the Wanita Curry Boynton house, there is a policy that was passed during the last transition. That policy requires a committee and the policy states membership of the committee for the house that can be chaired by the chair of border agents and the designee. Bridget Henderson has agreed to be the designee, particularly given her work with that effort in the prior transition. And that committee, the other membership will be made going forward. So those are our board committees for 2023. With that, we will recess into executive session.

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[ Event concluded ]