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Please stand by for realtime captions. >>

I am going to call the meeting to order. This is the board of regents. We are glad that you are here today. At this time I will call the role.

[ Roll call ] >>

We have Scott Gordon. I understand that Brandon Fry will be meeting us on the tour. I understand that Delaney will join us after. With that we will recess the board meeting. And go to the committee meeting, for the grounds.

Thank you. For the members of the building committee, Nancy and the chair -- we are grateful that other board members have joined us today. Most of you joined us for the tour prior to the last board meeting. At that time we visited various parts of the buildings and we also visited Steam Call. Right now it is South of this building, these are the residential facilities that is on the agenda. Miller Science, -- I actually have cards available before we go in. Take a special note on the tour, following the tour we will have the architects and Mark Scott, from a separate firm, but who join the project. That is further down on the agenda today. Stephen will give us an overview regarding the resident hall.

We will get a complete picture of his report from that group at the board meeting. We will get a preview of that report today. We welcome you to ask questions. For the provisions that is on the agenda, we do have cars waiting for us. We have a two window, so that is what is on the agenda. Do we have any questions before we begin the tour?

If you would like coffee or tea and we also have popcorn for the tour. We do have coffee, tea, popcorn and water next-door. Please do take advantage of this before we begin the tour. >>

[ Captioner standing by waiting for the board to return from their tour. Thank you. ] >> [ Captioner transitioning ]

About what their condition is. And to offer coming in. I'm going to break a bit from the agenda. We're going to go to the construction report. But John -- and so I'm going to take the privilege here

of speaking to Mark Scott who is going to give us a preview of their report which will be slated for a presentation in our April board meeting. We have asked them to come in and kind of give us a cursory report about what they have done and as much of their report as they want to present to us at this point. We have Steve and Mark with us. Steve, I have you down as the leader and if that is the case, I would be happy to turn the agenda over to you. >> We want to be efficient.

I would probably say just about 45 minutes. >> If it is less than that that would be great. Obviously it is very important to us. I am saying that what time we don't take it a, but it depends on the nature of it. It is very important to us. You know, it gives us direction. On how we are going to best -- it is not just a lump sum, but has very commitment attached to various parts of it. But depending on how much of your

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final were going to present today, you're going to give us a were on that kind of timeframe.

Let me just say -- thanks for having me here. Giving me a chance to explain this. I promise you I can't say the work preliminary enough times. There is nothing about this that is final. These are down on paper and attempted to put some kind of organized form up here. It is missing data. Some data is put in. I am saying some data created by us. That will change because it is almost a placeholder. The process will give you a chance to see the way that we are approaching this. And our recommendations will be informed. Let's see. April, rolling the April may be the best. It is kind of broken up into -- will tell you what we did and get into some recommendations about a residential dining and forest in agriculture. At the very end is the funds as we know it are available. But that is just almost four reference. Essentially what is happening is we have a small group, myself and Mark. We have the engineer who has joined with us on towards to walk through the building and give us a cursory review of what is there and kind of understand the condition. To me, it all looks old. With somebody like that, there are parts and pieces that are meaningful. There are serial numbers, model numbers, and history of the equipment and repairs. That is a little bit more meaningful. In the final report, more of that information will be supporting this. And what you're going to see today we don't really have any assessment information about these buildings. We have the information down on paper. It is not just represented here right here. We came and we tore residential buildings. Okay. I will move the activity up. Right, so there is some dates. Who is on our tour and the places that we went. The last thing we did was we had a virtual conference call about dining. Curtsy has been involved in the dining part of this for quite a while. A couple years at least if not more. We did a building assessment of current East campus cafeteria and made some determinations and recommendations back to them. We sense design schematically at least a new dining facility that will take place around the corner. That got postponed. They brought ideas and things to the table. That is out there as well. Stuff has been happening with the dining hall, so we are pretty familiar with that aired I will say for all the buildings appear, we had on our tour with us someone with programming and consulting. You might recall Brian and Molly put together a campus utilization study that was produced a year or so ago and in it is a lot of valuable information and recommendations about how to proceed in terms of capital programming for the campus. So that is kind of the backdrop for what we are talking about. And this doesn't really reference the study a whole lot. In the end, the final report will be all the sufficient referencing needed so that the reader understands there is information coming from different places. April, if you could scroll down, I will just get started with housing recommendations. It is good that you have this. Let's go ahead and just start down here. If you have information you can read some of the background under the residential part. Who we talked to, so in the context I guess of what we are seeing. Essentially here is the deal. I think there is 16, 17 residential buildings on campus. Our goal and what we set out to do is go to each one and make an in-depth study of each building to the nth degree with another 100 page document on each building and describing the condition it is in. We are already kind of

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know some of these are just old and not updated and they need some help. There are some that are requiring so much maintenance now it would be better strongly considering demolition of those buildings in the future. So this kind of represents a view of your residential stock on campus. From the get-go, we are -- our mind-set was, okay, there are some buildings that are just going to go. There are some that are in pretty good shape right now. Is there a need to make a great investment in those when some others clearly need more attention? That is kind of a category into itself. And then there is sort of a core group of buildings in the middle that clearly needs some help and so those are the ones we have kind of identified. You'll see a. , Lumberjack lodge, no media plans.

That's speak for I just didn't complete my thoughts on how we are going to do that. We might do something but for this purpose here today, I just didn't put any information out there because I wanted to focus on the other things. You'll see Lumberjack village. That is not necessarily suggesting that you don't do anything. That could probably use some carpet updates, paint, that type of thing. But for what we are looking at here, I wasn't going to elaborate too much on that. I think Harris Hall 10 is a good example of a building that probably just needs to go. Mays Hall 11 is in a similar situation. North and South Hall 12. North is nine and South is 12. Those, likewise, are fairly dated. And I think we are considering those for demolition too. I guess the value in those buildings is probably more in the land that they occupy. It is sort of a prime corner if you will if you are in real estate market. You will be eyeing that as a lace for development. Is right across from the stem building. There was a lot of high profile in that site it is a great place for a future fill-in the blank. Let's get the Hall 15 here. Well, 14 and 15 we will move those both to the top. As you guys know, 14 and 16 are, for the most part, identical twins. They're wrapping around the cafeteria. Both of them are old looking, need updates. 14 has had some work put into it. 16 has had some work into it 16 is currently off-line right now. That is predicted being planned on being brought up for the next fall session for reasons that are kind of separate from the overall discussion here. It is a good solution for a short-term fix. 14 is pretty popular. We can possibly see some investment in that. I should also say that Hall 16, the corner that it occupies like ways is a pretty prominent corner and could be a very prominent corner in the future of the campus and of element of East college. I think it is kind of -- this falls in line also with the dining hall where you have the new athletics down away on the and and you can see it visually you can see how they brought it out to the street and it is a marker down there that you can see at certain times in the evening. Maybe that white limestone is purple and it makes a nice and peas edge to the campus. Likewise the fine arts is going to provide that. I think when it is all done and cleanup and the structural fences are gone and people are out there getting ready for a show, we have got some things out here in East college and I think developing the corner where sexting is and then enhancing that sort of straight front presence of the dining hall where it is now can go a long way into creating, if you will, maybe a more pedestrian zone. Something that may be eventually college goes away and it has turned into a pedestrian zone. That is a later good discussion. We are not going to talk about that aired but the thought an idea of us thinking about the college as

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being this link and being more inviting than it is sort of a barrier that is the direction that would be wise to consider. So 14 and 16 I think are deathly on the target. It probably would require a certain future or more discussion about how we treat that, and if we do say, okay, 14, and that's a good one. We should target that one. How much investment doesn't need? We need to get into that. For all the residential spaces unlike dining and unlike -- I have not applied any of the available funds to this portion yet. My fear is, being a long list, it will be quite a bit of money and we will really have to set a priority list about how we want to invest the funds that we have into the residential things. And in our group, we discussed we have to balance that with the fact -- and let's just say round numbers -- you have \$80 million to spend on residential stuff. We could find ourselves spending \$18 million and you walk into a building and you don't see any change at all. But the air feels nice, plumbing works, maintenance guys aren't out there too much. But for the student coming in was all excited about school, it is exactly kind of what you're looking at today. That is sort of getting to this philosophical thought about the impact you want to have. So that discussion is ongoing. I can tell you right now. And we will eventually be reflected in some of our final recommendations. Looking down the road, we can see things like that coming. So 14 will need some discussions. If we decide to keep it, for instance, it doesn't have an elevator. It probably needs an elevator. In the past, Hall 15 -- 16, we just might eventually say, look, whatever and they do we need to do now to give it life or just living learning community and get a pass that went. What this means is that if one of the other buildings get shut down, maybe 16 is a place for swing space for beds. Think about it in that capacity. That is probably the direction that we are leaning.

And steam is just across the street. We don't see a lot of investment in steam. Maybe because we know we have got some dollar amounts that are going to cap out and don't know what we can do there. However, I think some key parts of that like a better distribution of laundry facilities just living there so much better. And then creating some gathering spaces on certain floors, if not each floor. Certain floors, that would allow students to come out. I'm assuming everyone has been out up there. There is a tight circle and you all better be friends. To maybe take a room or two and take the walls down and create a social space that is just a study space for where a student can leave their dorm room and study. So it is kind of missing some of the interaction that we might normally see and certainly in new residential buildings that we are designing right now it all this time the spaces are proliferated throughout. Call it a trend. Call it what you will. These spaces that are transparent so that kids can visually see their friends and give some acoustic barrier and a place for a little bit of quiet while they study. Or they can be seen. All of our residential facilities are incorporating those ideas now. Transparency. Also the idea of when a student walks in the door and they're on their way to the room that they're passing activities on the way to the room and not that they're having a straight shot to the elevator where they miss all the duties. So consensually in all the residential halls and they were looking at that as a way, maybe, to think about some of the interiors being reorganized. Griffiths and -- immediately come to mind. When he walked through the door and there is a straight shot to the

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elevator and it has got his great grand room back there that is there for some purpose, but it is not -- it just doesn't cross your mind to go in there and check out what is there before you turn around. Typically you're just going to go to your room. So Steen is much better. Steen is open and it has got a big lobby. You know, we want to address some pragmatic functional issues at Steen. Again, can you get paint and carpet? Yeah, certainly. We can put on the list for paint and carpet and that can go a long way. And then the lobby if you have been there is the glass

thing. If it were solid walls and might be better because it just tends to collect a lot of stuff and glass allows everybody to see it. Just spend some time thinking about how we treat that would be sort of low-cost thing. So, Frith and Kerr are kind of the same thing. One of the things that concerns us that we kind of immediately notice is it is a giant building with a little mini kind of hole for an entry door. There is no sense of arrival. There is no sense of, I'm here and there is Windows and transparency. You can see what is going on and how cold step it is just nonexistent but very consistent with the. It was built of course. But it might be that some of the investment that we would consider that would be kind of extending some lobby socialist space thing to sort of lend itself to that sense of your home and your sense of arrival at that place. And it might be that there is an interesting link that we can create between the two lobbies and just a better more pedestrian way than it currently is right now. Let's see, April, scroll down to 20. Will push that up to the page. 20 is interesting. It is very popular. I think there are some things that we can do to that. It is mainly a need of just to finish up grades and modernization if you will. All the sinks and all that sort of stuff. Putting new ones in. But I think it could be finishes on the outside. There are some functional pieces that need to be addressed like railings and things. It doesn't need a whole lot of enhancement. Again, all these comments are already drawn this idea that this pot of money to spend. If there was \$100 million to spend on residential, we can come up with a whole lot of stuff to do to make these all supercool, but we are where we are. So, 20 I think we'll get some attention. For the most part, I think the plans for that. So that, if you scroll up to dining there, in a nutshell, this sort of gives you an overview of how we are seeing the residential right. Some of these need to just go away. And when we say go away, again, we may use them in a temporary sense for various things while construction or renovation is going on. In fact, we do know that Perez life is comfortable with the fact that if we -- less just, and round numbers, say we spend \$7 million on her, \$7 million on Griffiths, can we just turn all his buildings off where we can work on it for a semester and a summer and essentially nine months of construction time. It just doing it all at once. Or we do with some other institutions are doing. And him has been going through a lot of these lately and they're doing floors. These are five-year projects because they are not shutting down the dorm for any length of time other than the summer. They get three months to work and it takes five years to get through one of those dorms that they have and they have got a lot of big dorms. So we have to think about however we want to approach that. It was good to hear as an option that we could in fact shut this one down and get the kids in other places. Renovated and get it done much faster. Putting the kids in that cool place and shut the next one down. We have to think

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about those swing spaces as we are sort of making these recommendations. >>'s leave, as we go along, if someone has a resting question.

I guess, first of all, thank you for talking about these residential buildings. I want to qualify this by saying that I do understand that this is preliminary and we will be getting more details and additional information at the board meeting. But if I am to summarize those for what you're resenting, we basically have four and possibly five residents halls that you preliminary are thinking about, again, I was a guns and roses fan. I am in appetite for destruction. But your talking about possible demolition. That would be North, South, Mays, 10, and maybe 16.

And we conveniently skipped over that.

And there are no plans for landing, laws, village, which kind of makes sense. But the other ones are looking at maybe some level of improvement. >> And improvement, as much as we can use it in the right context meaning, to us, it is significant if all of the plumbing has to go and all new plumbing gets put in a five story building. That is significant. So, yeah. That is the kind of level that we are thinking about in that category.

I have a question. At Texas A&M you said they are doing a floor at a time and it takes five years. How destructive is that?

I think it is disruptive, before whatever reason, they just did it feel to have the opportunity just to shut it down. I think they would have. Anybody would have because of the value spending your money in a year. Verses of five-year, I mean, just think of all the escalation that is built into that amount. To get to the end. It is a lot. The contractors are required to basically purchase everything stored off-site and have all the equipment there waiting. As the story goes, the day those kids move out, the crews are coming right in behind them. Building stuff.

You will provide a logistical analysis too as far as when it is made.

Currently I have on the books a meeting with a couple of firms that have been doing the work for construction. So we have got some good feedback about

what are the issues, what are the problems, what should we be looking for and that kind of arrangement. But at the end of the day if we can avoid doing that and we very well may be able to in this case, we should. We should try to do all the work at once. It would just be cheaper. It is not a big math question. Yes.

I know this is all culinary. And I said you can't say that enough and that we are going to be hearing more in the future. Part of this

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was advising the University on the highest and best use of funds. At what point funds were dedicated to a residents hall and at another time it was thought, no, those one should not be dedicated to a residents hall. This is professional opinion -- what his services and whether enrollment would be affected at SFA through residence hall work. And that might not be part of what you're discussing today but perhaps a future, but that is a critical component. I can repeat would say if your population is going down, why would you spend money on a dorm? If I understand correctly from prior discussions, there is a significant enrollment component and that and what your residents will look like to get students on campus with heads in beds, is that right?

Yeah. On budget accounts, there is nothing in this that is going to discuss that. In the end, I think we are deaf going to put that on the table as to be discussed, but I think in our minds initially and maybe in your view, you have plenty of students, and be excited about the school and then they go to the living conditions and it is like -- because as the next university down the road, there is a nice really new thing there that also meets their budget and that is just a cool place to live type of thing. And I think for the most part while we are not going to be able to have \$100 million to invest to make all the super cool lazy rivers behind it, but I think hopefully the whole will be to at least give that impact and give it a sort of updated modernized cool place to live where that assorted thinking is kind of off the table because it is a cool place to be. And I like the school. You know, I brought my son here. We did a tour and wisely run the tour right through lumberjack landing. And of course the impression is all like this. It is all bright and new and maybe it's more a part of the intention conversation even more than just an initial capture. Poor little bit of both. I think in our mind the value of making the best on a few projects and buildings is going to be important. Trying to hang on year after year and sinking in the funds that are very limited to buildings that are low ceilings and poor utilities running through. Just doesn't make sense. You can always have a conversation about utilizing other techniques in getting housing like public private partnerships

that are great, but you just have to know that if you are thinking of income streams, that is not an income stream. That is solving a problem in a nice way, but it is not an income stream.

Until 30 years or whenever you do your contract. We wanted to at least keep in our mind the whole revenue stream part of this. Where is the most wise to put the investment to get money back to the school.

And Shirley part of the process is going to be figuring out how much all of these elements are going to be costing. That is going to make a decision for us in most cases. Any questions quickly? Where going to be in a timeframe that you mentioned.

April, okay, again, we have in front of you you can read about that. I will give you the guileless version. Thereupon, you have a certain amount of money. And originally in our earlier studies, it was not going to be enough. What we are thinking. And that Manley was driven by the building size and the building size is mainly driven by the number of seats that we need in the dining hall. So studies were done that said -

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- and I'm going to round numbers here -- 900. We went all that in the dining hall. We had 12 million or something for construction and we were looking we need to close to 20. There is no amount of value engineering or cutting or changing the floor finishes to do that. This is almost a nonstarter. We either reduce the seats or we get more money. With that in our head, I think, when you guys switch to using -- we have some funds we can march with this. I think that now changes the picture. The second part of that, the seat count also changes the picture because now we are talking seat counts in the 500 range. Not the 900 range. So for all the right reasons, the 500 number target is correct. So there is a lot of formal things like that. That is the target. That is just going to be a smaller building. And the dollars that Tyrell has contributed will really help meet the end. There has been no new process of, hey, let's look at that and see what we can build and design something and show you pretty pictures. We are not there. And we won't be at that part for quite a while. But what we did do is just say, okay, just so you can follow our thinking right along with us to pull back the curtain, so to speak, we have -- so just and general when we are talking about budgets from this point going forward, always remember if someone says with \$20 million for that, we need to stop and ask is that \$20 million for the whole project or \$20 million for construction only? Because it is a big difference. And there's someone here says I think we were targeting 70 to 75% of a total project cost is construction. In this case, 16.1, the construction amount

and the being about 11.2 and we just took 11.2 and added, according to the questions that we have asked, the 6.1 from Chartwell can be spent anyway you want. If it is all construction the and all construction. And that's great. It will be added to the construction map. So this is our new construction map and remove the old or the moon 11 million we had a couple years ago.

Is this for new RNA?

This is just dollar amounts right now. I am just laying that out here right now. So what we did is -- and so in the previous months we have sort of generated a lot of discussion about this. I think we are sort of back mostly focused on renovating existing East campus cafeteria. It is a rather iconic building. For all it is worth. I think what makes it work right now is I would say at least a good third of it is just taking up by walls, kitchen equipment, food service,

big things coming out of the floor and about two thirds or even less is actual seating. I think what we like to do is just wipe everything out here it is a big circle with seating and then we add on to the back is just a simple rectangular box. That is where all the food service goes. That is just a conceptual idea right now because food service is much more complicated than that. But that is just a thought. So we have building a basement, reservation, a square footage, and an estimate of value of reservation. Kitchen equipment was from previous work in or around \$2 million and maybe 1.8. But it is just for the equipment. That is separate. It is always a tricky number because it is a separate line item. It is not construction. It is more than just lecterns and copiers. It is a big kitchen equipment package. And then a new addition may be on the back. Maybe some on the front. It just 8000 square feet



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of new attitude and is building as a value and then the total of all that is pretty close to what our target is. And this is, again, very unsophisticated. There is nothing in here that is just inflation or contingencies or anything. These are just numbers, targets to get things in the direction that we would like to go. So a lot of renovation, kitchen equipment, a little bit of new addition gets our total. Kitchen, dining halls right now are probably in the neighborhood of brand new out of the ground. Like we are on hall 16. Probably the neighborhood of 550, \$600 of square foot. Very expensive.

So in this climate, and this particular climate right now with the way inflation is and supply chain issues, I think our focus is on renovation more than a new building.

This being a bond fund of 2018 for the bond, if I could recall correctly, we have a calendar. We have a short review calendar-wise as for the total funds, right? >> Yes, I do know today that Mark has identified exactly what the timeframe is. We know that it is not -- we talked about earlier. I think we felt that if we are beyond April's board meeting, and discussion, I think we were comfortable with what has to happen to me so those deadlines, but we do need to get just like that on here on paper that everybody can see it.

At least right now, your construction cost 8% headline number inflation doesn't come close to touching what you have seen in your year-to-year inflation. At the end of the year, these funds are not going to grow.

Chris, I mean April, if you could move up. So residential dining we covered. So the four Street and agriculture recommendations, this is really targeting those funds received in this past October. That has been granted to the school. So there's a big dollar amount that is a total project cost amount and from that we have to guesstimate a little bit based on experience what we need construction dollar amounts will be. So, 44 is what was made. Roughly 31 1/2 million. That is what we are targeting for construction. These are just some of our highlights of what we learned when we went out there. Essentially, so, we have the force rebuilding on the corner there. Behind that is an environmental sciences lab and the greenhouse. We have been using that. Further down the street is the ad mechanics building. And then to the north of force rebuilding there on the corner is a little building. That is four Street labs. So considering all those and we walked through all of them, the initial thoughts, well, after we turned -- and we all went over there and we walked through. We had Dr. Bray go with us. We saw everything out there got walked around. It is a lot of activity and stuff going on. If you have ever been up there, one of the things that is most concerning is getting on and off the property. It takes a lot of direction from whoever is inviting you out there to do it the right way so that it is safe. I think we all agree it just needs to be that way. When you say grow go you should get off the highway. And then you're on the property and you can do everything you need to do on the property and that doesn't happen. You have to get back on the freeway, on the highway, go down to the Metro, turn and go down and go over there. So one of the very simple things that could be addressed at this pretty is to build an internal road that would allow school buses and students and

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whoever faculty staff to go between the centers, the four centers down there, in a safe way. That just kind of seems like a no-brainer. And these are big concrete roads. Crushed limestone. They're all in the place and there is a very economical way to build that. That is kind of a no-brainer. I have no idea. I just wanted to make a point. I don't know how much crushed limestone and road would be. In this scenario, what we found is what they really were looking for is a big billion, if you will.

They do a lot of things. They have a pavilion now. It is small. I will tell you that. It does a certain amount of things they want to do. It is at the B center. Very nice. Some of the back story work I read about when S of a was trying to get money in the previous years, they wrote a whole scenario of things that they would like this facility to be to get the money. One of those was West Texas A& M ad complex which we completed about three years ago. And it is super nice. I think it is the best in the state. Anna has all the components that they would want. With that said, we know what it costs, and probably can't afford a duplicate of that, but the idea is there, which is the type of building, structure being used. And he's already out there so it is in your mind already and I think sort of running with that is a very economical way to address all the things that you want, but that pavilion would be ideal. If you had a couple -- not small, a couple classrooms in it. Think about kind of a normal multiuse room. Another one suitable to bring in large animals. When I say large, bring this moment in that matter. Ringing a horse in or a cow or whatever, it just takes a little bit different planning. It is essentially two classrooms, restrooms out there. A couple offices and support space. Again, Molly from facility programming and consulting shot over just a quick, hey, based on what we heard, this is the square footage that you can use. So we took those, we put some numbers by them, and we eventually came up with some costs. 2.5 and a big pavilion. 1 million for the road. Give or take a plane dollars of the farm would transform the area I think. One of the other things if you're ever driving out there, you will come over a hill. The farm is down there to the right. The impact alone, if you have Jim out there right now, there essentially is no sign. There is a giant sign facing that way. If you're coming from where that road leads to.

If you're coming in from the north, you got a big old sign. But if you're coming day in and day out from right here on campus out there, there is not a sign. So essentially there's not a sign. Because the buildings that are out there are all very functional. They're off the road back over here and may as well be a farmer out there living his life doing his business. So there is no presence. A couple simple things to do that sighting of a big building like this when you're elevated and we look down there, you're going to get the whole front side of the giant roof of this pavilion that gives you all kind of opportunity to do something. Maybe it is purple. Who knows. At least we get up some kind of signage that tells you you're here, right turn, you are safe on campus, very simple things to do. A minimal investment I think it really turn that around for them. They can run with this and do all kinds of things. Back to the existing facility. And I'm just thinking -- I'm taking this amount right out of the available construction and that Lee's additional money. With that, what I am suggesting is that some new construction happens in the force rebuilding

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. Right now the building needs be clean. It is hidden by tree trunks and lowlight branches. It has very little impact when you get to the corner of reggae and college, and it should be like stem. That is awesome. Look at that. The new building, there's glass, you can see kids in there. At night they close that whole corner. Every night that we going on and ran out every night it is a sort of a dark corner back there. It can make a big impact and is not a big building. If it was 28 or 22 , all those would probably work. We know that what we would do is take before she lab, a little one-story, and we put it inside the building somewhere. They need office suites, they needed for more welcoming lobby, they need a large assembly . A large assembly room. There utilizing large assembly rooms. My man back there is going to have a little trouble with another large room on campus. There utilizing five classes out of that building right now that are utilizing rooms that have to be a certain size that they don't have.

Miller science.

Certainly, in their viewpoint, every time a student walks out of the building and go somewhere else, they're not in the building collaborating, working, crossing paths with faculty member or whoever. And they just ultimately understand a better use in utilizing other spaces, but I think they would just love to be able to have all those students in their great facility at all times. That is a separate story line. So I building with these things in it and some branding . And the four she asked department back to its community and its industry in this area , 50,000 square foot, two story existing building. Renovated, it is applied here about 105. That is more than paint and carpet. That is paint, carpet, L.E.D. lights, ceilings, all these things. It need some upgrades. There is a certain amount dedicated for the. Agriculture mechanics, that is needs to go away from where it is . If you push it over, I don't think too many people would really notice. It is pretty old. So that could be back around. It could be less expensive construction. And it could definitely serve exactly the purpose they're doing now. Probably in a better way. And so just meet adding these, I get to a point where that is getting pretty -- we are heading our overall construction number that we are targeting for forestry and agriculture. So there are still some other things that they would -- are interested in for sure that would be important to address. Environmental sciences lab. That is with the greenhouse and then force a greenhouse. Those are two things. I didn't want to start putting a bunch of numbers just to get these things up here. I want to try and remain as real as possible about some of these costs. At some point if you get down to the nitty-gritty, we may be old to find which you always ends him. I almost does wanted to get them down on paper so that you see them in that they have values that need to be considered. So the environmental sciences lab, greenhouse replacement, a one-story ag building. I'm talking about the building that is over by art and physical plant. That building over there. That can stand a lot of things. It is just from the get-go nothing has been done. It is just poorly laid out. When it does go ahead and board up all the windows if you are a sarcastic type of person like I am sometimes. It is not conducive to learning. Natural light and just --

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We have been and I building also.

And so the basement could probably be some kind of investment. We did that in fine arts.

At some point you'll be able to go in there and see the basement. It will look anything like it was because now it is a proper functional, can be cleaned up every day and sweat and we have done that with a dirt floor. It has got lighting and all that. We know it can be done. I is almost once a point this out. As a side note, it might be that in this 30,000 square feet, we have got room to absorb this environmental science lab. That just goes away. I just don't want to lose track of the individual piece. You know, that is kind of what we're looking at here. I think the big Safeway picture is that there is an opportunity for reggae and ease college to invest those dollars and create a new home and a new vision and a sort of gestured to the community that four Street and ag are reliable and doing well and this is an exciting place to go to school to get your degree. And I think the more you may have heard us talking a little bit about mass temper. We had mass temper in the year. It was a thing a few months ago. There is excitement noting about that. Building around that. And I think that and using mass tempered components are right there on the entry can really signal to the community and industry that you guys are supporting the tempered movement and supporting landowners and next year there's a banner up there that talks about what is supposedly coming next year and Texas forestry Association event coming next week. And all those things can be happening that year and turning the corner into a pretty interesting place. That doesn't exist right now. So that is the vision of that these funds you have on your paper there. I don't necessarily need to go through those. We do want to note from there as well that we are going to identify what those time frames are for some of those funds to be used. Likewise, I think also we will have a some kind of schedule that includes some kind of schedule just to get and everybody's mind. If you agree today, we're going to do this. Like moving dates for these buildings aren't next year. There the year after that probably. This is a long term thing. Eventually it will be done. That is kind of a high-level take away. Anybody have any questions about four Street?

I want to just mention something about the Aggie form. I really appreciate the force thing to think about. I think that road -- what is it, Limestone? Is that like a chipping seal type road?

Not even that. If you know what collegiate is. It is kind of that.

Okay. I love that idea. Because going from the poultry area to the equine area you have to go out on that road and so on. Dangerous. But the main road going in and out of the ag sensor center is actually dangerous because you have got people going south from Mount enterprise going 75 miles an hour. There is a hill that you are trying to get out.

And so our plan is move the entry point further down the road. Thank you.

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That was one part. And the second question I had is, have you visited any other academic buildings and if not, if you have, do you see any synergies that could be developed between the college of four Street and some of the new construction and facilities you're looking at with a 30,000 square foot addition. We visited the Miller of science today. Could you see any synergies there about as far as helping the situation in Miller science building?

Well, I think I'm going to take a pass on Miller science because when you mentioned that concept, immediately, what I will put out there is the construction science kids are coming over to that building all the time for serving. Surveying. There is also some kind of room they use for testing as well. I think what we found a little interesting is that the construction science students are in with the interior design. Which is almost like polar opposites of combinations of people. They need to be in a facility. A very hands-on type facility where the construction science kids go use the woodshop. That is in the four she building. That would be a very normal thing to do where there out there doing hands-on work. So we have talked with Williams about where to go synergies lie? Some of the science stuff was wrought up because in this link there are going to be some labs. And those labs could be made available to whatever other apartments. Use those and obviously science is going to be one of them. And it is all levels of science. Bright different labs. So that could be an opportunity. I think we would actually see construction science over there science apartment using the labs, not moving. Using the labs as well.

>> You know, environmental science, construction science, even four Street and ag are extremely popular among students right now. And society.

Construction site is very popular across the state. For the reason they make good money. Very good money. I agree. I encourage all future architects to look at construction science. We have got to go to school a long time. These contractors, they are paying kids well. It is a good prospect for sure. That is no lie.

The other question is I know we got a lot on our plate today, and we really do appreciate that overview and we look forward to getting the specifics. We know it is going to be difficult figuring out priorities and especially when it has -- attached to it. But we really do appreciate that overview and do it. I guess we're probably going to need an hour or more.

Well, you will have the benefit of having it beforehand. And reading and distributing among whoever. Will simply come with a few updated things in it. You already ideally no.

Good deal. Using that where the legal requirements are, you have the material. All right. Thanks so much, Steve. Absolutely.

I do have one important question. I have here portable my computer. Did you say the West Texas and M University?

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Yes. The ag science complex.  
Yet, next to the football stadium

Okay. It is a beautiful building.

Oh, it is. The problem with them is that they can't keep kids in it. There which is wanting to get in there and stand there. Stunning. They move around. They are to studying. It also has a little retail shop. Like Dr. Bray would really love to have out there.

I look forward to that.

Thank you. Thanks.

With no further ado, if anybody needs to take a break, feel free to. Move right to construction report.

Thank you, Mr. chair. I will tell you that on the construction report today, the information that we are going to provide, we met in January and February with our reporting and February 20th, and here we are today. So in this is going to be kind of quick because it is going to be rather somewhat of a duplicate of last month. Last quarter. However, I do have a few things that I look forward to sharing with you on construction. You have got your summary. We have got some projects and we will walk through these piece by piece. The first one, as you know, is campus-based realignment and reservation. That is starting up \$4.5 million. Will cover this a little more in-depth today as the issue came up last week. We started with \$4.5 million in that amount of money was allotted to support the study of the reallocation of space on campus. That money set out there in the account for a long time. It wasn't spent. And over a period of time, there wasn't any movement on it and there were other means on campus that both of them surface in this money was tied up in space. And we needed to spend some money on some other things that are more pressing. One of those was I.T. In at the January board meeting,

they called for an I.T. refresh. And so as a result of that, the board as part of the items was changed from the fiscal budget. There is a number of things that were listed there. That came out of the finance and audit committee. One of those was an I.T. infrastructure refresh. \$1,310,000. I feel that to say that the recommendation was made and approved by the board that \$1.3 million be reallocated out of space over to capital to support I.T. refresh. I hope I'm not confusing you, but the question came up are we spending space money for I.T. ? The answer to clean that up is no money was reallocated to that space for I.T. refresh. So, Mr. Chair, does that address that?

That's good. And those monies have already been allocated and were already authorized?

In the January meeting. Yes sir. The minutes will reflect that. Minutes have not been approved. It when the minutes are approved. I will say that the master plan recommendation is that you can force some -- moves which aligns with the study that we talk so much about. Mainly, without getting into much detail today, we talked about making the rush

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building the student services building and one of the first things that needs to happen is financial aid being moved over. There is some space in the basement that needs to be reworked. I have some future recommendations to consider on that. And then once that happens, that is going to free some space downstairs for some other initiatives potentially. So we are pretty close on making some recommendations to spend that remaining \$3 million. College finance expansion.

We can report today that the schedule will remain on schedule as far as this project is concerned. There are no materials to report. We are doing well in that regard. We mentioned we need pictures, furniture, and equipment procurement. In the January meeting will have more on that as we move through that process. All of the outside underground utility work is in completion. I will pull that PowerPoint in a few minutes. The work on building is 75 to 80% complete and the exterior brick work is underway. So you will start seeing some brick work on that building. Out there working real high. You can see it on the endcap down here above the black box movie theater. But you'll start seeing it on the exterior on the ground level pretty quickly.

Basketball, this will kind of be a duplicate. As you know, we open that building in October. We have worked through the list. We are nearing completion on that. There is some lighting that is going to go up front on the building for some egress that has been ordered and as soon as that comes in and we will get that in place. We are coordinating with all of the services. We come through that and closeout the accounting reconciliation so we will have future updates for you based on the next quarter of the meeting. Student residents hall and dining facilities. Those projects are on hold. You heard today on that. We await our next steps. Powerplant one. In January, this product is 100% complete. Just to be clear was the board, that was the face that got you out of the main plant up to our wisely hall. And that takes us to second phase and that phase it was a music and utility system upgrade which is indicated here in blue. I have added a third component here just for the sake of our discussion here. A final one was takes you out from under music up to the approximate location of that room. I can tell the board today that all of the pipe is in the ground from the plant all the way to the fine arts building. It has been tested and pressurized and the building is on the planned and as soon as the face work we have reached that and schedule on fine arts. So a little battle with the weather on this project. There is also a pretty solid little pinch point that we had to work through. We finish that in the last few days and go back here pretty soon. We should be out from under this. Hopefully by the end of April. So we move from culinary Cafe. This project is, I would say 99.9%. We discussed in January that this was a soft building that was scheduled. I think that was their first week. Renovated capacity, I think they're holding 30 or 40 on campus to get it to 70 or 80 in the fall. As we worked out some kinks. Logistics mainly. Getting used to the house. Facility and kitchen and all of those things. We are finalizing the landscaping over there. And go back from the parking lot to the house. Planting crêpe Myrtle's. As alias. It is going to be a showplace as you watch all that grows in processes and evolves. We need to go back in and do some final finishes on the floors. We thought we might do those over spring break and at this point will wait and let the semester and then go back in and

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make that a summer project and we will finish that out. Process the final payments. We hope to have that project closed out by the end of next month if not first of May. Prepare, we reported on this in January and gave you just kind of a brief overview of that. We have call that back in for some initial repairs over there. Overall, that project was a \$600,000 that was allocated by the board. Fiscal 19 or 20, somewhere in that range. It is off of our books. This year. We have got one to report on this. We will come back to the board and ask for that. This is complete. It looks great. Will do Thursday branding looking at that. It is a very very great addition. The colors are excellent. The purple looks a lot better. We receive final payment. This will probably be the last report on this project. Pretty well done. So we have added to your report -- replacement. This was an item that was a groove in the summer. \$675,000 to replace the air conditioning system. I will tell you that as soon as it was approved, we order the equipment because they wanted to get the pricing at that time, so the equipment was being built in as soon as we get a better indicator from the manufacturer, we will begin schedule that work. It could be a little bit. We have got to be able to find an opening to get into that facility to do this and it is going to have to be staggered around activities. We have volleyball scheduled to work around in the fall. So we will begin to work on that. We'll be back with additional information. I will tell you that it is going to come in under 675. It will probably come in significantly under 675. We got it in early approve so we can return some money back to Heath on this project. I will also tell you that we spent a lot of time in January for maintenance. We have \$234 million in deferred maintenance. You saw that report we talked about in depth. The gym is on that report and I believe we had deferred maintenance I believe is 843. 675,000 of that is on this. So we are addressing deferred maintenance on there. So future deferred maintenance report will come down to about \$200,000. So that is just an FYI on that. So, Mr. Chair, that is all I got on construction and that referred back to you for any questions.

Any questions for John? We need to obviously talk about the Creek trail and grants. So if there any questions, will move to that.

I do want to say, I don't know if anybody knows on the channel that local news they go live to Martin Stadium almost every night. During the local news. And it is a live camera on the football field and it is beautiful. It is a great advertisement and a visual for the campus. As they show the weather. They will say this is life from Stephen F Austin in Nacogdoches.

On top of steam. It is a beautiful view. Martin is the high school. Sorry. They go to a Martin sometimes too. Sorry.

You say purple. That's okay.

Purple. It's beautiful.

There are times when they will turn it back to the south and you kind of see the fields in the buildings in the area. Yeah, okay so we will



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move to text.. Anything as you all know, we've got some action to take your. I think I would maybe give the board a little refresher on this. I would kinda like to go back to the beginning. So briefly give you some background kind of where we are. In 2019 in the July meeting, the administration came to the board and asked for approval to submit or grant . And they were matching grant funds that were tied to each project. The two projects that year were safe Routes to schools in the transportation alternative set-asides which were Teays which is where we fell. So the -- that impacted SFA were sidewalks on Star Avenue , there is a sidewalk project that was considered segmented. I got some graphics here. A segment brigade, and then a -- trail. There is kind of an overview of that. The yellow here, I placed that in there. That is East college. So I put that in there as an indicator to show you that reggae segment one was Northeast College down on East Austin. Segment two was south of East college from East College down to Star. The sidewalk corner and stir Avenue was from Clark in front of the presidents house all the way down to -- transportation. And the weight text stop had a representative flip to all the way to the intersection on the other side of the street and ran from university all the way to the apartments. And the fourth was the trail which you see right on here. [ Captioners transitioning ]

And two of our four submittals were approved. We had the rail approved and the following things were not approved, by fighting for the other, so, on the sidewalk project and this is facing a little better view of what we just saw it start over at the village corner and we have the human south and down to Melson and it runs all along the rural fields and we had this after we submitted it and it all spans from one quarter so it is on our way and then you can see the flip side of the street runs from the Phil station and on Chevy Chase Road. And this will have the removal of two trees and this is a little bit better view of a tree that is on the left photograph here. That tree is an oak and was struck by lightning and will die and the tree on the right, it is time. And, you can see one of the reasons the tree has stems and the root ball goes into the sidewalk and make a narrow path so those he to come out to widen the sidewalks. Other than the removal of those two trees, there will be no further financial obligations from the University. From 2016 we have the state live projects and they came back to us and said they would finance the project to get the most polity. If you go back and look at this rendering, they have come in on the other side of the street the last 12 months on the sidewalk here. They are going to basically mirror it on the other side of the street and we will benefit greatly. This is a very, very -- there are a lot of pedestrian traffic and we have students that

live over here and they are crossing over here all the time. So, for adding sidewalk on this side permanently you can get some grass and also, we can continue on up and went they are walking to school there will be a tremendous benefit and there will be preliminary discussions to speak to the city about enhancements and what we can do there. We will continue those discussions and we will come back to the board the next time we convene. This will be a next big thing for the University,

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so we will come back to that and I will tell you that we would have to extend any of the grant funds on the textile that will be beautiful. We also want to say what has been taken so long? This has been out there for a while, we had the textile district and other projects were included in the district so we were the last. We said that we are capable to start in the late fall, so reading by November that we will start seeing construction and we will wait, we will take those trees out until it is time and initiate the construction. So to give you an idea of the timing on that, that is where we are on the sidewalks. So, let's talk about the trail, the trail portion, as mentioned, is a pickup here, we just talked about it which is down on Star Avenue, we have it all the way up to East Austin and split up in the spot and we had Texas transportation emissions finding approval in 2021 and \$12.8 million for improvements to the trail and may have been between the two points, and the final approval of that in 2021, they came back to the University in March 2 reconfirm that we were still on board to commit to the match which was 20%, it was 20% of the 1.8 which was \$360,000. In 2021,

the board took action to approve the 20% match of 362 and 55, that was on the board and since that time, the district has contacted us and said they wanted to include \$270,000 towards that, leaving our commitment to 45,000- 55,000. And we took an action and we pleased the board to do so, we needed their paperwork to match our board action of 1.5, it is something that we will discuss here with you in a moment. I will share with you a little bit about the condition of the trails. Maybe give you a little indication of what will take part in this is looking south of the bridge there next to the Coliseum. This is the trail that is over in the woods. We have the one side of the college facing dorms and then you have the new star and bridges that are improved and the end result is it looks like a beautiful walk. Why are past and beautiful bridges and it will be much, much better. It will be a tremendous improvement to the campus. These trails run basically from Main Street all the way through the city north to East Austin. I cannot speak to what the city plan is for the other portion. With that, what she does not not plowed and Mr. chair.

I want to clarify the language of that, what page is that?

Page 56. Does anyone have any questions for the members? Then I will go back to the chair on the action.

We went over that last weekend first of all we had that luncheon for March of last year. I guess it was April, 2021, and it was approved at the University affairs. One of the things that we want to do today, obviously, is meet tech stocks request that we have a formal committee to the 145,000- 5000 match and if you look at the commitment on page six, you can see that it was approved and advance money and TXDOT and had scored the project. As it relates to it and we have the recommendation to the borders that basically retain the balance of threads is to, 205 and 7000 and make it available to the cost associated with the project. Because, if you look at the trail, to be looking at the trail from East Austin clearly where all 20, you guys know where the parking lot in the practice field is, it is pretty heavily wooded. Everybody's commitment is to make sure that we have an environment

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there where our students are safe. And then we have a winning environment and if tech stock , for some reason does not come through with the lighting or emergency telephone station that we have on campus then we would have some additional funds to extend to make sure that that new LaNana Creek Trail is safe for people, particularly after sunset hours for our students. There might be other items that are similar, similar priorities for us. I want you to reserve that 3000 total 367,000 total , three can have something to complete the project. So that is what we are trying to accomplish here . And that we are, this is more than just a committee meeting today, just being at the board and we are beneficial being passed and we have the extra ground committee meetings and it is the pleasure of the board and we can't approve this motion or not. Do we have to wait for the board meeting?

Ending we should wait for the next board meeting.

-- What happens is the chair for the clarity of the board to do events funding and give you a little extra time, this also gives the president of the board the fax to be useful.

We do not have a time crunch. And then we have the campus community and it is hot on the heels of a rainstorm, it is potholed and water and mud. And you have a significant improvement and it is all across and then you have the branch with the Coliseum and we have the environment and it looks a little bit more like this except for the painting. And this is certainly something that we can come back to as we will uphold it in court. Is there anything else for the board meeting? Thank you, John, I appreciate you very much. I know that we are overtime here by about 50 minutes already. I say that we would have a meeting of this committee, obviously at the upcoming board meeting and and we have the time of his revisions anyway and then we get for the region innocent in the intercollegiate , Intercollegiate Athletic Advisory Committee Report. Bridget, the floor is yours.

Thank you very much. As you know chair Dan formulated a committee called the Intercollegiate Athletic Advisory Committee Report and she extended the charge and was developed a few years ago when a first meeting on Friday, there were 26 and the members and is one myself, Jennifer, Bob, Joe Max, Jimmy, Jason, medicine, caring, Dr. Wooding, and Ryan . We had a great and we had the last home basketball game and we had exited the game after his and we were hosted by the lady tax we have the lady that walking room we had the from it was it was frightening and everyone got to see the facility. We met for several hours and discuss the committee history and the goals and is a for advisory committee and an is the grounds committee for recommendation and we have decisions that come from the committee. The committee reviewed the athletic master plan and the athletic facilities assessment plan that was repaired by an architect firm in 2019. The information included a two year study and resulted in recommendations for improvement in various athletic related facilities and ultimately for those of you that did not know they have asked for the fun in the assessment and that is the history of the

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committee. The committee is also aware that the Board of Regents has recently supported the need for a new campuswide master plan. And that a committee has been formed to study the campus footprint and after a lengthy discussion the committee felt like it was important for the athletic

department to have a separate athletic master plan. Because when the campus master plan is just a bubble there is no direction how the direction that the athletic department needs to make an improvement print it is a recommendation to the ground committee that the athletic department engaged with populace Inc. which, I will give you -- when the different report was done, the three of architects that worked on the project were closed and sent his office and the three Texas officers went to work for populace into them he started construction and we started to move to populace. That is the history. We are already in contact with him in the study in the contract is there and what we would like to see the fans committee two is to upgrade and devise a master plan to complement the campuswide master plan. With that, I will entertain any questions.

Was there a projected cost? Do they have an estimate?

There was. I believe the cost was in the range of \$100,000- \$200,000. Because, the savings would be reflected and they have already done the facilities assessment. We have accomplished many of the things that were suggested and presented in the 2018 document. It is really obsolete. Many of those projects have been completed. It will just need to be revised and updated so that as the funding is available, whether private or university, there is already a plan in place on how to address that funding.

And if this Rosa is approved, is a contract for behind it?

They were at the time we will have to see if it is under the existing.

We would not be using any existing documents.

I think that contract might be expired if that is the case.

We will get that figured out. Any other questions for Bridget? We appreciate the committee.

We do plan on having another meeting in May in connection with the baseball game at the baseball facilities with those departments and then we will have a third meeting in the fall around the football game to where we have that again. Smacked thank you, Brenda, we have any other questions. We have taken a short trip to the possible revisions and I encourage you to read over them, I would not see any surprises in them, you have the guilt and in a board meeting or a committee meeting and the board meeting. Unless there are other questions from the chair smacked thank you, board of regents. Let's give the 20 minutes longer than the agenda states. That is okay. At this time we will recess to the executive session. As I as I have everyone's attention. We will take a

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break and then we will come back in 15 minutes. At that time, we will have the executive session. All right? Some good? Please stand by for realtime captions.

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