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Board of Trustees Minutes, January 22, 1993

Eastern Washington University

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Eastern Washington University
BOARD OF TRUSTEES
 January 22, 1993, 9:00 a.m.
 Spokane Center, Second Floor Mall

MINUTES

Board Members Present

Mrs. Jean L. Beschel
 Mr. Alfred L. Brisbois, Chair
 Mr. John V. Geraghty, Jr.
 Mr. Joe W. Jackson
 Mr. James L. Kirschbaum
 Mr. Michael C. Ormsby
 Dr. Julian J. Torres, Jr., Vice Chair

Staff Present

Ms. Dorothy S. Burgess, Maintenance Supervisor I, Insulation Maintenance
 Ms. Elizabeth R. DeRuyter, Director, News Bureau and Communication Services
 Mr. Kenneth R. Dolan, Executive Assistant to the President/Secretary to the Board of Trustees
 Dr. Marshall E. Drummond, President
 Dr. Robert H. Elton, Dean of Graduate Affairs and Vice Provost for Research
 Dr. Elson S. Floyd, Vice President for Administration
 Dr. Robert J. Gariepy, Dean, University Honors
 Ms. Marianne Hall, Director, Housing and Residential Life
 Dr. Robert C. Herold, Vice Provost, International Studies, Summer Session and Special Programs
 Dr. James I. Hoffman, Senior Vice President for Academic Affairs and Provost
 Mrs. Jane A. Johnson, Vice President for University Advancement
 Mr. Theron James Lochner, Director, Auxiliary Financial Services
 Ms. Maureen McGuire, Assistant Attorney General
 Dr. Karen L. Michaelson, Associate Vice Provost for Grants and Research Development
 Ms. Leslie L. Mowatt, Secretary, Office of the President
 Mrs. Gayle M. Ogden, Associate Vice President for Human Resources; Affirmative Action Officer
 Mr. Roger L. Pugh, Interim Associate Vice President for Student Services
 Mrs. Stefanie E. Pettit, News Bureau and Communication Services
 Mrs. Sara A. Sexton-Johnson, Assistant Director, Spokane Center
 Mr. William J. Shaw, Chief Financial Officer
 Mr. Gregory L. Sheridan, Associate Vice President, University Advancement; Director, Development
 Mr. Michael Stewart, Vice Provost for Planning and Budgeting
 Lt. Victor E. Wallace, Campus Police
 Ms. Lesli K. Younger, Media Lab Coordinator, Spokane Center

Faculty Present

Dr. Russell S. Hubbard, Vice President, Faculty Organization

Students Present

Mr. Michael Pendleton, President, ASEWU

Guests Present

Mr. Tom Clemson, Inland Construction
Mr. Tony Keller, Northwest Professional Services
Mr. Gordon E. Ruehl, Integrus Architecture
Mrs. Sue Torres
Mr. Bob Walsh, Walsh Construction
Mr. Steve Worthington, Director of Community Development, City of Cheney

Call to Order and Quorum, I. and II. - Mr. Brisbois

Chair Brisbois called the meeting to order at 9:02 a.m. A quorum was present.

Reports, III.

Trustee Reports, III.A.

Spokane Joint Center for Higher Education Report, III.A.1. - Mr. Ormsby

Mr. Ormsby reported that the Joint Center for Higher Education met early in January. One major item of discussion was an update on the construction of the SIRTI buildings. A few days of construction time had been lost, but over the next several months could be made up, barring any major problems.

The Joint Center Board also discussed the capital and operating budgets. Mr. Ormsby noted that Dr. Hugh Sullivan is doing an excellent job in his role as Executive Director.

Presidents' Reports, III.B.

Faculty Organization, III.B.1. - Dr. Miller

In Dr. Miller's absence, Dr. Russ Hubbard, Vice President of the Faculty Organization, reported that the Senate, at its January 11 meeting, withdrew the discussion of the definition of faculty. This issue was sent to committee for further review.

Dr. Hubbard stated that the faculty have expressed appreciation for Dr. Drummond's comments regarding any upcoming economic hard times, in that the faculty will not be cut to meet budget shortfalls.

The issue of access has been discussed by the Senate. The faculty are opposed to the college access bill that creates a fund for financial aid. They do not want a portion of student tuition used for funding private education.

Another legislative issue reviewed by the Senate is the bill appointing a student as a voting member of the Board of Trustees. They feel that the addition of a student would change the nature of the board and are opposed to passage of this bill.

Associated Students, III.B.2. - Mr. Pendleton

Mr. Pendleton reported that the PUB expansion was under way and going well. The testimony to the House Higher Education Committee that had been scheduled for Wednesday had been cancelled, but Mr. Pendleton did have the opportunity to meet with Representative Ken Jacobsen regarding the funding for the library. Mr. Pendleton noted that the Associated Students had been revisiting

and updating their constitution and the changes would be present to the AS Council next Tuesday. Although he did not expect all the changes to be approved, he felt that they were working in the right direction.

University, III.B.3. - Dr. Drummond

Dr. Drummond stated that he is looking forward to the Legislative Session and the unified front presented by the administration, faculty and staff on the major issues.

Dr. Drummond discussed the North American free trade zone concept, which, hopefully, will lead to an international conference next year, a research institute, joint academic programs and degrees, and faculty/student exchanges. This would represent one of the first international accords among a group of institutions of higher education in support of cooperative academic endeavors across national borders. The discussions are currently being led by Rector Luis Garibay G. from the Autonomous University of Guadalajara in Mexico, President Ron W. Ianni from the University of Windsor in Canada, Father Bernard J. Coughlin from Gonzaga University and hosted by Dr. Drummond. This agreement will link two private and two public schools, as well as three countries, and is the first of its kind ever held.

Dr. Drummond invited everyone to attend the Academic Business Community breakfast program at the Sheraton-Spokane Hotel on January 27. Mr. James D. Sinegal, President and CEO of Costco Wholesale Corporation, will be the speaker.

Spokane's own writer of humor and former EWU faculty member, Patrick McManus, will conduct a seminar January 29 - 30 in Spokane, explaining the ins and outs of freelance writing.

In faculty and staff updates, Dr. Terry Novak, Dean of Extension Programs for Urban and Regional Development, has been elected president of the Sister City Association, an organization that oversees Spokane's five sister city groups. Mr. John L. Neace, General Studies Coordinator and Assistant Director of the Center for Extended Learning, has received the Academic Achievement Award for 1992 from the board of directors of the Washington Correctional Association. Eastern is very involved with programs for staff and inmates at Washington correctional facilities. Mr. Steve Hopf, Central Services Director, was recently appointed to serve as a citizen elector on the administrative and finance committee of the Spokane Transit Authority's governing board. Ms. Kathy Fleming, Constituent Records, was elected to the executive board of the American Federation of State, County and Municipal Employees. She was also elected vice chair of the statewide Institution of Higher Education Policy Committee, which is an advisory group to Governor Lowry. Dr. Dianne H. B. Welsh, Assistant Professor of Management, was appointed last spring by Governor Booth Gardner to the Commission on Judicial Conduct. Ms. Karen Raver has been appointed Americans With Disabilities Act (ADA) Coordinator for the university. Eastern is currently conducting a self-study and will brief the Board of Trustees on future activities.

In athletic news, Eastern's head football coach Dick Zornes has been chosen Big Sky Coach of the Year after guiding the Eagles to the Big Sky Conference co-championship this past fall. Zornes just completed his 14th season at Eastern and has a current record of 82-63-2 with two I-AA playoff appearances. He has also spent the past two years as athletic director. Eastern is also proud of its 26 student athletes who have achieved the status of Big Sky All-Academics. The criteria include maintenance of a 3.00 GPA for their entire collegiate career and participation in a minimum of 1/2 of their team's competitive events. This, as usual, is a very high number among the schools in the conference. Dr. Drummond stated that Coach Zornes has always led his student athletes to a strong, solid academic background.

Dr. Drummond reported that Eastern will receive a grant from the Department of Transportation of approximately \$750,000 to assist American Indian tribes in the Northwest with the development of highway and transportation programs. More than 40 tribes in Washington, Oregon, Idaho and western Montana will receive technical assistance over the next five years with highway and transportation programs.

Also, the state's Department of Social and Health Services (DSHS) has awarded a \$68,967 contract to Joe Terhaar, Director of Alcohol/Drug Studies at Eastern, to increase the knowledge and skills of 560 social workers across the state in identifying and addressing drug and alcohol problems in DSHS clients.

The six buildings that form the original core of the Eastern campus have been selected by the keeper of the National Register for inclusion in the National Register of Historic Places. Included is Showalter Hall (built in 1915), Monroe Hall (1915), Senior Hall (1920), Sutton Hall (1923), University House (1929) and Hargreaves Hall (1940). Dr. Drummond noted that this makes Eastern the only university in the state with a historic district in the National Register, though some universities do have individual buildings listed. Dr. Drummond stated that the Legislature has restoration funds for historic buildings and the university will pursue securing some of those funds.

Action Items, IV.

Minutes of the December 4, 1992 Board of Trustees' Meeting, IV.A.* - Mr. Brisbois

Motion #01-01-93: "I move that the minutes of the December 4, 1992 Board of Trustees' Meeting be approved as corrected."

Motion by Mrs. Beschel; second by Mr. Ormsby; approved unanimously.

1993 Summer Session Tuition, IV.B. - Dr. Herold

Dr. Herold stated that summer session is a self-support quarter and fees must be set to cover all operating expenses. The proposed rates are \$66 per undergraduate credit hour, \$99 per graduate credit hour with a \$40 enrollment fee. While rates have increased from last summer, the rates remain competitive with our sister institutions and will be less than the fall 1993 rates.

Dr. Herold stated that \$100,000 has been budgeted for special interest courses and several experimental courses will be offered. In addition, this year's public affairs symposium will discuss local government reform.

Mr. Geraghty questioned Western Washington University's rationale for waiving the enrollment fee for those registering for under four credits and whether or not we should do the same. Dr. Herold stated that the average enrollment during the summer was nine credit hours and Eastern may want to take a look at waiving the fee for those under four credits.

Dr. Drummond commended Dr. Herold for putting together the best summer session in the state.

Motion #01-02-93: "I move that the board approve the proposed tuition and fee rates for Summer Session 1993."

Motion by Mr. Ormsby; second by Mr. Kirschbaum; approved unanimously.

Acceptance of Public Works Contract #AE-85-01S(R), Electrical System Renewal, Task I/PCB Transformers Reclassification, IV.C. - Dr. Floyd

Dr. Floyd stated that this contract was for the removal, transportation and destruction of all PCB transformers located on the campus. The work is complete and has been done to the administration's satisfaction.

Motion #01-03-93: "I move that the board accept Public Works Contract #AE-85-01S(R), Electrical System Renewal, Task I/PCB Transformers Reclassification as complete and authorize final payment of \$242,036.19 to UNISON Transformer Services, Inc."

Motion by Mr. Kirschbaum; second by Dr. Torres; approve unanimously.

Property Purchase, DNR Land, IV.D. - Dr. Floyd

The land on which the Physical Education Complex and the football stadium are located is currently owned by the Department of Natural Resources. It lies just west of Washington Street and is a parcel of approximately 60 acres.

Dr. Floyd stated that the university has leased the land from the Department of Natural Resources at very favorable rates, but in recent years, DNR had increased the lease rates to the point where it makes better sense to attempt to purchase the land. In February of 1991, the board authorized the administration to proceed with negotiations with DNR for the purchase of the property at an amount not to exceed \$114,000. DNR had the land appraised and the new appraisal set the value of the land at \$300,000. The administration was successful in obtaining that amount in the last session of the Legislature and is now able to conclude the purchase of the land from DNR. The final sales agreement will address hazardous waste and all other legal issues.

Motion #01-04-93: "I move that the board authorize the administration to proceed with the purchase of the property in question at a purchase price of approximately \$300,000."

Motion by Mr. Geraghty; second by Mrs. Beschel; approved unanimously.

Award of Public Works Contract Auxiliary 92-01, Design/Build Competition for the Student Family Housing Complex, IV.E. - Dr. Floyd

Dr. Floyd presented an outline of how the student family housing project would be presented. (See attachment #1.)

Dr. Floyd introduced Mr. Jim Lochner, Director of Auxiliary Financial Services, and Mr. Tony Keller, a consultant from Northwest Professional Services, who are in charge of the project.

Dr. Floyd discussed how the Design/Build R.F.P. approach differs from the traditional design-bid-build method. (See attachment #2.) Price is not the main factor in this approach. Different choices are available from different firms, providing quality at a reasonable cost. Another difference in these methods is that the time from the award of the project to the completion date is approximately twelve months shorter.

Next, Dr. Floyd discussed the increased costs and occupancy delays associated with the traditional design-bid-build method. (See attachment #3.) Dr. Floyd stated that the design/build method has been used throughout Washington State and noted some of the other state institutions who have used this method. (See attachment #4.)

Dr. Floyd reviewed how the proposals were evaluated and the criteria involved. First, a seven member Scoring Committee reviewed and scored the designs based on predetermined criteria and without knowledge of the proposals amounts. (See attachment #5.) Second, a four member Review Committee scored the proposals. This committee met with the contractors, scored references and superintendents, as well as looking at past projects and each contractor's track record. (See attachment #6.)

Mr. Keller stated that design/build packets were sent out to five states and 15 teams were present at the prebid meeting. Two responsive proposals were submitted by design/build teams. The contractors were Inland Construction and Walsh Construction. Proposal submittal consisted of three parts, schematic designs, cost estimates and a professional review.

Proposals submitted for this project were to consist of 75 townhouse units, 21 three-bedroom and 50 two-bedroom, with four of the units being fully handicap accessible. The project must be Super Good Sense certified and the same quality level must be met throughout. The same site area, just behind the Red Barn, was to be used. All that remained was the individual site and floor plans.

Mr. Keller reviewed the two plans submitted. Inland Construction's site plan included a central laundry and maintenance facility, different size buildings, and solar/passive heating/winds were considered in the location of the buildings. Inland's floor plans combined the living and dining areas into one larger area and provided 5 -7 % more overall square footage. (See attachment #7.) Walsh's site plan included open play areas and varying elevations. The floor plans separate the living and dining room areas with a wall. (See attachment #8.) Both contractors used the lower portion of the site and the land contours. The same number of parking spaces was provided by both. Mr. Keller answered questions regarding specifics of the site and floor plans.

Dr. Floyd then presented a summation of the design/build project including a breakdown of the scoring. (See attachment #9.) The Scoring Committee scored Walsh higher for their general site plan, interior layout and exterior appearance. However, Inland scored higher for their orientation of buildings, visual/acoustical privacy attributes and interior layout of the maintenance/laundry facility. Costs for both firms were at or above the budget ceiling, so no points were award in this category. Both firms received addition points for providing additional square footage, with Inland receiving more points.

The Review Committee results scored Inland with a total of 53 points and Walsh with 69. (See attachment #10.) It was the recommendation of the Review Committee that the project be awarded to Walsh Construction. (See attachment #11.)

Mr. Ormsby stated that the evaluation process highlighted the experience Walsh Construction has had with residential housing on higher education campuses throughout the state. Mrs. Beschel noted that Walsh Construction's play areas seemed more adequate for unsupervised children. Mr. Kirschbaum questioned awarding the project to a local versus non-local contractor. Dr. Floyd indicated that a high percentage of the workforce would come from the area.

Chair Brisbois then invited both proposal teams to make a short presentation to the board. Mr. Tom Clemson of Inland Construction stated that his firm's plans included more square footage for each unit, which they felt was more important for a family. He stated that this design was more appealing and upgraded from the public apartment image and offered more amenities, such as the open areas, fewer walls and bigger living areas. They broke the site differently to open it up and make it less congested. Mr. Clemson stated that the circulation patterns allowed pedestrians to stay out of traffic areas. In response to the play areas, he stated that the other plan may give a false security of children being supervised because they are in enclosed area.

Mr. Geraghty asked if the contractors liked the process and if the R.F.P. was specific enough. Mr. Bob Walsh of Walsh Construction stated that his firm had been participating in the design/build approach since 1974. The process the university had used was the best he had seen in years.

Mr. Walsh reviewed his firm's bid with the board. He stated that five elements must be met in a design/build project; 1) a clear vision, 2) a carefully drafted R.F.P., 3) an innovative response, 4) a cooperative team and 5) a solid construction project. Mr. Walsh stated that the university did a superb job in creating the clear vision and that the R.F.P. was very specific. He added that his firm has done design/build projects throughout Washington State and they look forward to working on this project.

Motion #01-05-93: "I move that the board accept the recommendation of the administration and award Public Works Contract Auxiliary 92-01, Design/Build Competition for the Student Family Housing Complex to Walsh Construction."

Motion by Mr. Geraghty; second by Mr. Jackson; approved unanimously.

Mr. Ormsby stated that the design/build concept is very subjective and a difficult process to define. Both firms presented excellent proposals. He commended the administrative team, constituent groups and the consultant that Dr. Floyd gathered to conduct this process.

Dr. Floyd thanked both Walsh Construction and Inland Construction for participating in the design/build project.

Comprehensive Master Plan, IV.F. - Dr. Floyd

Mr. Gordon Ruehl of Integrus Architecture stated that the Comprehensive Master Plan is complete and being submitted for board approval. This is the end of a two year process and included all university constituent groups. The Comprehensive Master Plan will guide future campus development. The plan is designed for 12,000 students and defines the campus. It includes the establishment of a ring road; envisions the closure of Washington Street; the destruction of some buildings and additions to others; defines the historic section of campus, and family and student housing; and, most importantly, supports the academic mission of the university.

The plan has been reviewed by the appropriate university governance groups and by officials from the Cheney School District and the City of Cheney. Mr. Steve Worthington from the City of Cheney stated that the city was very involved in the process and commended both the university and architect for including them. Once approved, the plan will be published and distributed. Mr. Ruehl stated that he and his staff enjoyed working with and serving the university.

Mrs. Beschel stated that it had been fascinating to watch the entire process unfold. Dr. Drummond acknowledged the work of Dr. Floyd, Mr. Ruehl and Mr. Bob Sena on this project. He thanked them for making the effort to involve all the constituents and for the cooperative effort in which they worked with one another. Dr. Drummond committed the administration to using the plan in future planning efforts, within budgetary constraints, and stated that as times change the plan will be brought back to the board for review and revision.

Motion #01-06-93: "I move that the board approve the Comprehensive Master Plan."

Motion by Mr. Ormsby; second by Mrs. Beschel; approved unanimously.

Information Items, V.

ASEWU Fall Quarter 1992 Supplemental Budget Summary, V.A. - Dr. Floyd

Dr. Floyd stated that the budget summary shows the activity in the AS Reserve Account for fall quarter 1992. The trustees' policy grants the authority to the Associated Students to approve supplemental budget requests of less than \$3,000, but requires quarterly reporting of these activities.

Old Business/New Business, VI.

No old or new business was indicated.

Executive Session, VII.

Chair Brisbois called an executive session from 11:04 a.m. to 11:20 a.m. for the purpose of discussing legal and personnel matters.

Personnel Actions, VIII.*

Motion #01-07-93: "I move that the Board approve the personnel actions as presented."

Motion by Dr. Torres; second by Mr. Jackson; approved unanimously.

Adjournment, IX.

Chair Brisbois adjourned the meeting at 11:22 a.m.

Alfred L. Brisbois
Chair

Kenneth R. Dolan
Secretary