

MISSOURI SOUTHERN STATE UNIVERSITY

Board of Governors

Special Meeting

Wednesday, December 18, 2024

1:30 PM

BSC Boardroom or via teleconference 872-240-8988 Conference ID 471 684 152#

A special meeting of the Board of Governors took place on Wednesday, December 18th for the purpose of two items: authorization to utilize \$2M in reserve funds for phase one of the renovation of Leggett & Platt Athletic Center and authorization of the University President to engage in contracts with selected vendors. No other items were discussed or brought forward for Board consideration and/or approval during the meeting.

The meeting began at 1:30 pm via a conference call with Chairman Carlos Haley welcoming all in attendance via phone and thanking them for their participation. Roll call was taken with the following in attendance:

- Anita Oplotnik – present, via conference call
- Mariann Morgan – present, via conference call
- Rod Hendricks – present, via conference call
- T. Mark Elliott – present
- Carlos Haley – present
- Mike Seibert – present
- Dr. Benjamin Rosenberg – present
- Alison Hershewe – present
- Peter Edwards - present, via conference call

Others in attendance were Dr. Dean Van Galen, Dr. Lisa Toms, Linda Eis, Dr. Shellie Hewitt, Rob Mallory, Dr. Brad Hodson, Jeff Boman, Maddox Studdard, and Jeanie Nice.

Dr. Van Galen thanked the Board for being at this special meeting prior to the holidays to consider an investment from our reserved funds to address one of our most critical deferred maintenance needs on campus, the renovation of Leggett & Platt Athletic Center.

Mr. Rob Mallory, Director of Athletics, described two projects that would be included in phase one of the renovation. First, the basketball court is now at a point where it can no longer be sanded as we are down to bare wood. Our annual routine maintenance is no longer sufficient to maintain the surface and we are at a point where the only option is total replacement of the court. The new design would feature an updated paint and color scheme and of course will continue to be named in honor of former head coach Robert Corn. The replacement would take approximately 8 to 9 weeks, including demolition. The court will remain a dual-purpose court with basketball and volleyball.

The next project is the renovation of the indoor track. The existing surface is at least 10 years past the normal lifespan of a typical indoor track. The track remains safe for our student athletes to use, but significant modifications to training and additional equipment purchases have been required to properly prepare our student athletes for competition. The renovated track would feature approximately 52,000 square feet of textured surface and approximately 19,000 square feet of spike resistant flooring. It will be a thickness of 10mm. One change in design from what we currently have is that the track lanes would be one color, probably green, and everything else in the facility, from a flooring standpoint, would be another color, likely gray. The process for a new track would take approximately 12 weeks and that would include surface prep, pouring of the new surface, curing time and painting of all lines and markings. It is expected the renovations will begin as soon as spring commencement is over. It is unknown if both projects can overlap in timeframes, or the overall timeframe of the projects, as RFPs have been received but contracts have not been awarded.

Jeff Boman, Director of Facility Services, explained that the bleachers, like the track and gym floor have outlived the capabilities of what they were designed for. They were not designed to be moved back and forth as much as they needed to be moved. The general admission bleachers, due to mechanical failure, are not able to be used at this time. We have received RFPs from three vendors. The companies we are looking to use have semi-auto set seating which means as the bleachers are moved in and out the seats automatically set themselves up and pull back. This will save a considerable amount of time from a custodial standpoint for setups. The new motorized bleachers will reduce the number of bleachers down to five with a seating capacity of around 2200, with 200 of those being VIP seating (with cushions and cup holders). There will be an additional 950 general admission seats. The new bleachers have a lifespan of 25 to 30 years. The timeline for the bleachers is probably the most extensive part of the entire project. Even if we start demolition in the summer, it may be January before it can be completed which will affect fall commencement. The university may need to consider using TPAC as an alternative source to host fall commencement.

These three projects constitute phase one of the Leggett & Platt renovation. Phase two would include concession stands, restrooms, sound system, video scoreboard, paint, and the roof. The total estimated cost of the projects for phase one is \$3.2 million. The Foundation is expected to contribute approximately \$1 million and philanthropic donations will cover a small portion of the price tag of phase one.

The roof that was damaged during the storms will be covered by insurance but the bid to redo the entire roof adds another \$189,000. Concerns were raised about waiting until phase two to fix the roof. Additional reserve funds and excess capital maintenance funds were discussed as possible options to fund fixing the roof. To ensure funds were available, an additional \$189,000 was added to the original request to cover the cost of fixing the roof.

A motion was made by Mike Seibert and seconded by Benjamin Rosenberg to approve the funding of \$2,189,000 for phase one of the Leggett & Platt renovations that will include the basketball court, indoor track, bleachers and roof repair. Motion passed unanimously.

A motion was made by T. Mark Elliott and seconded by Mike Seibert to authorize the University President, in consultation with the Board Budget Audit Committee Chair, to engage in contracts with the vendors selected by the selection committee. Motion passed unanimously.

Next Board of Governors meeting is set for Friday, January 10th at 1:00 pm in BSC Boardroom.

A motion was made by Benjamin Rosenberg and seconded by Anita Oplotnik to adjourn the meeting. Motion passed unanimously.



Board Chair



Board Secretary