

MINUTES OF A SPECIAL MEETING  
BOARD OF REGENTS OF THE UNIVERSITY OF OKLAHOMA  
OCTOBER 6, 1973

A special meeting of the Board of Regents of the University of Oklahoma was held in Room 165, Oklahoma Memorial Union, Norman Campus, on Saturday, October 6, 1973, beginning at 10:00 a.m.

The following were present: Regent Huston Huffman, President of the Board, presiding; Regents Jack H. Santee, Mack M. Braly, Thomas R. Brett, Bob G. Mitchell, M.D., and K.D. Bailey.

Absent: Regent Walter Neustadt.

The following were also present: Dr. Paul F. Sharp, President of the University; Dr. I. Moyer Hunsberger, Provost, Norman Campus; Dr. William E. Brown, Acting Provost, Health Sciences; Vice Presidents Dean and Nordby; Mr. Joseph C. Ray, Executive Assistant to the President; Mr. R. Boyd Gunning, Trust Officer; Dr. Thomas H. Tucker, Chief Counsel; and Mrs. Barbara H. James, Secretary of the Board of Regents.

Revised Capital Development Plans

At the request of President Sharp, Dr. Robert Shapiro presented the background and information regarding the revised capital development plans for the budget agencies on the Norman Campus. He said some of the staff of the State Regents' Office visited with our staff on August 21 to outline the guidelines and priorities for accomplishing capital improvements at the institutions in the State System and to discuss ways of most effectively and expeditiously accomplishing the revision of our campus plan of projects. The priorities are as follows:

1. Refurbishing, remodeling and modernizing structurally sound existing buildings including air conditioning as needed.
2. New equipment as needed for refurbished and remodeled buildings.
3. Improvements to mechanical, electrical and utility systems outside of buildings on the campus as needed.
4. Nonstructural improvements to meet immediate and pressing campus needs.
5. Conversion of excess space to meet needs for new space as indicated by State Regents' recent study of utilization of academic space at institutions in the State System.
6. Construction of new space needed as indicated by results of State Regents' recent study of utilization of academic space at institutions in the State System.

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Norman Campus Priority Summary:

Priority 1 - Renovation of Existing Space	7,234,042
Priority 2 - New Equipment for Renovated Space	1,419,800
Priority 3 - Improvements to Utility Systems	75,000
Priority 4 - Non-structural Improvements	790,050
Priority 5 - Conversion of Excess Space	101,500
Priority 6 - Construction of New Space	<u>17,000,000</u>
TOTAL REQUEST	\$26,620,392

PRIORITY 1  
Renovation of Existing Space  
PROJECT SUMMARY

<u>Project Priority</u>	<u>Project Name</u>	<u>Estimated Renovation Cost</u>	<u>Fixed Equip. Cost*</u>	<u>Total Cost</u>
1 - 1	Richards Hall Renovation	\$ 406,242	\$110,120	\$ 516,362
1 - 2	Old Science Hall Renovation	252,000	68,202	320,202
1 - 3	Gittinger Hall Renovation	345,100	5,298	350,398
1 - 4	Kaufman Hall Renovation	421,600	5,298	426,898
1 - 5	Felgar Hall Renovation	730,130	7,542	737,672
1 - 6	Oklahoma Memorial Stadium/ College of Environmental Design Renovation	554,650	55,011	609,661
1 - 7	Nielson Hall Renovation	432,650	7,157	439,807
1 - 8	DeBarr Hall Renovation	613,250	498,089	1,111,339
1 - 9	Gould Hall Renovation	584,200	- 0 -	584,200
1 - 10	Burton Hall Renovation	308,100	- 0 -	308,100
1 - 11	Armory Renovation	1,280,000	- 0 -	1,280,000
1 - 12	Engineering Lab Renovation	115,320	3,132	118,452
1 - 13	Pharmacy Building Renovation	235,600	17,260	252,860
1 - 14	Jacobson Hall Renovation	123,000	- 0 -	123,000
1 - 15	Carpenter Hall Renovation	257,000	- 0 -	257,000
1 - 16	Holmberg Hall Renovation	252,700	- 0 -	252,700
1 - 17	Carnegie Hall Renovation	124,800	- 0 -	124,800
1 - 18	Womens Building Renovation	135,500	- 0 -	135,500
1 - 19	Adams Hall Modifications	30,200	30,348	60,548
1 - 20	Nuclear Engr. Lab Modifi- cations	<u>32,000</u>	<u>- 0 -</u>	<u>32,000</u>
	PROJECT TOTALS	\$7,234,042	\$807,457	\$8,041,499

\*Priority 2 items necessary to complete Priority 1 renovation project.

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PRIORITY 2  
New Equipment for Renovated Space  
PROJECT SUMMARY

<u>Project Priority</u>	<u>Project Name</u>	<u>Fixed Equipment</u>	<u>Movable Equipment</u>	<u>Total Cost</u>
2 - 1	Richards Hall Equipment	\$110,120	\$167,015	\$277,135
2 - 2	Old Science Hall Equip.	68,202	- 0 -	68,202
2 - 3	Gittinger Hall Equipment	5,298	1,803	7,101
2 - 4	Kaufman Hall Equipment	5,298	3,861	9,159
2 - 5	Felgar Hall Equipment	7,542	5,151	12,693
2 - 6	College of Environmental Design Equipment	55,011	41,406	96,417
2 - 7	Nielson Hall Equipment	7,157	210,000	217,157
2 - 8	DeBarr Hall Equipment	498,089	177,737	675,826
2 - 9	Engineering Lab Equip- ment	3,132	5,370	8,502
2 - 10	Pharmacy Building Equip- ment	17,260	- 0 -	17,260
2 - 11	Adams Hall Equipment	<u>30,348</u>	<u>- 0 -</u>	<u>30,348</u>
	TOTAL COST	\$807,457	\$612,343	\$1,419,800

PRIORITY 3  
Utility System Improvements  
PROJECT SUMMARY

<u>Project Priority</u>	<u>Project Name</u>	<u>Estimated Cost</u>
3 - 1	Main Campus Water Well	\$ 25,000
3 - 2	Separation of O.U. Water System from the City of Norman Water System	<u>50,000</u>
	TOTAL ESTIMATE	\$ 75,000

PRIORITY 4  
Non-Structural Campus Improvements  
PROJECT SUMMARY

<u>Project Priority</u>	<u>Project Name</u>	<u>Estimated Cost</u>
4 - 1	South Oval	\$250,000

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4 - 2	South Perimeter	135,000
4 - 3	North Perimeter	210,000
4 - 4	Student Union - Law School Area	36,000
4 - 5	Old Science Hall Area	32,000
4 - 6	Hester-Robertson-Kaufman Hall Area	45,000
4 - 7	Owen Stadium Tennis Courts	<u>82,050</u>
	TOTAL ESTIMATE	\$790,050

PRIORITY 5  
Conversion of Excess Space  
PROJECT SUMMARY

<u>Project Priority</u>	<u>Project Name</u>	<u>Estimate Conversion Cost</u>
5 - 1	Monnet Hall Conversion	\$101,500

PRIORITY 6  
Construction of New Space

As a result of the de-emphasis of the construction of new space by both the legislature and the State Regents, the University has attempted to meet its new construction needs by other means. These supplemental measures have centered on an effort to introduce more efficient and effective space management procedures into the University system. Multi-use facilities as well as careful and judicious allocations of space are now essential to the continuance of the University as a dynamic learning center.

There are present and projected space needs, however, that can not be met by either the renovation or the conversion of the existing space. These needs covered by the following buildings can be met only by the construction of new space.

Life Sciences Center (Excluding the Renovation of Richards Hall)  
Physical Education/Recreation Center  
Music Center  
Atmospheric & Environmental Science Center

These buildings can be recognized as those contained in previous Campus Master Plans. Based on the initial considerations of the building programs modified to reflect inflation the Capital funding needs for these four buildings is approximated to be \$17,000,000.

A question was raised about the amount of money available for Norman Campus projects. Dr. Shapiro stated this is unknown. \$31.5 million of HERO bond funds is available for allocation by the State Regents to the 18 institutions. The State Regents will meet on October 22 to consider all revised campus master plans and at that time an allocation will be made for the Norman Campus. Dr. Shapiro said he could not speculate as to the amount that might be allocated.

Dr. Shapiro called attention to the fact that this plan calls for extensive renovation of the Armory to provide for additional laboratory space for the Department of Zoology, renovation of space in Richards Hall, plus an addition to Richards Hall. He said the State Regents' Office has advised us that we can only submit one solution for a problem--we cannot submit two solutions. We have also been informed that the State Regents will not approve renovation of a building if that renovation cost exceeds 50% of the new cost of that building. We have just learned that the renovation of the Armory will cost 75% of the cost of that building. Dr. Shapiro stated that Zoology is one of our most hard-pressed departments for space and that some solution will have to be worked out. He suggested that President Sharp might negotiate with Chancellor Dunlap to arrive at the best solution for the Department of Zoology. There was a discussion of the cost of a new facility for Life Sciences as compared to the various renovation costs. Dr. Shapiro called attention to the fact that new construction is the State Regents' last priority and that the State Regents' Office believes the University is not utilizing our present classroom space as well as we should and that no new classroom space is required.

Attention was called to the fact that the largest part of the renovation cost for each building is for the installation of air conditioning.

Oklahoma Geological Survey Priority Summary:

Modernization and repair, including air conditioning, of the Geological Survey wing of Gould Hall is estimated to Cost \$116,800.

Law Center Priority Summary:

The Law Center Capital Improvements Program includes Phase I and Phase II of the new Law Center Building which is in the planning stages. The estimated cost of Phase I is \$4,176,000 (\$2,785,000 state funds and \$1,391,000 private monies). The estimated cost of Phase II is \$1,812,000.

Health Sciences Center Priority Summary:

<u>Priority</u>	<u>Project</u>	<u>Estimated Cost</u>
1	Acquisition of Health Sciences Center houses held in trust for the O.U. Regents	\$ 238,000



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15	College of Pharmacy Building (60,000 GSF)	3,000,000
16	Sidewalks for New Campus	19,020
17	Sprinkler System	21,000
18	Continuation Education Center	1,400,000
19	Acquire land west of Phillips Avenue and south of Moon Junior High School for future parking	46,800
20	Acquire small residential area east of Stonewall Avenue for future educational facilities	600,000
21	Acquire park at Stonewall Avenue and 13th Street	25,000

Mr. Arthur Tuttle explained that the State Regents have earmarked approximately \$7.3 million for the Health Sciences Center. The plan provides very drastic changes in the master plan for the Health Sciences Center. The plan takes into account certain changes that have taken place during the last year in terms of the availability of Federal funding and the separation of the Hospitals from the Regents. It includes the fulfillment of certain obligations we have with the Oklahoma City Urban Renewal Authority.

Regent Santee raised a question about Items 19, 20, and 21, and the advisability of purchasing this land now. Mr. Tuttle and Dr. Tucker reported that the land included in Item 20 is not available at this time--it is still being used for residential purposes. Item 21 is a very small parcel that is not suitable for any particular purpose--it is now a park and probably will not be disposed of by the City. Dr. Tucker reported that Item 19 is owned now by OCURA and we have an agreement to purchase the property. It is possible that OCURA would sell the land to another party if we do not purchase it within another year or two.

President Sharp recommended approval of the plans as presented.

On motion by Regent Brett the preliminary drafts of Capital Improvement Programs for all segments of the University were approved.

#### Dental Clinical Sciences Building

The following item was included in the material distributed to the Regents a few days ago for this special meeting:

"The Regents approved Rayco Construction Company as the low bidder for the Dental Clinical Sciences Building with the provision that the mechanical contractor for the project be changed to a firm meeting Regents' approval.

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"Rayco Construction Company has responded to such a request by submitting Spaeth Engineering Company as the mechanical contractor. This firm is acceptable to our Architectural and Engineering staff. However, Rayco asks that an additional \$187,000 be added to their bid price to accommodate this change.

"Also, Rayco asks that if their original mechanical contractor, Commercial Mechanical, is not acceptable, then the University indemnify Rayco against any claims that Commercial Mechanical may have.

"Since Rayco has responded to Regents' requests with additional known and unknown cost obligations, a bid analysis review of this project indicates that Rayco is not the preferable contractor. Additional information will be presented at the meeting."

Originally President Sharp recommended that after a careful review of the project and considering the unknown obligation costs of indemnification, together with the project experience of the next lowest bidder, that the contract for the Dental Clinical Sciences Building be awarded to Manhattan Construction Company in accordance with their base bid of \$6,891,000 plus alternates 2, 5, and 6, for a total contract of \$6,976,500.

President Sharp reported that late on Friday afternoon a letter was received from Rayco Construction Company removing the requirement included in their previous letter that the Regents indemnify Rayco against any claims that Commercial Mechanical may have. President Sharp said this letter will affect his recommendation as previously distributed to the Regents regarding the award of this contract.

A discussion followed on the advisability and feasibility of awarding the contract to Rayco or Manhattan. Information was presented by the staff comparing the work experience and assets of the two firms. President Sharp stated we are concerned about performance and awarding the contract to the lowest and best bidder.

President Sharp recommended that the contract be awarded to Rayco Construction Company with Spaeth Engineering Company as the mechanical subcontractor and including the \$187,000 addition to their previous bid, for a total contract award of \$6,786,271 (including alternates 2, 5, and 6).

On motion by Regent Bailey the recommendation was approved.



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Affiliation Agreement with Children's Memorial Hospital

The proposed Affiliation Agreement with the Department of Institutions, Social and Rehabilitative Services covering Children's Memorial Hospital was presented. This agreement had been discussed and approved by the Regents' Health Sciences Center Committee on September 26 and President Sharp recommended approval by the Board.

Regent Huffman stated that he has had many comments about Paragraph III.f. "No full time faculty who serves on the medical staff of Children's Hospital shall admit any patient under the age of twenty-one to any hospital other than Children's without the express prior permission of the Medical Director/Chief of Staff or his designee."

President Sharp read a letter from Dr. James Hammarsten, Chairman of the Department of Medicine, in which he expressed the concerns of the Advisory Committee regarding this section.

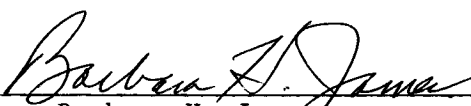
Mr. Huffman said it seemed to be the opinion of many of the faculty that this section would be unreasonably restrictive in its application to private patients whose expenses were not being paid by the Welfare Department. Dr. Tucker called attention to the fact that this provision only applies to physicians who are on the medical staff of Children's Hospital. This means that it will not apply to the great majority of the faculty of the College of Medicine.

President Sharp and Regent Bailey retired from the meeting at noon.

The discussion continued on the Agreement of Affiliation. It was suggested that the paragraph might be amended so that it would be satisfactory to Mr. Rader and to the faculty members as well. It was suggested, too, that this matter not be acted on at this time, but be held over for the regular meeting on October 18.

Regent Santee moved approval of President Sharp's recommendation that the Agreement of Affiliation be approved. On the vote on the motion Regents Santee and Huffman voted Yes, Regents Braly and Mitchell voted No, and Regent Brett Abstained. The Chair declared the motion lost for lack of a majority. Regent Huffman stated this would be tabled until the October 18 Regents' meeting and he asked that the Regents' Health Sciences Center Committee study the matter in the meantime.

The meeting adjourned at 12:20 p.m.

  
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Mrs. Barbara H. James  
Secretary of the Board of Regents

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Others present at all or part of the meeting:

Mr. Arthur Tuttle, University Architect  
Dr. Robert Shapiro, Associate Vice President for Administration and Finance  
Mr. Mike Treps, Director of Media Information  
Mr. David Dollarhide  
Mr. David Graham  
Mr. Jack Cochran  
Mr. Jerry Farley  
Mr. David Walters  
Mr. Ronald Stafford  
Ms. Judy Fossett, Oklahoma City Times  
Mr. Bill Boren, KNOR Radio  
Ms. Mary Davis, Tulsa World  
Mr. Carl Jenkins, KGOU Radio  
Ms. Donnal Campbell, The Oklahoma Daily  
Mr. John Shurr, The Norman Transcript