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THE UNIVERSITY OF OKLAHOMA
MARCH 13, 1980

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MINUTES OF THE ANNUAL MEETING
THE UNIVERSITY OF OKLAHOMA BOARD OF REGENTS
MARCH 13, 1980

The annual meeting of the Board of Regents of The University of Oklahoma was held in Dining Room 1 of the Oklahoma Memorial Union on the Norman Campus of The University of Oklahoma on Thursday, March 13, 1980, beginning at 10:10 a.m.

Notice of the time, date, and place of this meeting was submitted to the Secretary of State as required by Enrolled House Bill 1416 (1977 Oklahoma Legislature).

The following were present: Regent K. D. Bailey, President of the Board, presiding; Regents Richard A. Bell, Dee A. Replogle, Jr., Charles E. Engleman, Ronald H. White, M.D., Dan Little, and Julian J. Rothbaum.

The following also were present: Dr. William S. Banowsky, President of the University, Provost John R. Morris, Interim Provost Donald B. Halverstadt, Vice Presidents David A. Burr and Arthur J. Elbert, Dr. R. Gerald Turner, Executive Assistant to the President, Mr. Stanley M. Ward, Chief Legal Counsel, and Barbara H. James, Executive Secretary of the Board of Regents.

The minutes of the regular meeting held on February 14, 1980 were approved as printed and distributed prior to the meeting on motion by Regent Replogle and with the following affirmative vote: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

The minutes of the special meeting held on February 28, 1980 were approved as printed and distributed prior to the meeting on motion by Regent Rothbaum and with the following affirmative vote: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

The first order of business was the election of officers of the Board for 1980-81.

Regent Little moved that Regent Richard A. Bell be elected President of the Board. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared Mr. Bell unanimously elected.

Regent Rothbaum moved that Regent Dee A. Replogle, Jr., be elected Vice President of the Board. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared Mr. Replogle unanimously elected.

Regent Rothbaum moved that Barbara H. James be re-elected Executive Secretary of the Board. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

President Banowsky reported that this meeting is the beginning of a great day for the University -- the beginning of the 90th Anniversary Celebration of the founding of the University. He called attention to the events scheduled for the day as follows:

- 11:30 a.m. Ceremonies to Break Ground for the \$12,000,000 expansion of William Bennett Bizzell Memorial Library
- 12:30 p.m. Luncheon
Address - THE ACHIEVEMENTS OF A YOUNG UNIVERSITY
President William S. Banowsky
- 2:00 p.m. Seminars:
to THE ETHICS OF LEADERSHIP
3:30 p.m. Dr. J. Clayton Feaver
Kingfisher Professor of the Philosophy of Religion and Ethics
- HEROES AND PEDESTRIANS
Dr. Duane H. D. Roller
McCasland Professor of the History of Science
- CONFESSIONS OF A TORNADO CHASER
Dr. James F. Kimpel
Associate Professor of Meteorology
Associate Dean, College of Engineering
- SINGING COWBOYS AND ALL THAT JAZZ: THE OKLAHOMA HISTORY NOBODY KNOWS
Dr. William W. Savage, Jr.
Assistant Professor of History
- 3:45 p.m. Tours:
to Bus Tour of the Campus
4:30 p.m. Bizzell Memorial Library
The University of Oklahoma Press--Printing Division
Oklahoma Memorial Stadium Pressbox
- 6:30 p.m. Reception-Bufferet
to The Lloyd Noble Center
8:00 p.m.
- 8:00 p.m. The 90th Anniversary Celebration Program
Address - 1980: A WORLD IN PERIL
Mr. James J. Kilpatrick

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President Banowsky said he was pleased to announce that the membership in the University of Oklahoma Associates has reached 1,291 -- exactly 500 more than we had last June when the first annual dinner of the group was held. The goal for 1980, he said, is 1,500 members.

President Banowsky expressed appreciation for the outstanding leadership given the Board of Regents during this year by Regent K. D. Bailey. Dr. Banowsky said he does not know a way we could have had a more harmonious year or a more productive year. Mr. Bailey, he said, will be remembered with great appreciation. He called attention to the fact that Mr. Bailey's retirement from this Board marks the conclusion of more than 30 years of public life in the State of Oklahoma.

Regent Replogle, Chair of the Health Sciences Center Committee, reported the following matter was discussed at length at a Health Sciences Center Committee meeting held yesterday and is now presented for consideration by the full Board:

A critical need exists for improved physical facilities for the Tulsa Medical College.

At the present time approximately 60,000 square feet of space is occupied in five different locations in Tulsa. The Midway Building, which acts as the central facility, has become totally inadequate for Tulsa Medical College operations. Existing leases are the subject of an ongoing lawsuit. In addition, the building has recently been sold. The new owners of the building have indicated an escalation of rent of at least 40% effective July 1, 1980. The four other facilities occupied in the Tulsa community are widely scattered and inadequate for educational programs.

To relieve and correct the facility problems mentioned above, many alternatives have been investigated in the past two years with a goal in mind to allow increased space for inadequately housed programs, to consolidate scattered facilities, and attain economically advantageous rental rates. After a prolonged search, the Eastwood Baptist Campus was identified as best meeting the above criteria. A 75-day option was obtained on this facility on January 13, 1980. Concurrently, the Tulsa Industrial Authority indicated general interest in exercising that option on behalf of the University of Oklahoma, with the intent to provide an annual lease arrangement to the University of Oklahoma.

After thorough review of space requirements for the Tulsa Medical College, it has been determined that an annual lease arrangement, to provide centralized facilities on the Eastwood Baptist Campus, will be substantially less expensive than continued operation in existing facilities. In addition, a move to the Eastwood Baptist Campus will not impede the future development of any cooperative proposals with other Tulsa based medical education programs.

Therefore, it has been proposed the Board of Regents authorize the immediate preparation and execution of lease documents in order to allow the Tulsa Industrial Authority to exercise a contract for purchase of the Eastwood Baptist Campus.

The lease documents will contain the following provisions:

1. One-year lease with renewal options.
2. Lease cancellation upon 90-days notice by either party.
3. A maximum annual rental of \$6.50 per square foot for the duration of the lease and all options.
4. Lease costs will be net of any operational costs (i.e., utilities, maintenance, etc.)

Regent Bailey recognized Mr. William Bell of Tulsa for some remarks. Mr. Bell stated the people of Tulsa are extremely pleased to be a part of the medical education and health delivery system in Oklahoma. They are extremely pleased that the University of Oklahoma is in Tulsa. Mr. Bell referred to the Tulsa Medical Education Foundation and how it is composed and the fact that TMEF works very closely with the University of Oklahoma Tulsa Medical College in the education of residents in the various hospitals. He said one of the most serious problems at the present time for the Tulsa Medical College is adequate space for teaching and other educational needs. He believes if the Board will act positively on the lease of this new space the Tulsa Medical Education Foundation can continue to be a vital part of the medical education programs in Tulsa. He said he believes this is very critical at this time for the continuing improvement of medical education.

Regent Bailey also recognized Dr. C. S. Lewis of Tulsa, also closely involved with the Tulsa Medical Education Foundation and the Tulsa Medical College. Dr. Lewis commented on the importance of the program in Tulsa in providing well-trained physicians for Oklahoma and urged the approval of this action by the Board.

Regent Replogle moved that the option be exercised and the University enter into a lease agreement with the Tulsa Industrial Authority along the lines stated above. Regent Engleman stated that as a member of the Health Sciences Center Committee he appreciates the fact that the Tulsa Branch College has produced numerous medical doctors and he believes we need to continue to produce physicians. He seconded Regent Replogle's motion. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

- I. The University
 - A. Investments

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The following changes in the investment portfolio of the Regents have been recommended by J. & W. Seligman & Co.:

<u>Amount</u>	<u>Security</u>	<u>Cost</u>	<u>Price</u>	<u>Market Value</u>	<u>Annual Income</u>
<u>PROPOSED SALES</u>					
702 Shs.	General Automotive				
	Parts	\$ 19,315	29	\$ 20,358	\$ 674
500 "	IBM	31,639	65	32,500	1,720
1,400 "	McGraw Hill	25,098	28	39,200	2,128
800 "	Philip Morris	26,400	33	26,400	1,000
1,050 "	Stanley Works	27,311	36	37,800	1,302
1,500 "	Tiger International	38,195	23	34,500	1,200
		<u>\$167,958</u>		<u>\$190,758</u>	<u>\$ 8,024</u>
<u>PROPOSED PURCHASE</u>					
\$200,000	Federal Farm Credit Banks 14.35% due 8/4/80		99	<u>\$198,000</u>	<u>\$28,700</u>

These changes were approved by the University Trust Officer and the President of the University and the transactions completed.

President Banowsky recommended confirmation of these investment changes.

Regent Replogle moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

II. Oklahoma City Campus (Health Sciences Center)

A. Faculty Personnel Actions

APPOINTMENTS:

John Marder Shane, M.D., Clinical Associate Professor of Gynecology and Obstetrics, Tulsa, without remuneration, February 1, 1980 through June 30, 1980.

Valerie Adelaide Day, Clinical Assistant Professor of Nursing, without remuneration, February 1, 1980.

Nancy C. Hunt Eatmon, Clinical Assistant Professor of Nursing, without remuneration, February 1, 1980.

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Marjorie T. Peak, Clinical Assistant Professor of Nursing, without remuneration, February 20, 1980.

Charles H. Nash, M.D., Clinical Instructor in Internal Medicine, Tulsa, and in Hematology/Oncology, Tulsa, without remuneration, August 28, 1979.

Ralph G. Ganick, M.D., Clinical Instructor in Medicine, without remuneration, March 1, 1980.

Sol I. Rajfer, M.D., Clinical Instructor in Medicine, without remuneration, March 1, 1980.

Rex E. Stockard, Clinical Instructor in Medicine, without remuneration, March 1, 1980.

Jag Mohan Chawla, D.D.P.H., Acting Instructor in Orthodontics, \$1,666.67 per month, February 1, 1980 through June 30, 1980.

Ahmad Saleh Agha, Clinical Instructor in Pediatrics, without remuneration, March 1, 1980.

Stephen Paul DelPiano, D.D.S., Preceptor in Community Dentistry, without remuneration, February 1, 1980.

Darrell Hazle, D.M.D., Preceptor in Community Dentistry, without remuneration, January 1, 1980.

NAME and TITLES	ANNUAL INCOME CEILING	ANNUAL FTE SALARY	ANNUAL GUARANTEED BASE SALARY		ANNUAL PPP EARNINGS POTENTIAL	EFFECTIVE DATE	REMARKS
			TENURED	NON-TENURED			
APPOINTMENTS:							
Donald Lee Frederick, Ph.D., Instructor in Pathology	\$24,000	\$24,000		\$24,000	-0-	1-15-80 thru 6-30-80	
Cheryl Anne Outland, M.D., In- structor in Pediatrics, Tulsa	50,000	30,000		15,000	35,000	10-1-79 thru 6-30-80	50 time
CHANGES:							
David John Bagnall, Clinical Instructor in Medicine	FROM: 51,279 TO: 54,396	FROM: 51,279 TO: 54,396		FROM: 51,279 TO: 54,396	-0-	10-7-79 thru 6-30-80	
Carman E. Bahr, Associate Professor of Medicine	80,000	77,000	FROM: 55,200 TO: 57,812		FROM: 24,800 TO: 22,188	10-7-79	
Sylvia S. Bottomley, Professor of Medicine and Adjunct Associate Professor of Pathology	90,000	86,800	FROM: 52,621 TO: 54,896		FROM: 37,379 TO: 35,104	10-7-79	
Robert D. Burow, Assistant Pro- fessor of Research Medicine	50,000	50,000		FROM: 31,000 TO: 32,081	FROM: 19,000 TO: 17,919	10-7-79 thru 6-30-80	
Richard Timothy Coussons, David Ross Boyd Professor and Vice Head of Medicine, and Adjunct Assistant Professor of Micro- biology and Immunology	98,000	94,000	FROM: 60,000 TO: 60,975		FROM: 38,000 TO: 37,025	10-7-79	
Steven G. Chrysant, Associate Professor of Medicine	80,000	73,100	FROM: 48,556 TO: 50,831		FROM: 31,444 TO: 29,169	10-7-79	
Mervin L. Clark, Professor of Medicine and Adjunct Professor of Psychiatry and Behavioral Sciences	90,000	90,000	FROM: 46,528 TO: 47,276		FROM: 43,472 TO: 42,724	10-7-79	
Anthony W. Czerwinski, Pro- fessor of Medicine	90,000	85,850	FROM: 47,090 TO: 48,811		FROM: 42,910 TO: 41,189	10-7-79	

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NAME and TITLES	ANNUAL	ANNUAL FTE SALARY	ANNUAL BASE SALARY		ANNUAL	EFFECTIVE DATE
	INCOME CEILING		TENURED	NON-TENURED	PPP EARNINGS POTENTIAL	
Kola Danisa, Assistant Professor of Medicine	70,000	62,400		FROM: 35,000 TO: 35,330	FROM: 35,000 TO: 34,670	10-7-79 thru 6-30-80
Edward R. Eichner, Professor of Medicine and Clinical Professor of Pathology	93,500	92,750		FROM: 48,858 TO: 49,188	FROM: 44,642 TO: 44,312	10-7-79
Arnold Jay Felsenfeld, Assistant Professor of Medicine	52,000	52,000		FROM: 35,000 TO: 42,782	FROM: 17,000 9,218	10-7-79 thru 6-30-80
Donald G. Gordon, Associate Professor of Medicine	95,000	75,000		FROM: 42,500 TO: 44,019	FROM: 52,500 TO: 50,981	10-7-79 thru 6-30-80
Barry Anthony Gray, Associate Professor of Medicine	80,000	72,500		FROM: 44,085 TO: 45,645	FROM: 35,915 TO: 34,355	10-7-79 thru 6-30-80
Chesterfield G. Gunn, Professor of Medicine	96,000	90,000		FROM: 46,181 TO: 46,676	FROM: 49,819 TO: 49,324	10-7-79
John R. Higgins, Associate Professor Medicine	80,000	73,600		FROM: 46,472 TO: 47,533	FROM: 33,528 TO: 32,467	10-7-79
John H. Holliman, promoted from Instructor to Assistant Professor of Pathology	FROM: 50,000 TO: 55,000	FROM: 50,000 TO: 55,000		FROM: 27,000 TO: 30,000	FROM: 23,000 TO: 25,000	2-1-80 thru 6-30-80
Ronald R. Hope, Associate Professor of Medicine	FROM: 66,000 TO: 95,000	FROM: 66,000 TO: 75,000		FROM: 46,984 TO: 49,085	FROM: 19,016 TO: 45,915	10-7-79 thru 6-30-80
R. Palmer Howard, Professor of Medicine	96,000	90,000		FROM: 32,969 TO: 33,132	FROM: 63,031 TO: 62,868	10-7-79
Christian E. Kaufman, Associate Professor of Medicine	94,500	74,500		FROM: 48,164 TO: 49,604	FROM: 46,336 TO: 44,896	10-7-79
Joseph F. Kelley, Clinical Instructor in Medicine	FROM: 54,264 TO: 57,312	FROM: 54,264 TO: 57,312		FROM: 54,264 TO: 57,312	-0-	10-7-79 thru 6-30-80
David C. Kem, Professor of Medicine	93,500	82,600		FROM: 52,471 TO: 53,916	FROM: 41,029 TO: 39,584	10-7-79

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REMARKS

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NAME and TITLES	ANNUAL INCOME CEILING	ANNUAL FTE SALARY	ANNUAL GUARANTEED BASE SALARY		ANNUAL PPP EARNINGS POTENTIAL	EFFECTIVE DATE
			TENURED	NON-TENURED		
R. Murali Krishna, Clinical Assistant Professor of Psychiatry and Behavioral Sciences			FROM: WITHOUT REMUNERATION TO: 17,500	TO: 11,570	TO: 5,930	1-21-80 thru 6-30-80
Ralph Lazzara, Professor of Medicine	113,500	93,500	FROM: 57,500 TO: 59,019		FROM: 56,000 TO: 54,481	10-7-79
David Charles Levin, Associate Professor of Medicine	90,000	70,000		FROM: 44,000 TO: 44,562	FROM: 46,000 TO: 45,438	10-7-79 thru 6-30-80
Francisco Llach, Associate Professor of Medicine			FROM: 70,000 TO: 90,000	FROM: 53,550 TO: 56,207	FROM: 16,450 TO: 33,793	10-7-79 thru 6-30-80
Anil K. Mandal, Associate Professor of Medicine	80,000	73,300	FROM: 51,064 TO: 54,112		FROM: 28,936 TO: 25,888	10-7-79
Carl V. Manion, Assistant Professor of Medicine and Adjunct Assistant Professor of Pharmacology	70,000	58,800		FROM: 35,508 TO: 38,472	FROM: 34,492 TO: 31,528	10-7-79 thru 6-30-80
Richard J. Martin, Assistant Professor of Medicine			FROM: 50,000 TO: 70,000	FROM: 33,999 TO: 36,447	FROM: 16,001 TO: 33,553	10-7-79 thru 6-30-80
Donald R. McCaffree, Assistant Professor of Medicine	81,000	61,000		FROM: 33,941 TO: 34,347	FROM: 47,059 TO: 46,653	10-7-79 thru 6-30-80
John A. Mohr, Professor of Medicine and Adjunct Associate Professor of Microbiology and Immunology	90,000	80,000	FROM: 54,550 TO: 56,825		FROM: 35,450 TO: 33,175	10-7-79
Harold G. Muchmore, Professor of Medicine and Adjunct Professor of Microbiology and Immunology and Carl Puckett Professor of Pulmonary Diseases	90,000	80,000	FROM: 46,211 TO: 48,336		FROM: 43,789 TO: 41,664	10-7-79
Thomas L. Murphy, Jr., Assistant Professor of Medicine			FROM: 50,000 TO: 70,000	FROM: 33,999 TO: 36,010	FROM: 16,001 TO: 33,990	10-7-79 thru 6-30-80

NAME and TITLES	ANNUAL INCOME CEILING	ANNUAL FTE SALARY	ANNUAL GUARANTEED BASE SALARY		ANNUAL PPP EARNINGS POTENTIAL	EFFECTIVE DATE	REMARKS
			TENURED	NON-TENURED			
Solomon Papper, Distinguished Professor and Head of Medicine	120,000	96,000	FROM: 70,179 TO: 71,154		FROM: 49,821 TO: 48,846	10-7-79	
James A. Pederson, Associate Professor of Medicine	90,000	75,000	FROM: 50,691 TO: 52,966		FROM: 39,309 TO: 37,034	10-7-79	
Everett R. Rhoades, Professor of Medicine and Adjunct Professor of Microbiology and Immunology	93,500	93,500	FROM: 48,672 TO: 50,378		FROM: 44,828 TO: 43,122	10-7-79	
Robert M. Rogers, Professor of Medicine and Adjunct Associate Professor of Physiology and Biophysics	100,000	93,500	FROM: 55,000 TO: 55,872		FROM: 45,000 44,128	10-7-79	
Robert A. Schneider, Professor of Medicine and Adjunct Professor of Psychiatry and Behavioral Sciences	90,000	80,000	FROM: 45,674 TO: 46,239		FROM: 44,326 TO: 43,761	10-7-79	
Russell T. Schultz, Professor of Medicine and Adjunct Assistant Professor of Research Microbiology and Immunology	90,000	83,500	FROM: 42,456 TO: 44,081		FROM: 47,544 TO: 45,919	10-7-79	
William O. Smith, Professor of Medicine	90,000	80,000	FROM: 55,200 TO: 57,812		FROM: 34,800 TO: 32,188	10-7-79	
Tran Quoc Toan, Clinical Assistant Professor of Medicine	75,000	60,000		FROM: 46,269 TO: 46,508	FROM: 28,731 TO: 28,492	10-7-79 thru 6-30-80	
James H. Wells, Associate Professor of Medicine and Adjunct Associate Professor of Microbiology and Immunology	50,000	40,000		FROM: 23,281 TO: 24,327	FROM: 26,719 25,673	10-7-79 thru 6-30-80	.50 time
Jack D. Welsh, Professor of Medicine	100,000	93,500	FROM: 47,303 TO: 47,837		FROM: 52,697 TO: 52,113	10-7-79	
Robert Whang, Professor of Medicine	100,000	94,000	FROM: 62,500 TO: 64,775		FROM: 37,500 TO: 35,225	10-7-79	
Thomas L. Whitsett, Professor of Medicine and Adjunct Associate Professor of Pharmacology	95,000	91,500	FROM: 47,760 TO: 49,442		FROM: 47,240 TO: 45,558	10-7-79	

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CHANGES:

Rosemary K. Harkins, Director, School of Allied Health Professions, Associate Professor and Chairperson of Allied Health Education, Associate Professor of Clinical Laboratory Sciences, and Adjunct Assistant Professor of Anatomical Sciences; title of Acting Chairperson, Department of Clinical Laboratory Sciences, deleted, March 1, 1980.

Miriam M. Richardson, promoted from Instructor to Assistant Professor of Pediatrics, Tulsa, February 1, 1980 through June 30, 1980.

Philip E. Smith, Dean, College of Health, Professor of Clinical Laboratory Sciences and of Biostatistics and Epidemiology; given additional title of Interim Chairperson, Department of Clinical Laboratory Sciences, March 1, 1980.

TERMINATIONS:

Don M. Chase, Special Instructor in Radiologic Technology, February 2, 1980.

Karol Alyne Hemmer, Assistant Professor of Nursing, May 1, 1980.

Jose Carlos Meeroff, Assistant Professor of Medicine, March 21, 1980.

Kirmach Natani, Adjunct Assistant Professor of Psychiatry and Behavioral Sciences, January 1, 1979.

W. G. Nations, Clinical Instructor in Endodontics, January 1, 1980.

Honey Jane Washburn, Special Instructor in Radiologic Technology, February 6, 1980.

John David Wilson, Clinical Assistant Professor of Psychiatry and Behavioral Sciences, November 30, 1979.

President Banowsky recommended approval of the personnel actions listed above.

Regent Replogle moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

B. Administrative and Professional Personnel Action

CHANGE:

Leeland N. Alexander, title changed from Assistant Dean for Administration and Business Manager, Tulsa, to Associate Director of Administration and Finance, Tulsa, salary increased from \$29,500 to \$31,500 for 12 months, February 1, 1980. Changed from Administrative Staff to Administrative Officer.

President Banowsky recommended approval of the personnel action listed above.

Regent Little moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

C. Proposal, Contract, and Grant Report

A summary of proposals for contracts and grants for the Oklahoma City Campus, including the Tulsa Medical College Branch, for February, 1980 was included in the agenda for this meeting. A list of all contracts executed during the same period of time on proposals previously reported was also included.

President Banowsky recommended that the President of the University or the President's designees be authorized to execute contracts on the pending proposals as negotiations are completed. It is understood the contract budgets may differ from the proposed amounts depending on these negotiations.

Regent Engleman moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

D. Steam and Chilled Water System Expansion, Phase V, Part One, Project 1B (Piping)

On February 26, the following bids were received for the Steam and Chilled Water System, Phase V, Part One, Project 1B, (utility service piping) to serve the Don H. O'Donoghue Center:

<u>Contractors</u>	<u>Base Bid</u>
Kay Engineering Company	\$ 93,900
Matherly Mechanical Contractors	96,400
W. A. Landers Company	106,439

The project engineers, Frankfurt-Short-Bruza, estimated the cost of construction for this work to be \$95,000.

Funds for this project are available from the Steam and Chilled Water System Expansion, Phase V, bond issue.

President Banowsky recommended that the low bid for the utility service piping of \$93,900 submitted by Kay Engineering Company be accepted.

Regent Bell said the Facilities Planning Committee reviewed these bids at the meeting yesterday and concurs with President Banowsky's recommendation. Regent Bell moved approval of the recommendation. The following voted yes on the action: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

E. Steam and Chilled Water System Expansion, Phase V, Part One,
Project 2A (Tunnel)

In January, 1979, the Regents approved an Official Statement for a Utility System Revenue Bond issue to expand the Central Steam and Chilled Water Plant. To properly manage the various contracts for this project, it was divided into three parts:

Part One - Tunnel System and Piping Extension.
(\$3,500,000 estimated construction cost)
prepared in three bid packages.

Part Two - Plant Expansion.
(\$1,500,000 estimated construction cost)
6,000 ton chilled water capacity expansion
and related piping prepared in two bid
packages.

Part Three - Energy Conservation Work.
(\$1,000,000 estimated construction cost)
free cooling system and interlocking supply
headers, steam drive pump, stack economizers,
blow down heat recovery, and metering revisions
prepared in one bid package.

The initial portions of the work are now under construction and being installed, and several others are being prepared for bidding.

The contract documents for Project 2A, Part One (Tunnel) have now been completed and are ready to be advertised for bid. This tunnel project will connect the West Tunnel near the Research Building to the East Tunnel near the Basic Sciences Education Building.

The project Engineers, Frankfurt-Short-Bruza, estimate the construction cost to be \$400,000.

President Banowsky recommended that the Regents approve the contract documents and authorize advertising the project for bids.

Regent Bell said the Facilities Planning Committee concurs with the recommendation, and he moved approval. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

F. Capital Improvement Program

A comprehensive review of the capital needs of the Health Sciences Center was conducted this fall and a revised Campus Master Plan of Capital Improvement Projects was approved by the University Regents on November 8,

1979 and submitted to the Oklahoma State Regents for Higher Education. This plan was not approved by the State Regents and the University of Oklahoma Health Sciences Center was requested to resubmit a revised section of the comprehensive Capital Improvement Projects for further consideration.

The following represents a revision of the Modernization and Repair section of the University of Oklahoma Health Sciences Center Revised Master Plan of Capital Improvement Projects approved by the University Regents on November 8, 1979:

<u>Priority</u>	<u>Project Name</u>	<u>Total Development Cost</u>
Immediate Need (3-5 years) (Items 1-4)		
* #1	College of Health Renovation, Phase I	\$1,469,000
#2	West Annex Renovation	412,810
#3	Energy Conservation Program	528,000
#4	Handicap Barrier Elimination	210,937
#5	Basic Science Education Bldg. Modif.	572,800
#6	Biomedical Science Building Modif.	749,000
#7	Library Modifications	126,000
#8	College of Health Renovation, Phase II	1,200,000
#9	Tunnel Modernization	<u>144,050</u>
Sub Total		\$5,412,597
Intermediate Needs (5-10 years) (Items 5-11)		
#10	Research Building Renovation	\$1,203,100
#11	Speech and Hearing Center Renovation	202,400
#12	Service Center Renovation	<u>641,500</u>
Sub Total		\$2,047,000
TOTAL		\$7,459,597
* Previously approved by the Oklahoma State Regents for Higher Education, not to be considered as amendment.		

The revisions have been reviewed by the Health Sciences Center Committee of the Board.

President Banowsky recommended approval of the revision of the Modernization and Repair section of the Capital Improvement Projects for submission to the Oklahoma State Regents for Higher Education.

Regent Bell said the Facilities Planning Committee concurs with President Banowsky's recommendation. Regent Bell moved approval. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

G. Biomedical Sciences Building Energy Conservation Project

During March 1980 the University of Oklahoma Health Sciences Center will receive a Federal Assistance Grant from the U.S. Department of Energy in the amount of \$257,900. The purpose of the grant is to provide funds for an energy conservation retrofit project in the Biomedical Sciences Building. Professional mechanical and electrical engineering services are required to prepare the plans and specifications for the project. The project includes additional heating and air conditioning equipment to optimize the operation of the current systems and a modification of the building envelope to provide improved insulating characteristics.

The budget for this work is estimated at \$450,000. The grant is anticipated to be available within the next thirty days. Funds are available in Auxiliary reserves for the balance of the project budget.

President Banowsky recommended that the University administration be authorized to proceed with the engineering firm selection process for the Biomedical Sciences Building Energy Conservation Retrofit Project.

Regent Bell said the Facilities Planning Committee recommends approval of President Banowsky's recommendation. Regent Bell moved approval. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

H. Sale of Property

An item had been included in the agenda regarding the sale of two lots in Oklahoma City which had been bequeathed to the Health Sciences Center a number of years ago. President Banowsky asked that this item be removed from consideration. There was no objection on the part of the members of the Board.

I. Report on Major Capital Improvement Projects

As shown on the following page, a report was presented to the Regents on major capital improvement projects now under construction and in various stages of planning on the Oklahoma City Campus. No action was required.

III. Norman Campus

A. Faculty Personnel Actions

LEAVES OF ABSENCE:

Frances Laverne Carroll, Professor of Library Science, leave of absence without pay, September 1, 1980 through May 31, 1981. To accept an appointment in the Australian Development Assistance Bureau.

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Don E. Kash, George Lynn Cross Research Professor of Political Science and Chief, Conservation Division, U. S. Geological Survey, leave of absence with pay extended, July 1, 1980 through June 30, 1981. Salary from U. S. Geological Survey.

APPOINTMENTS:

Arthur W. McCray, reappointed Professor Emeritus of Petroleum and Geological Engineering, \$3,375 for 4½ months, .25 time, January 16, 1980 through May 31, 1980.

Robert Con Davis, Ph.D., Assistant Professor of English, \$15,500 for 9 months, September 1, 1980 through May 31, 1981.

CHANGES:

John A. Dunn, Associate Professor of Anthropology; given additional title of Chair, Department of Anthropology, salary changed from \$18,900 for 9 months to \$25,200 for 12 months, June 1, 1980.

Seun K. Kahng, Professor of Electrical Engineering and Computing Sciences; given additional title of Director, School of Electrical Engineering and Computing Sciences, January 16, 1980 to September 1, 1983, salary changed from \$25,700 for 9 months to \$36,000 for 12 months, January 16, 1980.

Donald E. Menzie, Professor of Petroleum and Geological Engineering and Associate Director of the Energy Resource Center, salary increased from \$23,400 to \$29,600 for 9 months, January 1, 1980.

Stephen I. Thompson, Associate Professor of Anthropology; title of Chair, Department of Anthropology, deleted, June 1, 1980.

RESIGNATIONS:

Miriam H. Cross, Assistant Professor of Home Economics, May 30, 1980. Non-reappointment.

Joseph E. Lawrence, Research Associate, Bureau of Water and Environmental Resources Research, February 12, 1980.

Ronald K. Snell, Assistant Professor of History, June 1, 1980. Leaving the teaching profession.

RETIREMENTS:

Oliver E. Benson, George Lynn Cross Research Professor of Political Science, June 1, 1980; named George Lynn Cross Research Professor Emeritus.

Mary Clare Petty, Professor of Education, July 1, 1980; named Professor Emeritus of Education.

ARCHITECTURAL AND ENGINEERING SERVICES

THE UNIVERSITY OF OKLAHOMA

OKLAHOMA CITY CAMPUS

MAJOR CAPITAL IMPROVEMENTS PROGRAM

PROJECTS UNDER CONSTRUCTION

PROGRESS REPORT - MARCH, 1980

Project	Engineers and Architects	Contractors	Contract Award Date	Original Adjusted Comple- tion Date	Original Current Contract Amount	Status Percent Complete	Source of Funds
OUHSC Parking System 1100-Car Parking Structure	Blevins & Spitz	Harmon Construction Company	07/26/78	09/10/79	\$4,749,000 \$4,674,237	99%	Revenue Bond Funds
Coronary Care Unit	Rees Associates, Inc.	Hugh M. Williams Construction	04/25/79	09/23/79	\$ 226,956 \$ 230,755	99%	OUHSC Funds
434-Car Parking Structure	Rees Associates, Inc.	United Builders, Inc.	05/17/79	05/23/80	\$1,760,000 \$1,832,444	80%	Bond Funds
ENTC Hospital and Clinics	Rees Associates, Inc.	United Builders, Inc.	05/17/79	12/12/80	\$4,064,000	60%	University Hospital and Clinic Funds
Landscape Project, Phase V, Library	Thomas Roberts & Associates	Twam Nurseries	05/17/79	09/03/79	\$ 67,180 \$ 51,423	100%	Bond Funds
Steam and Chilled Water System Expansion Phase V, Part I, Pro- ject 1A	Frankfurt-Short-Bruza	Harmon Construction Company	12/13/79	05/14/80	\$ 138,000	15%	Revenue Bond Funds
Landscape Project, Phase VI	Thomas Roberts & Associates	Twam Nurseries	01/17/80	04/26/80	\$ 58,735		Bond Funds

ARCHITECTURAL AND ENGINEERING SERVICES
THE UNIVERSITY OF OKLAHOMA
OKLAHOMA CITY CAMPUS

MAJOR CAPITAL IMPROVEMENTS PROGRAM

PROJECTS IN VARIOUS STAGES OF PLANNING

PROGRESS REPORT - MARCH, 1980

Project	CMP Priority	Architect or Engineer	Contract or Letter	Estimated Cost	Status
Health Sciences Library Equipment	1B	Architectural and Engineering Services	---	\$ 411,381	Plans for the final phases of movable equipment are being developed.
College of Pharmacy Building	4	Architectural and Engineering Services	---	\$4,800,000	Program currently being reviewed.
1,100-Car Parking Structure Service Facility	-	Locke-Wright-Foster	---	\$ 800,000	Design development plans approved.
Biomedical Sciences Building Site Development	7	Architectural and Engineering Services	---	\$ 263,750	Inactive.
College of Health Building Auditorium Renovation	-	Locke-Wright-Foster	---	\$ 317,000	Inactive.
Landscape Projects		Thomas Roberts & Associates	12/08/77	\$ 149,375	Plans are being prepared.
Physical Fitness Center	-	Coleman, Ervin & Associates	---	\$3,000,000	Schematic plans have been approved.
Steam and Chilled Water System Expansion, Phase V		Frankfurt-Short-Bruza	11/30/79	\$4,700,000	Final plans have been completed and bids taken on portions of the project
Steam and Chilled Water System Expansion, Phase V, Part II, Project "A" (Chiller)		Frankfurt-Short-Bruza	11/30/79	\$1,300,000	Bids were awarded on the chiller unit on February 14, 1980.
Steam and Chilled Water System Expansion, Phase V, Part 1, Project 1B		Frankfurt-Short-Bruza	11/30/79	\$ 95,000	Bids were received on February 26.
Steam and Chilled Water System Expansion, Phase V, Part 1, Project 2A		Frankfurt-Short-Bruza	11/30/79	\$ 400,000	Contract documents have been prepared.

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Glenn R. Snider, Professor of Education and Regents Professor, July 1, 1980; named Professor Emeritus of Education and Regents Professor Emeritus.

President Banowsky recommended approval of the personnel actions listed above.

Regent Engleman moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

President Banowsky said he regretted to report the following deaths since the time of the last meeting:

Wilda Griffin, Associate Professor Emeritus of Music, on March 3, 1980.

John G. York, Professor of Architecture, on February 7, 1980.

B. Administrative and Professional Personnel Actions

APPOINTMENT:

Henry Grady Ryan, II, M.D., Staff Physician, Goddard Health Center, \$36,000 for 12 months, March 17, 1980. Professional Staff.

CHANGES:

Barbara Cousins, Director of Admissions, Admissions and Records, salary increased from \$23,000 to \$24,800 for 12 months, January 1, 1980.

Arthur T. Kessler, title changed from Manager, Technical Trades, to Assistant Director of Physical Plant, salary increased from \$24,700 to \$26,000 for 12 months, January 1, 1980. Changed from Managerial Staff to Administrative Staff.

Richard R. Linn, Jr., title changed from Assistant Director of Development to Director, Deferred Giving and Estate Planning Program, University Development, salary increased from \$21,500 to \$25,000 for 12 months, March 13, 1980. Changed to Administrative Staff.

*Ardoth L. Meek, Systems Analyst, Information Systems Programs, salary increased from \$21,040 to rate of \$23,540 for 12 months, February 1, 1980 through June 30, 1980.

*Gayle D. Tapp, title changed from Associate Petroleum Geologist to Petroleum Geologist, Information Systems Programs, salary increased from \$17,700 to rate of \$24,000 for 12 months, January 1, 1980 through June 30, 1980.

*Subject to the availability of funds

*Mareta N. West, title changed from Petroleum Geologist to Assistant Director for Data Evaluation and Analysis, Information Systems Programs, salary increased from \$27,750 to rate of \$32,000 for 12 months, February 1, 1980 through June 30, 1980. Changed from Professional Staff to Managerial Staff.

President Banowsky recommended approval of the personnel actions listed above.

Regent Little moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

C. Housing and Food Service Rates

For Fiscal Year 1978-79, there was no increase in The University of Oklahoma dormitory and food service rates, while for Fiscal Year 1979-80, only dormitory rates received an increase of approximately 5.7%. For the combined two-year period, the total increase for both dormitory and food service rates was \$77.00 or \$8.56 per month.

In order to accommodate both past increases in costs not offset by rate increases, and anticipated increases in costs for the coming year, it will be necessary to raise the dormitory and food service rates 12.9% for Fiscal Year 1980-81. A major portion of the increase is a result of food costs which rose 11.8% in 1978-79, and 10.2% in 1979-80, according to the National Center for Economic Alternatives. For 1980-81, food costs are expected to rise another 11.04% or \$407,678. Other large increases include utilities, which are expected to rise 16.6% or \$200,000 over the current fiscal year, and salaries, wages and fringe benefits which are expected to increase by 12% at a cost of over \$400,000. To accommodate these increased costs, the food service rates must be increased \$11.11 per month for 1980-81, the air conditioned dormitory rates must be increased \$8.33 per month and the non-air conditioned dormitories must be raised \$5.56 per month.

Apartment rentals will also need to be increased to cover rising operational costs, including utilities, salaries, and maintenance and repairs.

President Banowsky recommended that the Regents approve the following schedule of rates for dormitory rooms, food service and apartment rentals. Rate changes are to be effective the Fall semester 1980 for dormitory and food service, June 1, 1980 for Yorkshire Apartments and August 1, 1980 for all other University Apartments.

*Subject to the availability of funds

PROPOSED UNIVERSITY APARTMENT RATES

<u>Unit</u>	<u>Monthly Rate</u> 1979-80	<u>Proposed</u> <u>Monthly Rate</u> 1980-81	<u>Proposed</u> <u>Monthly Rate</u> <u>Increase</u>
Kraettli (Air conditioned and furnished)	\$175.00	\$200.00	\$25.00
*Parkview (furnished)	100.00	125.00	25.00
Niemann (furnished)	90.00	115.00	25.00
*Logan (Air conditioned and furnished)	105.00	120.00	15.00

PROPOSED **YORKSHIRE APARTMENT RATES

1 BR. - 1 Bath	\$205.00	\$220.00	\$15.00
2 BR. - 1 Bath	220.00	240.00	20.00
2 BR. - 2 Bath	235.00	260.00	25.00
3 BR. - 3 Bath	275.00	300.00	25.00

* Logan House and Parkview utilities to be paid by tenant except for water, trash removal and city services.

** Air conditioned and furnished.

PROPOSED DORMITORY AND FOOD SERVICE RATES

DOUBLE RATE (TWO PERSONS TO A ROOM)

	<u>Semester Rate</u> 1979-80	<u>Monthly Room</u> <u>Rate Increase</u>	<u>Monthly Food</u> <u>Rate Increase</u>	<u>Proposed</u> <u>Semester Rate</u> 1980-81	<u>Total Yearly</u> <u>Proposed Rate</u> 1980-81
*Adams	\$677.50	\$8.33	\$11.11	\$765.00	\$1,530.00
*Walker	677.50	8.33	11.11	765.00	1,530.00
*Cate	642.50	8.33	11.11	730.00	1,460.00
Cate	612.50	5.56	11.11	687.50	1,375.00
Cross	602.50	5.56	11.11	677.50	1,355.00
Wilson	545.00	5.56	11.11	620.00	1,240.00
***Whitehand	205.00	5.56		230.00	460.00

**SINGLE RATE (ONE PERSON TO A ROOM)

*Adams	\$837.50	\$8.33	\$11.11	\$925.00	\$1,850.00
*Walker	837.50	8.33	11.11	925.00	1,850.00
*Cate	788.00	8.33	11.11	875.50	1,751.00
Cate	745.50	5.56	11.11	820.50	1,641.00
Cross	736.00	5.56	11.11	811.00	1,622.00
Wilson	648.00	5.56	11.11	733.00	1,446.00
***Whitehand	290.00			320.00	640.00

NOTE: All dormitory rates include local telephone service. No additional social fees required.

* Air conditioned facilities

** If and when available

*** Whitehand rate does not include food service. Full meal tickets can be purchased for \$382.50 per semester

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Regent Bell moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

D. Purchases for the University Motor Pool

Two requisitions have been received from the University Motor Pool for the purchase of ten Ford, 4 door, LTD sedans and five Chevrolet, 3 seat Impala station wagons. The new vehicles will replace 15 sedans and five station wagons which will be disposed of by sealed bids or auction at a later date. These vehicles are available under State Contract 0035.

The cost of the purchase will be charged to the University Motor Pool account 147-302.

The dealers holding the State Contract are:

Arthur Harris Ford
Midwest City, Oklahoma

10 Ford LTD Sedans @ \$6,476.03	\$ 64,760.30
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Hudiburg Chevrolet
Midwest City, Oklahoma

5 Chevrolet Impala Station Wagons @ \$7,123.56	<u>35,617.80</u>
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Total Cost	\$100,378.10
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President Banowsky recommended that the Board of Regents approve the award of a purchase order in the amount of \$64,760.30 to Arthur Harris Ford for 10 Ford LTD sedans and another in the amount of \$35,617.80 to Hudiburg Chevrolet for five Impala station wagons for a combined total of \$100,378.10.

Regent Bell moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

E. Purchase of Football Programs

Bids were circulated to five companies to print the 1980 football programs for resale by the Athletic Department. The bid was structured to guarantee a minimum of 64,000 programs for the six home games and the Dallas game.

The cost of the purchase will be charged to the Athletic Department account 171-127.

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Bids were received as follows:

Transcript Press
Norman

Minimum of 64,000 programs \$.9121 \$58,374.40

University Printing Service
Norman

Minimum of 64,000 programs \$ 1.01 \$64,640.00

The bid also provided for price schedules for color separations which are required for the programs and options for page changes. These costs will be added to the purchase order based on actual color separation requirements as they are established.

The low bid of the Transcript Press is acceptable to the Athletic Department. The Transcript has printed the programs in the past and their work has been of an acceptable quality level. Their bid has been reviewed and approved by the Athletic Department.

President Banowsky recommended that the Board of Regents approve the award of a purchase order to the Transcript Press in the minimum amount of \$58,374.40 for producing the football programs for resale by the Athletic Department.

Regent Engleman moved approval of the recommendation. Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum voted yes on the motion. The Chair declared the motion unanimously approved.

F. Proposal, Contract, and Grant Report

A summary of proposals for contracts and grants for the Norman Campus for February, 1980 was included in the agenda for this meeting. A list of all contracts executed during the same period of time on proposals previously reported was also included.

President Banowsky recommended that the President of the University or the President's designees be authorized to execute contracts on the pending proposals as negotiations are completed. It is understood the contract budgets may differ from the proposed amounts depending on these negotiations.

Regent Engleman moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

G. Max Westheimer Field Rules and Regulations

President Banowsky reminded the Regents that the Rules and Regulations for Max Westheimer Field were approved by the University Regents on October 14,

1971 (p. 11136). Since that time, numerous changes in operational procedures have become necessary. It is desirable at this time that the future process for revising the regulations becomes flexible enough to allow periodic changes in the regulations as the need arises. Examples of the kinds of operational changes which must be reflected in the regulations include:

1. Changing the traffic pattern altitude from 800 feet above ground level to 1,000 feet above ground level, to reduce noise level.
2. Changing the runway traffic flow directions to reflect current information on traffic patterns and altitudes, and to implement noise abatement procedures.
3. Informing the public that a control tower is no longer in use at the airport.
4. Including in the regulations Federal Aviation Administration technology and definitions in references to flying activities.
5. Requiring the reporting of aircraft accidents within one hour after their occurrence.
6. Prohibiting 180° turns on the runway surfaces by other than single engine aircraft to preserve the runways.

Because the nature of the Max Westheimer Field Rules and Regulations are procedural and are established to assist in the operation of a single administrative unit of the University, it is felt that approval for revisions to the regulations could more appropriately be considered a function of the University administration. Also, through administrative channels, the process by which changes could be made to respond to Federal Aviation Administration rulings, and to the needs of the local community would be expedited.

President Banowsky recommended that the Regents authorize the President of the University to revise and update the rules and regulations which govern the operation of Max Westheimer Field as deemed necessary for its effective operation.

Regent White moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

H. Swearingen Research Park Ground Lease

At the January 9, 1975 meeting the Regents adopted a policy of developing the North Campus as a multiple-use facility/park. Among the land uses noted in this policy were research, light industrial, warehousing, office and professional, and commercial.

Development of the premises, and thus a supporting revenue base, through long-term ground leases has been our best avenue of approach since land sale is not favored by the Federal Aviation Administration (the controlling agency). Development potential has been further impeded by the fact that large areas of prime land are not served by appropriate and necessary utility systems.

In the absence of utility services and related landscaping and other site improvements in prime areas of the premises, ground lease potential has been substantially restricted to North Campus areas which have old utility systems installed (these were transferred to the University along with the land by the Federal government). The first three ground leases to industrial tenants, in an area served by such utility systems, were approved within the past 15 months, thus setting the stage for further developments. The continuing major stumbling block in the development of other areas has been the lack of availability of initial or "front-end" investment capital, provided by the University, to prepare a major site for occupancy by tenants who would then build their own buildings.

The development of a high quality multiple use park on a piecemeal basis through the introduction of small tract lessees, each with the responsibility for installation of utilities and services, is for practical purposes an impossibility. The outcome of such an approach would predictably be less than the quality we would desire as a credit to both the University and the City of Norman.

An agreement whereby others would provide necessary development capital investment to permit the necessary site improvements might have been reached rather readily if the University were prepared to enter into long-term ground rentals at what would amount to low agricultural land rental rates. However, the maximum gross revenue which could have been produced would have been of marginal long-term benefit to the North Campus due to its relatively small dollar amount. We have sought for some time the combination of an innovative approach to the ground lease solution and appropriate investors who were willing to both direct the necessary capital to such a project and still permit the University to receive a full developed tract ground lease income.

In the spring of 1979, negotiations were begun with an investor group consisting of James R. Adair, James R. Agar, R. T. Foor, and Harold G. Powell. These negotiations had the general direction of their leasing an approximately 125 acre tract on the North Campus for purposes of development within the general policy of the Regents as set forth above. These discussions and negotiations have culminated in this recommendation. Upon Regental approval, University Legal Counsel is prepared to draw a ground lease for these premises which will include the following key provisions:

1. Lessees will be authorized to construct, operate, and maintain an office, industrial, and commercial park for general usage as defined within the ordinances of the City of Norman. This park will be identified as University Business Park and will be located on an approximate 125 acre segment of Swearingen Research Park which is bounded on the south by Robinson Street and on the east by Highway 77.

2. Lessees will remit annual payments in lieu of taxes to the University and to the county which will, in total, equate to the ad valorem taxes which would be levied on the improvements if they were placed on the tax rolls. The division of these payments will be based upon the services such as road maintenance provided by the University which would normally be provided by the taxing authority.
3. Lessees will pay all development costs such as utility systems installation, landscaping, and promotional charges. Off-set credits of \$400 per acre per year will be deducted from "developed land" ground lease payments due the University during the first ten years of the agreement. Undeveloped tract rental will be at the rate of \$100 per acre per year. Developed land will be at an initial minimum rental of \$800 per acre per year with 10-year escalator clauses based on Cost of Living increases with maximum rates specified for each period.*
4. Lessees will have a maximum term of 60 years in which to operate on the premises. Title to all permanent buildings placed upon the premises automatically passes to the University upon termination of this lease.
5. Lessees agree to construct water detention structures on Merkle (Normandy) Creek, at no cost to the University, adequate to prevent any increase in downstream stormwater flow due to park development. Structures as are necessary to accomplish this objective for the entire proposed premises will be based upon the drainage map derived from the current Airport Master Plan process and with appropriate engineering advice, including such data and information as may be available from the City of Norman. This stormwater detention project will be of major benefit to downstream residents of the City of Norman.
6. Lessees agree to bring the streets directly involved in the park development (Newton Drive, Westheimer Drive, and Halley Avenue) to a high level of serviceability. This will be accomplished through the use of overlay and curbing/edging as required. Such other interior streets as are or may be required will be constructed by Lessees.

*1st 10 years	\$800/Acre Developed Land
2nd 10 years	\$1600/Acre Developed Land (Maximum)
3rd 10 years	\$2200/Acre Developed Land (Maximum)
4th 10 years	\$2700/Acre Developed Land (Maximum)
5th 10 years	\$4050/Acre Developed Land (Maximum)
6th 10 years	\$6075/Acre Developed Land (Maximum)

7. The University will receive an income stream from this tract over a 60-year period. Evaluation of the income stream, based upon the introduction of developed land into the market on a phased basis, suggests an attainable total income stream in excess of \$21,000,000. Anticipating a reasonable development process over a 10-year period as does this estimate, the present value of the income stream discounted at 8% equates to approximately \$1,700,000 (\$13,600 per acre). This estimate is believed to be conservative and ignores both the residual value of buildings to be transferred to the University upon termination of the agreement and the enhancement in value of the remainder of the holdings on North Campus.

This tract can, through its revenue and the pattern which it sets for further development of unrelated tracts, assure the future of this facility in the long-term fulfillment of its public service mission. A corollary potential is thus developed for the generation of a long-term revenue stream which, as airport needs are met, can contribute substantially and directly to the academic mission of the University of Oklahoma.

President Banowsky recommended that the Regents authorize the execution of a ground lease agreement with Adair, Agar, Foor, and Powell and the execution of the necessary separate agreement with the Federal Aviation Agency to ensure the life of the contract for lessees.

Regent Bell reminded the Regents that this matter was discussed at length at the time of the last meeting and tabled for review of the lease provisions by Mr. Harold Heiple, the Norman City Council, and other interested parties. He said this review took place and the matter is now ready for action of the Board. He said the Facilities Planning Committee recommends approval of President Banowsky's recommendation. Regent Bell moved approval. He said, however, that Mr. Heiple was present at the meeting and wished to make a statement.

Mr. Heiple was recognized by Regent Bailey for comment. Mr. Heiple referred to his letter of March 3 to the Board of Regents, in which he indicated that meetings had been held and the University had agreed to accommodate to the written requests for changes in the lease. Mr. Heiple said, based on the information from Legal Counsel Ward, that the requested changes will be included in the lease. He has no objection to the execution of the lease or the development of the land.

Mr. Heiple requested that the Regents consider adopting a policy that the terms and conditions of this particular lease will be incorporated into any future leases regarding Swearingen Research Park or Max Westheimer Field insofar as they relate to the various points he has raised. It was his feeling that establishing such a policy would facilitate the future development of the entire North Campus property. Mr. Heiple expressed appreciation to the staff and the Regents for the opportunity to have input into this matter.

The following voted yes on Regent Bell's motion to approve the recommendation: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

I. Lloyd Noble Center Parking Facilities and Access Roads

In order to increase the parking facilities and improve access R.G.D.C., Inc., project engineers, have completed final plans for the addition of a series of parking facilities and roads at the Lloyd Noble Center. The proposed new facilities include:

1. A major new paved parking area containing approximately 1,400 spaces located north and west of the Center.
2. Extension of Imhoff Road as a four-lane wide campus drive from Chautauqua to a new intersection with Jenkins Avenue.
3. A new campus drive constructed from the north side of the proposed parking to Wadsack Drive.
4. Approximately 100 new parking spaces in a second location on the east side of the Center.

Not included in the plans at this time are other parking area and roadside improvements including, parking space delineation, signs, additional lighting and landscaping in several areas. This work will be bid at a later time.

The design of this construction work is being coordinated with the City of Norman's Jenkins Avenue reconstruction project. The total budget for this project is \$1,500,000.

President Banowsky recommended that the Board of Regents approve (1) the final plans and construction specifications for Imhoff Road, the extension of Wadsack Drive, and the additional Lloyd Noble Center parking areas and (2) that the project be advertised for bids.

Regent Bell reported the Facilities Planning Committee had reviewed the plans and construction specifications as indicated and concurs with President Banowsky's recommendation. Regent Bell moved approval. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

J. Energy Resources Center Renovation Project

On March 11, 1980 bids were received from six contractors for the renovation of areas located on the first and second floors of the Physical Sciences Center. A tabulation of all the bids is as follows:

<u>CONTRACTOR</u>	<u>BASE BID</u>
Wynn Construction	\$114,000
Norman General Cont. Inc.	111,000
Novak & Lackey	111,900
Synar Construction Company	103,000
Designed Environments Inc.	119,078
Seven OK's, Inc.	152,400

Approximately two hours after the bids were opened, a letter was received from Synar Construction Company, Inc., which stated that they did not want to use two of the major subcontractors identified as a required part of their bid proposal. After reviewing the letter, the bid proposal and the other information available at this time, it was concluded that it is in the best interest of the University to require that Synar Construction Company, Inc. use the subcontractors identified on their bid proposal form.

President Banowsky recommended that the low bid of \$103,000 for the renovation of portions of the Physical Sciences Center presented by Synar Construction Company, Inc. be accepted and that a contract be awarded for this work. In the event that the low bidder withdraws his bid, the contract will be awarded to Norman General Construction, Inc., the next low bidder, at a contract price of \$111,000.

Regent Bell said these bids were reviewed by the Facilities Planning Committee at the meeting yesterday and the Committee concurs with President Banowsky's recommendation. Regent Bell moved approval. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little and Rothbaum. The Chair declared the motion unanimously approved.

K. Sale of May Walker Property

At the December 13 meeting the Regents, on recommendation of the Board of Trustees of the University of Oklahoma Foundation, voted to accept the offer of A. S. Dahr, M.D., to purchase the remaining 140 acres of the May M. Walker Estate. This property is located at Memorial Road and Western in Oklahoma City.

When this property was transferred from the Regents to the Foundation in 1976 in exchange for numerous properties adjacent to campus, only the surface rights were conveyed to the Foundation although the Regents own 10/16th mineral rights. Therefore, at this point, any conveyance by the Foundation would be of surface rights only. Dr. Dahr's understanding was that his offer included both surface and mineral rights.

President Banowsky recommended that the Regents execute a mineral deed conveying 5/16ths of the mineral interests of the May M. Walker property to the Foundation. The subsequent deed from the Foundation to Dr. Dahr will then include these mineral rights as well as the surface rights.

Regent Bell reported this matter was discussed at length at the Facilities Planning Committee meeting and the Committee unanimously recommends that President Banowsky's recommendation not be approved. Regent Bell moved approval of the Committee recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

L. Archeological Survey and Stovall Museum of Science and History

The Oklahoma Archeological Survey, established in 1968, has responsibility for the evaluation and preservation of cultural and historical evidence of Oklahoma's early inhabitants. Enabling State legislation (April 10, 1970) established the Survey as a State agency and assigned it a number of specific functions.

The Stovall Museum, which developed from a museum originally chartered by the Territorial Legislature in 1899, has broad responsibilities for preservation of scientific artifacts and specimens, as well as for interpretation of Oklahoma's natural history and heritage. Furthermore, the Oklahoma Antiquities Law establishes that at least 50 percent of all archeological materials from the State be deposited in the Stovall Museum.

Legislation outlining responsibilities for the Survey and its companion unit, the Museum, did not provide for housing or operations. These two areas of major concern, although subsequently addressed on a limited scale within the broader context of higher education, still impose impossible limitations. Just as the Oklahoma Geological Survey has benefited by being set apart as a separate State agency, the same could be true for the Archeological Survey and Stovall Museum, which have state-wide responsibilities and provide benefits to a broad spectrum of Oklahoma's citizens. The two units could appropriately be considered as a separate State agency, related to the University of Oklahoma, but separate from it. This would allow the State to recognize its unique responsibility for these units, as well as for the Survey and the Museum to respond in terms of their state-wide roles.

Within this context, the housing of the Survey and the Museum can be addressed. Currently, the buildings housing both units are grossly inadequate. The Survey, with 13 staff members, is housed in 3 different and widely separated laboratories. Personnel, collections, and public facilities in the Museum are found scattered through at least 8 different buildings, some of which are over 4 miles apart. This separation continually affects adversely productivity, communication, coordination, and security. Many of the collections and personnel are located in frame "temporary" buildings of World War II vintage. These and other occupied buildings present major fire hazards. Collections are rapidly deteriorating because of unstable temperature and humidity controls. Other problems include inadequacies in insulation, fire code conformance, termite infestation, lighting, venting, unsuitable walls and ceilings, leaking roofs, poor security, and inefficient energy utilization. Buildings also do not provide access for the handicapped.

The following capital improvement statement outlines the first phase of a project which would provide the quantity and quality of space required for a first-rate Oklahoma Archeological Survey and Stovall Museum. The initial phase includes provisions for the Oklahoma Archeological Survey, for collections now in serious jeopardy, and for part of the needed display and public areas. Subsequent plans would provide support facilities, room for collection expansion, and museum research and teaching laboratories. The implementing of a comprehensive capital improvements program would centralize facilities of the Survey and the Museum, thus allowing them to fully meet their state-wide responsibilities and the needs of Oklahoma.

1. Description of Project:

Oklahoma Archeological Survey and Stovall Museum, Phase I: This project is the first phase of a staged expansion and renovation project for the Oklahoma Archeological Survey and the Stovall Museum. It would provide for adequate housing of archeological artifacts and other specimens from Oklahoma, as well as for personnel that have responsibility for developing and interpreting Oklahoma's natural history and heritage. The resulting construction and renovation would allow for the transfer of collections and personnel from widely separated buildings which are totally inadequate for the storage and interpretation of archeological and other specimens. Major problems concerning fire hazards, collection deterioration, energy conservation, security, facility quality, and effective use of personnel would be addressed by the completion of this capital improvements program for the Archeological Survey and the Stovall Museum.

- 2. Distribution of Area in Assignable Square Feet: 38,330
- 3. Estimated Outside Gross Square Feet in Project: 53,700
- 4. Estimated Total Development Cost:

Building and fixed equipment	\$2,631,300
Mechanical	998,820
Electrical	537,000
Site development	43,000
Movable equipment	86,000
	\$4,296,120

5. Proposed Schedule of Construction:

Date Project to Begin: When funds become available
 Date Project to be Completed: 24 months

6. Source of Funds:

State Funds
 Private Gifts

Regent Bell said this was discussed at the Facilities Planning Committee and the Committee recommends that the Regents approve the concept and authorize the University administration to enter into discussions regarding this proposal and the needs statement with the staff of the Oklahoma State Regents for Higher Education. Regent Bell moved approval of the Committee recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

M. Johnson Controls Energy Monitoring System Extension

Single bid negotiations with Johnson Controls, Inc. have been completed for a purchase to expand the JC-80 Building Automation System from 30 to 36 buildings. The purchase will include materials, technical engineering, wiring diagrams, consultation during installation and inspections. All labor required for actual installation to incorporate the six additional buildings into the system will be provided by the University Physical Plant.

This purchase will be charged to Physical Plant Energy Conservation and Conversion account 127-716 and Utilities account 147-202.

The proposal for including six additional buildings into the system with associated software is as follows:

OCCE Administration Building	\$ 7,807.00
OCCE Forum Building	19,537.00
Memorial Stadium (North End)	28,610.00
Microscopy Laboratory	12,111.00
Chilled Water Plant #1	4,374.00
Chilled Water Plant #2	4,835.00
Floppy Disc Unit	5,426.00
Software	<u>6,393.00</u>
Total	\$89,093.00

The above price represents a substantial savings to the University providing all of the recommended buildings are included as proposed and that a purchase order is awarded no later than March 14, 1980. The core theme of the negotiations was to reduce cost to the University by minimizing volatile escalating prices and reducing risk to the supplier by removing elements of uncertainty. An early award as proposed will insure a savings of \$19,680.00 under the original proposal submitted by Johnson Controls, Inc. The estimated payback period, in energy conservation for this investment is 4.85 years.

The materials and services contained in the attached bid relate directly to the expansion and enhancement of the University's JC-80 Computerized Building Automation Control System designed and manufactured by Johnson Controls, Inc. This single source purchase is the only alternative available to

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gain the maximum benefit of the Energy Management features of the system, and the essential criteria of maintaining the total compatibility of the system field hardware and computer software. The cost of interfacing with other systems is estimated at \$60,000 to \$100,000 alone. In addition, there would be a problem of split maintenance responsibilities.

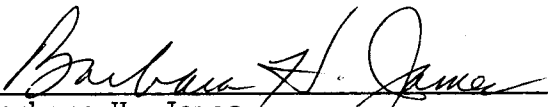
President Banowsky recommended that the Board of Regents approve the award of a purchase order to Johnson Controls, Inc., in the amount of \$89,093.00 for providing material, technical engineering, consultation and inspections to incorporate 6 additional buildings into the JC-80 Building Automation System.

Regent Replogle moved approval of the recommendation. The following voted yes on the motion: Regents Bailey, Bell, Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion unanimously approved.

N. Report on Major Capital Improvement Projects

As shown on the following page, a report was presented to the Regents on major capital improvement projects now under construction and in various stages of planning on the Norman Campus. No action was required.

There being no further business, the meeting adjourned at 10:55 a.m.



Barbara H. James
Executive Secretary of the Board of Regents

THE UNIVERSITY OF OKLAHOMA
NORMAN CAMPUS

MAJOR CAPITAL IMPROVEMENTS PROGRAM

PROJECTS UNDER CONSTRUCTION

PROGRESS REPORT - MARCH, 1980

Project	Engineers and Architects	Contractors	Contract Award Date	Original Adjusted Completion Date	Original Current Contract Amount	Status Percent Complete	Source of Funds
Lloyd Noble Center	Binnicker & Associates	Rayco Construction Company	01/11/73	01/10/75	\$4,929,000 \$5,093,961	97%	Student Facilities System Bonds of 1971. Private Funds and Student Facilities Fee Reserve.
Housing Improvements: Sitework	Architectural & Engineering Services	Cactus Construction Co.	08/10/79	11/10/79 05/30/80	\$ 132,543 \$ 151,313	96%	Housing Reserve Funds
Housing Improvements: Masonry Restoration	Architectural & Engineering Services	Hydro-Seal	08/28/79	02/28/80 04/25/80	\$ 87,247	90%	Housing Reserve Funds
Huston Huffman Center	Benham-Blair & Affiliates, Inc	Harmon Construction Co.	11/26/79	05/26/81	\$5,730,000 \$5,736,088	15%	Private Funds, Bond Funds & State Building Bond Funds
Samuel Roberts Noble Microscopy Lab/Animal Holding Facility	Ammerman, Butler, Thomas & Associates, Inc.	Wynn Construction	12/06/79	09/02/80	\$ 645,213	14%	Private Funds, and Section 13/New College Funds
Stadium South End Zone	Noftsgar, Lawrence, Lawrence, & Flesher	Harmon Construction Co.	11/29/79	10/15/80	\$3,922,700	26%	Bond Funds, Athletic Department Funds
NEL & Physical Sciences Center Renovation	Architectural & Engineering Services	G & V Enterprises, Inc.	12/06/79	03/06/80	\$ 110,134 \$ 114,605	93%	Section 13/New College Funds & Institutional Funds
Huston Huffman Center	Benham-Blair & Affiliates, Inc.	Johnson Controls, Inc.	11/08/79	05/26/81	\$ 39,253	0%	Private Funds, Bond Funds & State Building Bond Funds.
Stadium South End Zone	Noftsgar, Lawrence, Lawrence, & Flesher	Johnson Controls, Inc.	11/08/79	10/15/80	\$ 25,682	0%	Bond Funds, Athletic Department Funds
Savoie Lottinville Hall & Parkview Apartments Roofing Repair	Architectural & Engineering Services	Neogard Corporation	12/17/79	03/17/80	\$ 153,000	0%	Building Maintenance & Housing Reserve Funds
Nielsen Hall Renovation	Howard & Porch	T.J. Boismier Company, Inc.	12/13/79	07/13/80	\$ 864,293	20%	State Building Bond Funds
Tennis Court Lighting	Architectural & Engineering Services	Thompson Electric Company	12/13/79	02/13/80	\$ 63,496	55%	Student Activity Fee Reserve Account
Monnet Hall Renovation (Partial)	Physical Plant	Physical Plant	---	---	\$ 24,000		Section 13/New College Funds

ARCHITECTURAL AND ENGINEERING SERVICES
THE UNIVERSITY OF OKLAHOMA
NORMAN CAMPUS

MAJOR CAPITAL IMPROVEMENTS PROGRAM

PROJECTS IN VARIOUS STAGES OF PLANNING

PROGRESS REPORT - MARCH, 1980

Project	CMP Priority Number	Architect or Engineer	Contract or Letter	Estimated Cost	Status
Richards Hall Renovation	M&R 1	McCune McCune & Associates	06/10/76	\$ 910,000	Bids were awarded on February 28, 1980.
Richards Hall Fixed Equipment	M&R 2	McCune McCune & Associates	06/10/76	\$ 200,000	Bids were awarded on February 28, 1980.
DeBarr Hall Renovation (Excluding Annex)	M&R 4	Turnbull & Mills	01/22/76	\$ 960,000	Bids were awarded on February 14, 1980.
DeBarr Hall Fixed Equipment	M&R 5	Turnbull & Mills	01/22/76	\$ 270,000	Bids were awarded on February 14, 1980.
Science Hall Renovation	M&R 6	Shaw Associates, Inc.	01/22/76	\$ 886,201	Schematic plans have been approved. Inactive.
Max Westheimer Taxiway Reconstruction, Phase II	--	C.H. Guernsey & Company	05/24/79	\$ 558,315	Master planning is underway.
Fred Jones, Jr. Art Center Building Mechanical Systems Improvements	--	MESA Engineering Corporation	---	\$ 155,000	Preliminary work is underway.
Bizzell Memorial Library Expansion	NC 1-A NC 1-B NC 1-C	Hellmuth, Obata and Kassabaum, Inc.	10/27/79	\$4,000,000 \$4,000,000 \$4,000,000	Phase I bids were awarded on February 28, 1980.
L. Dale Mitchell Baseball Park	--	R.G.D.C., Inc.	11/26/79	\$1,200,000	Design development phase plans have been approved.
Lloyd Noble Center Parking Facilities	--	R.G.D.C., Inc.	---	\$1,500,000	Final plans are underway.
Jefferson House Remodeling	--		---	\$ 500,000	The architectural firm selection process is underway.
Physical Sciences Center Renovation, 1st and 2nd floors (ERC)	--	Architectural and Engineering Services	---	\$ 150,000	Bids will be received on March 11