

**Glennville State College
Board of Governors Meeting
September 17, 2008
Mollohan Campus Community Center, Third Floor, Room 319
Glennville, West Virginia**

Members Present: Mr. R. Fred Radabaugh, Chair
Ms. Sue Morris, Vice Chair
Mrs. Marjorie Burke
Mr. R. Terry Butcher
Mr. Jim Estep, via teleconference
Mr. Bill Hanlin
Mr. Tom McPherson
Mr. Jerry Milliken
Mr. Ed Toman
Dr. Joe Evans, Faculty Representative
Ms. Mary Alltop, Staff Representative
Ms. Tashua Allman, Student Representative

Staff Present: Ms. Janet Bailey, Director of Athletics
Dr. Peter B. Barr, President
Mr. Jerry Burkhammer, Dean of Student Affairs
Dr. Kathy Butler, Provost and Senior Vice President
Mr. Robert O. Hardman, II, Executive Vice President
Dr. W. Daniel Nicholson, II, Senior Vice President for External Relations
Ms. Teresa Sterns, Executive Assistant to the President

Other Staff Present: Ms. Annette Barnette, Director of Marketing and Public Relations
Mr. David Millard, Special Assistant to the President

Guests Present: Ms. Betsy Barr
Mr. John Cerone, BBL Campus Development
Mr. Peter Cornell, BBL Development Group
Mr. Keith McClanathan, BBL Carlton
MS. Jamie Mullins, newspaper representative from *The Phoenix*
Mr. Paul Tennant, Associated Architects

Call to Order

Chairman Fred Radabaugh called the meeting to order at 12:50 p.m.

A quorum was established.

Approval of Minutes

IT WAS MOVED BY JERRY MILLIKEN TO APPROVE THE MINUTES OF THE AUGUST 20TH MEETING.
MARGE BURKE SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

Public Comment

N/A

Committee of the Whole

President Barr reminded the Board of the presentation made by BBL Carlton at the last meeting and the Board's concern of rising costs. President Barr said BBL Carlton has provided a contract stating there would be no substantial increase in monthly costs until August 2010. The total amount of construction will be \$24,865,000 and will remain that amount until construction is completed.

The Board discussed its concerns with BBL Carlton. One of the questions of concern was what the total cost per bed will be. BBL Carlton stated the cost per bed will be \$52, 500. Other concerns were in reference to the quality of the furniture to be placed in the dorms, the design-build strategy approach, and requesting BBL Carlton to provide concrete data to compare costs. BBL Carlton suggested that GSC visit and talk with other institutions that BBL Carlton has built dorms for to compare costs and quality of furniture.

Jerry Burkhammer noted that he had previously visited the University of Charleston and spoke with Albany College regarding the construction and furniture. Positive results were found at both institutions.

Bill Hanlin noted that he had previously visited Marietta College, constructed by BBL Carlton, and the construction and furniture were very satisfactory.

BBL Carlton offered to give GSC an allowance to choose different furniture if the furniture they choose to put in the dorms is not satisfactory with the College. BBL Carlton further noted that the allowance for furniture is generous because they will not build an expensive building and put cheap furniture in it.

Other concerns were mentioned regarding the acquisition of other real estate, titles, and the time constraints set in the agreement with BBL Carlton.

BBL Carlton agreed that if they begin construction and GSC has legal difficulties obtaining the property titles, then BBL Carlton will absorb the costs they have already incurred from the start date.

Another concern of the Board was how to determine the best value for the project. GSC has selected to use BBL Carlton's design-build strategy option due to flexibility, saving on costs, and good quality even though the selection process was not determinant upon cost.

Mr. Estep noted that it is the Board's fiduciary responsibility to define what the best value is and requested that all comparisons and statements of quality be documented.

BBL Carlton suggested that GSC sign the contract with the stipulation that GSC has until October 1st to cancel regardless of anything. This will give GSC adequate time to make necessary phone calls and visits to confirm the selection of BBL Carlton. If GSC's findings are negative and they do not want to proceed prior to October 1st then the contract may be cancelled.

President Barr stated that he and his staff members have made phone calls and obtained positive recommendations from other institutions who have used BBL Carlton's services.

Mr. Estep requested that the minutes reflect the above validation by President Barr.

President Barr suggested that any Board members having further questions regarding the BBL Carlton recommendation feel free to contact other institutions of their choice for recommendations.

BBL Carlton indicated that they feel construction may begin December 1st.

The Board agreed to add the following to the background information as presented in the current new residence hall action resolution:

"Total cost \$24,865,000 which may be increased by \$250,000 for land acquisition in the event it is not feasible to take it out of the million dollar bond contingency."

IT WAS MOVED BY MARGE BURKE THAT THE BOARD OF GOVERNORS APPROVE THE AMENDMENT OF THE NEW RESIDENCE HALL RESOLUTION BACKGROUND INFORMATION TO REFLECT THE REVISED TOTAL COST OF CONSTRUCTION AS DISCUSSED BY THE BOARD: TOTAL COST \$24,865,000 WHICH MAY BE INCREASED BY \$250,000 FOR LAND ACQUISITION IN THE EVENT IT IS NOT FEASIBLE TO TAKE IT OUT OF THE MILLION DOLLAR BOND CONTINGENCY. JERRY MILLIKEN SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

IT WAS MOVED BY TERRY BUTCHER THAT THE BOARD OF GOVERNORS APPROVE THE CONSTRUCTION OF A NEW RESIDENCE HALL ON THE CAMPUS OF GLENVILLE STATE COLLEGE. MARGE BURKE SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

IT WAS MOVED BY MARGE BURKE THAT THE HOUSING RESOLUTION AS TABLED FROM THE LAST BOARD MEETING BE REMOVED FROM THE TABLE. SUE MORRIS SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

After a discussion of the Board,

IT WAS MOVED BY MARGE BURKE THAT THE BOARD OF GOVERNORS APPROVE TO POSTPONE THE HOUSING RESOLUTION UNTIL THE DECEMBER 17TH MEETING. JERRY MILLIKEN SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

Announcements

Annette Barnette announced GSC's Adopt-An-Airport at Yeager Airport article in the Charleston Gazette and showed a video clip that was aired on WOWK television channel 13 regarding GSC assisting in the reclamation of eighty acres of airport land by planting blue spruce trees. It will take several years to complete the project. She further announced that President Barr was a guest speaker with Mike King on 103.3 FM and also did an interview on THE BOSS 97.1 FM radio station.

Danny Nicholson announced that Bob Jones made a \$125,000 contribution to GSC and further noted that the public campaign kick-off is scheduled for November 15th.

Marge Burke announced that the GSC marching band will lead both the WV Forest Festival and WV Black Walnut Festival parades.

President Barr announced that Danny Nicholson and Bob Henry Baber have trained twelve students in preparation for a "call-a-thon." The students raised \$5,000 last night.

Chairman Radabaugh announced that the Executive Committee meeting and Board of Governors meeting previously scheduled in October will both be cancelled due the scheduling of today's meeting. The next regular Board meeting will be held on December 17, 2008.

Executive Session

IT WAS MOVED BY MARGE BURKE THAT THE BOARD OF GOVERNORS GO INTO EXECUTIVE SESSION UNDER THE AUTHORITY OF WV CODE §6-9A-4 TO DISCUSS PRESIDENTIAL COMPENSATION. BILL HANLIN SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

Rise from Executive Session

IT WAS MOVED BY MARGE BURKE THAT THE BOARD RISE FROM EXECUTIVE SESSION AND RECONVENE IN OPEN SESSION. SUE MORRIS SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

Actions Emanating from Executive Session

After discussions in executive session, the Board took the following action:

IT WAS MOVED BY TERRY BUTCHER THAT THE BOARD OF GOVERNORS APPROVE TO EXTEND AND APPROVE THE PRESIDENT’S CONTRACT BEGINNING JULY 1, 2009 THROUGH JUNE 30, 2013 UPON APPROVAL OF THE HIGHER EDUCATION POLICY COMMISSION, EXCLUDING ANY FOUNDATION RELATED PROVISIONS THEREIN CONTAINED THAT THE FOUNDATION BOARD DOES NOT CHOOSE TO APPROVE. ED TOMAN SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

Chairman Radabaugh asked that the minutes reflect that Mary Alltop and Tashua Allman were not present at the time the action emanating from executive session was adopted due to previous commitments.

Adjournment

With no further business and hearing no objection, Chairman Radabaugh adjourned the meeting at 3:45 p.m.

R. Fred Radabaugh
Chairman

Teresa Sterns
Executive Assistant to the President