

MINUTES

SPECIAL TELEPHONIC MEETING OF THE

BOARD OF REGENTS

OF

THE TEXAS A&M UNIVERSITY SYSTEM

HELD AT

COLLEGE STATION, TEXAS

JULY 12, 1995

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**MINUTES OF THE
SPECIAL TELEPHONIC MEETING OF THE BOARD OF REGENTS
JULY 12, 1995**

As authorized by Chapter 551.121 of the Texas Government Code, a special telephonic meeting of the Board of Regents of The Texas A&M University System was convened by Ms. Mary Nan West, at 10:10 a.m., Wednesday, July 12, 1995, in the Board of Regents Meeting Room, College Station, Texas.

The following members of the Board were present in the Board Meeting Room:

Ms. Mary Nan West, Chairman
Mr. T. Michael O'Connor, Vice Chairman

The following members of the Board participated by telephone:

Mr. Robert H. Allen
Ms. Alison Brisco
Mr. John H. Lindsey
Mr. Frederick D. McClure
Mr. Don Powell
Ms. M. Guadalupe L. Rangel

The following member of the Board did not participate:

Mr. Royce E. Wisenbaker

The following members of the administration were present in the Board Meeting Room: Dr. Barry B. Thompson, Ms. Vickie Running, General Wesley E. Peel, Mr. Tony Heger, Mr. Charles Caffee, Ms. Terri Parker, Ms. Mary Beth Kurz, Mr. Dick Lindsay, Mr. Tim Donathen, Mr. Vergil Gay, Mr. Doc Mills, Mr. Dan Buchly, Dr. Malon Southerland, Mr. Steve Hodge. Ms. West announced that also present in the room was Mr. Mark LaVoy, CEO of Huber, Hunt and Nichols. Ms. West informed the Board that Dr. Ray M. Bowen and Dr. Jerry Gaston would be joining the meeting shortly.

Ms. West announced that this special telephonic meeting was called to consider and take action on two items: Award the Construction Contract for the Special Events Center at Texas A&M University and Grant Easement for the Widening of George Bush Drive

Ms. West then called on Mr. John Lindsey, Chairman of the Planning and Building Committee, to present these two items. Mr. Lindsey said this was not a Committee meeting, only a Board of Regents meeting was posted. He said for the record the Committee consisted of Regents Rangel, Allen, McClure, Powell and Lindsey.

Mr. Lindsey said Agenda Item 1 presented bids taken on June 15 for the construction of the special events center at Texas A&M University. He said this special telephonic Board meeting was requested due to the fact that Coordinating Board approval of the project expires on July 15 (three days from now), and if the contract is not awarded by that date, the project must be resubmitted for Coordinating Board reapproval consideration. Mr. Lindsey said the bids expire after 60 days, which will occur on August 15, approximately two weeks before the next regular Board meeting, now scheduled for August 31. He referred to the bid tabulation sheet shown on Page 1.4 of the agenda item and said seven bids were received. Mr. Lindsey said the low bid for the base was submitted by the firm of Huber, Hunt and Nichols, Inc. of Dallas, in the amount of

\$29,950,000. He said the project is programmed at \$35 million in the university capital plan. Mr. Lindsey said six alternates were bid and the university administration is recommending that six of the eight alternates be awarded, as indicated on the bid tabulation sheet on Page 1.4. He said if the base and these six alternates are awarded, as recommended, the construction amount would be \$32,237,400 to bring the total project cost to \$36,750,000. Mr. Lindsey said the sources of funds were shown on Page 1.1, a combination of General Use Fee and Parking Revenue. He said it appears that this is a good low bid, and it's from an excellent contractor with a significant amount of arena and stadium construction experience.

Ms. Rangel asked about Alternate 1-A. She said it is not being considered, so does that mean that the seats will not be upholstered. Mr. Donathen said the Alternate 1-B seating is by the same manufacturer as the 1-A seating option. Alternate 1-B is an upholstered seat, it is an upgraded seat from the 1-A seat and for the difference of money, it's a much improved seat. He said the value is really in award of Alternate 1-B rather than staying with the 1-A product. Ms. Rangel confirmed that the customers will have good, comfortable seating. Mr. Donathen reassured Ms. Rangel that the seats will be comfortable. Ms. Brisco commented that she was happy to see that one of the newspapers and publications that was selected to advertise the bids was a minority newspaper. She encouraged Facilities and Planning to continue to do that in the future.

The Board took action as set forth below:



182-95
(Item 1)

**ACTION ON BIDS FOR THE
SPECIAL EVENTS CENTER
TEXAS A&M UNIVERSITY**

Mr. Allen made the motion to adopt the minute order as presented. Mr. McClure seconded the motion. Ms. West called the roll and votes were recorded as follows:

Alison Brisco:	Aye
John Lindsey:	Aye
T. Michael O'Connor:	Aye
Don Powell:	Aye
M. Guadalupe L. Rangel:	Aye
Mary Nan West:	Aye
Robert H. Allen:	Aye
Frederick D. McClure:	Aye

The following minute order was adopted:

Based on bids received June 15, 1995, the contract is awarded to Huber, Hunt & Nichols, Inc. of Dallas, Texas, at \$32,237,400.00 the low base bid and Alternates 1B, 2C, 3, 4, 5 and 8 for the Special Events Center at Texas A&M University.

Supplementing previous appropriations of \$1,740,000.00, the amount of \$35,670,000.00 is appropriated from Account No. 01-083519 Revenue Financing System (General Use Fee) and the amount of \$660,000.00 in previous appropriations is reverted to Account No. 02-085008 General Fee Revenue Fund.

(182-95 continued)

The Revenue Financing System (General Use Fee) will be reimbursed in the amount of \$1,500,000.00 from Account No. 02-030139 Parking, Traffic and Transportation Reserve and the net proceeds derived from the sale or lease of the tract of land in Fort Bend County, Texas, donated to Texas A&M University in 1985 to support the construction and/or operation and maintenance of this facility are hereby appropriated to this project, when received, and like amounts are reverted to the Revenue Financing System (General Use Fee).

The Board of Regents of The Texas A&M University System reasonably expects to incur debt in one or more obligations for this project, and all or a portion of the proceeds received from the sale of such obligations are reasonably expected to be used to reimburse the account(s) for amounts previously appropriated and/or expended from such account(s).

As required by Section 5(a) of the Master Resolution of the Revenue Financing System, the Board hereby determines that it will have sufficient funds to meet the financial obligations of The Texas A&M University System, including sufficient Pledged Revenues to satisfy the Annual Debt Service Requirements of the Revenue Financing System and to meet all financial obligations of the Board relating to the Revenue Financing System and that the Participants on whose behalf the Bonds are to be issued possess the financial capacity to satisfy their Direct Obligations.



Mr. Lindsey said Agenda Item 2 contains a proposed minute order that would authorize the Chancellor to grant an easement to the Texas Department of Transportation for widening George Bush Drive. He said the urgency of this item is due to the fact that the commitment from the Highway Commission to fund the project at \$4.7 million expires on August 31, 1995. He said the local district engineer is attempting to award a contract for the work by August 15, but he can't do this without the requested right-of-way, which is described under "Background Information" contained in the agenda item. The Board took action as set forth below:



183-95
(Item 2)

**AUTHORIZATION FOR CONDITIONAL
ROAD RIGHT-OF-WAY EASEMENT TO THE
TEXAS DEPARTMENT OF TRANSPORTATION
FOR PURPOSES OF WIDENING GEORGE BUSH DRIVE
THE TEXAS A&M UNIVERSITY SYSTEM**

Mr. Powell made the motion to adopt the minute order as presented. Mr. O'Connor seconded the motion. Ms. West called the roll and votes were recorded as follows:

Robert H. Allen:	Aye
Alison Brisco:	Aye
John Lindsey:	Aye
Frederick D. McClure:	Aye
M. Guadalupe L. Rangel:	Aye
Mary Nan West:	Aye
T. Michael O'Connor:	Aye
Don Powell:	Aye

(183-95 continued)

The following minute order was adopted:

The Chancellor of The Texas A&M University System, or his designee, following recommendation by the System Real Estate Office and approval by the Office of General Counsel, is authorized to execute any and all documents required to grant a conditional road right-of-way easement to the Texas Department of Transportation for the purpose of widening George Bush Drive (FM-2347) from Wellborn Road (FM-2154) to the West Bypass (FM-2818) along with the appropriate temporary construction easements.



Dr. Thompson commented that this is a very historical moment. He said the special events center project has been discussed, hashed and rehashed for a long time. He commended Mr. Lindsey, Dr. Bowen, General Peel and his staff for doing an outstanding job of bringing this to this point.

Ms. West commented that she had recently spoken to the Aggie Club in San Antonio and the question she was asked numerous times was when the special events center was going to be built so that there was sufficient room for graduations. Ms. West said she was delighted that the special events center is on the road.

Dr. Bowen said this had been a long project and involved a lot of hard work from a lot of people. He said Dr. Gaston played a critical role in the last year to bring this project to completion.

Mr. Allen moved that the meeting adjourn and Mr. Powell seconded the motion. There being no further business, Ms. West adjourned the special telephonic meeting of the Board at 10:17 a.m., the same day.

Vickie Running
Secretary of the Board of Regents
The Texas A&M University System

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