

AGENDA FOR THE BUILDINGS AND GROUNDS COMMITTEE  
UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES  
VIA TELEPHONE CONFERENCE CALL  
9:00 A.M., JULY 24, 2013

University of Arkansas, Fayetteville

1. Consideration of Request for Approval for Granting of an Easement, UAF (Action)
2. Consideration of Request for Approval to Grant a Water/Sewer Easement to the City of Fayetteville, UAF (Action)
3. Consideration of Request for Approval to Grant a Quitclaim Deed to Supplement a Legal Description, UAF (Action)

University of Arkansas for Medical Sciences

4. Consideration of Request for Selection of a Design Firm for the Texarkana Regional Programs Southwest Project, UAMS (Action)

University of Arkansas at Little Rock

5. Consideration of Request for Selection of a Design Firm for the Energy Conservation and Emergency Power Generation Project, UALR (Action)
6. Consideration of Request Selection of a General Contractor for the Energy Conservation and Emergency Power Generation Project, UALR (Action)

University of Arkansas at Pine Bluff

7. Consideration of Request for Selection of Three (3) Design Firms to Provide On-Call Engineering Services, UAPB (Action)

University of Arkansas at Monticello

8. Consideration of Request for Approval of Acceptance of Property Located in Arkansas City, UAM (Action)

*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor G. David Gearhart at the University of Arkansas, Fayetteville, requests approval to grant a non-exclusive, permanent 30 foot easement to Sean and Elizabeth Orme of Goshen, Arkansas.

At its November 11, 2009 meeting, the Board accepted a donation of five acres of property from Jack H. Cole to be used for research and educational purposes, including, but not limited to, issues relating to environment, conservation, hydrogeology and water quality with specific research in programs directed by Professor Van Brahana in the Department of Geosciences at the University of Arkansas, Fayetteville. The easement is for the purpose of recording an existing access easement over and across a small portion of the University's property to a parcel that is otherwise landlocked.

A resolution is attached for your consideration. I recommend its approval.

Sincerely,



Donald R. Bobbitt  
President

Attachment

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505 / Fax 501-686-2506

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
University of Arkansas for Medical Sciences / University of Arkansas at Monticello / Division of Agriculture / Criminal Justice Institute  
Arkansas Archeological Survey / Phillips Community College of the University of Arkansas / University of Arkansas Community College at Hope  
University of Arkansas Community College at Batesville / Cossatot Community College of the University of Arkansas  
University of Arkansas Community College at Morrilton / University of Arkansas at Fort Smith  
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service

*The University of Arkansas is an equal opportunity/affirmative action institution.*

## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University hereby grants to Sean M. Orme and Elizabeth Orme, their heirs, successors and assigns forever a non-exclusive, permanent thirty (30) foot easement on, over, across and under a portion of the following described property situated in Washington County, Arkansas, to wit:

Part of the South Half of the Northeast Quarter of Section 26, Township 17 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 26; thence N 89° 34' 30" E 1413.41 feet; thence N 06° 42' 50" W 453.31 feet; thence N 12° 23' 30" W 587.61 feet to the True Point of Beginning, and running thence N 12° 23' 30" W 307.52 feet to a found iron pin; thence N 89° 52' 52" E 729.91 feet to the Corp of Engineers monument; thence S 00° 42' 50" E 322.81 feet to a set iron pin; thence N 88° 12' 25" W 668.26 feet to the Pint of Beginning, containing 5.00 acres, more or less. Subject to easements and rights-of-way of record.

BE IT FURTHER RESOLVED that said easement is being granted for the purpose of ingress and egress, as well as all utilities, and being more particularly described as follows, to wit:

That portion of Grantor's above-described lands which are situated in the following described easement area for all purposes connected with the use and enjoyment of the lands of the Grantees with said easement area being more particularly described as follows:

A 30 foot wide access easement for ingress and egress to run South to the North Right-of-Way line of North Habberton Road, said easement being described as being 15.00 feet of equal and uniform width either side of the centerline of an existing gravel drive, said centerline being more particularly described as follows: Commencing at the NW Corner of the NE 1/4 of the NE 1/4 of said Section 26, said point being a set 60D nail at the base of an existing stone monument; thence North 88°47'30" West 329.34 feet along the North line of the NW 1/4 of the NE 1/4 of said Section 26 to an existing stone monument rebar; thence South 01°32'54" West 1319.54 feet to a 1/2 inch iron rebar on the South line of said NW 1/4 of the NE 1/4; thence South 88°44'02" East 228.26 feet along the South line of said NW 1/4 of the NE 1/4 to a 1/2 inch iron rebar; thence leaving the South line of said NW 1/4 of the NE 1/4, North 02°27'40" East 203.94 feet to a 1/2 inch iron rebar; thence South 88°44'01" East 481.28 feet to a 1/2 inch iron rebar in the center of an existing gravel drive for the Point of Beginning; thence Southerly along said gravel drive centerline the following: South 09 degrees 40 minutes 10 seconds West 24.25 feet; South 11 degrees 59 minutes 00 seconds East 48.30 feet; South 37 degrees 51 minutes 00 seconds East 71.70 feet; South 54 degrees 40 minutes 24 seconds East 138.43 feet; South 46 degrees 22 minutes 00 seconds East 22.00 feet; South 37 degrees 41 minutes 00 seconds East 55.00 feet; South 16 degrees 38 minutes 00 seconds East 31.00 feet; South 750.00 feet; South 06 degrees 00 minutes 00 seconds East 350.00 feet, more or less, to the said North line of Habberton Road Right-of-Way.

BE IT FURTHER RESOLVED that the Chairman and Secretary shall be, and hereby are, authorized to execute and deliver to Sean M. Orme and Elizabeth Orme an Easement Deed that has been approved as to form and content by the General Counsel.

*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor G. David Gearhart, University of Arkansas, Fayetteville, has requested approval for the granting of a permanent water and sewer easement to the City of Fayetteville, Arkansas, located along Razorback Road. The easement will support the Razorback Road widening project.

A resolution is attached for your consideration. I recommend its approval.

Sincerely,



Donald R. Bobbitt  
President

Attachment

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University of Arkansas Community College at Morrilton / University of Arkansas at Fort Smith  
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service

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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the Chairman and Secretary shall be, and hereby are, authorized to execute and deliver a non-exclusive permanent water/sewer easement to the City of Fayetteville, Arkansas, to construct, lay, remove, relay, inspect, enlarge and/or operate a water and/or sanitary sewer pipe line or lines, manholes, and appurtenances thereto on, over, across and under the following described property situated in Washington County, Arkansas, to wit:

### Property Description:

Parcel No. 765-05211-000 (being a part of Fairground Addition), Parcel Nos. 765-05270-000 and 765-05271-000 (being a part of Fair Park Addition), Parcel No. 765-09335-000 (being a part of Oak Park Place), Parcel Nos. 765-05283-000, 765-05287-000, and 765-05289-000 (being a part of Fair Park Addition), and Parcel No. 765-14570-000 (being a part of the SE-SE-17-16-30); all within the City of Fayetteville, Washington County, Arkansas.

### Permanent Easement Description

#### TRACT A

A part of parcel number 765-05211-000 being a part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), Section Seventeen (17), Township Sixteen (16) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows: A twenty foot (20') wide strip of land lying ten feet (10') either side of a centerline, the sidelines of said easement to be extended or shortened to terminate at the Northerly right-of-way of Nettleship Street and the Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581, the centerline of said strip described as follows: Commencing at the Southeast corner of said forty (40) acre tract; thence along the Easterly line of said tract North 02°35'17" East 671.07 feet; thence leaving said Easterly line North 87°24'43" West 70.29 feet to the POINT OF BEGINNING, being on the Northerly right-of-way of Nettleship St.; thence leaving said right-of-way North 03°19'38" East 128.24 feet; thence North 49°27'50" East 31.97 feet to said Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581 being the terminus, containing 3,202 square feet, more or less.

#### TRACT B

A part of parcel numbers 765-05270-000 and 765-05271-000 being a part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), Section Seventeen (17), Township Sixteen (16) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of said forty (40) acre tract; thence along the Easterly line of said tract North 02°35'17" East 332.23 feet; thence leaving said Easterly line North 87°24'43" West 50.76 feet to the Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581, being the POINT OF BEGINNING; thence leaving said right-of-way the

following courses: North 87°28'31" West 40.89 feet; North 03°05'42" East 58.11 feet; North 86°17'57" West 289.82 feet; North 03°42'03" East 212.81 feet; North 85°58'21" West 140.00 feet; North 03°15'35" East 29.45 feet to the Southerly right-of-way of Nettleship Street; thence along said right-of-way South 86°03'05" East 160.23 feet; thence leaving said right-of-way South 03°42'03" West 222.37 feet; thence South 86°17'57" East 288.99 feet; thence North 00°31'01" East 221.51 feet to said Southerly right-of-way of Nettleship Street; thence along said right-of-way South 86°03'05" East 9.29 feet to said Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per Job No. 040581; thence along said right-of-way South 45°00'04" East 15.06 feet; thence leaving said Westerly right-of-way South 00°24'26" West 224.02 feet to said Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per Job No. 040581; thence along said right-of-way South 02°41'40" West 64.81 feet to the point of beginning, containing 21,958 square feet, more or less.

#### TRACT C

A part of parcel no. 765-09335-000 being a part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section Seventeen (17), Township Sixteen (16) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Southwest corner of said forty (40) acre tract; thence along the Westerly line of said tract North 02°35'17" East 321.33 feet; thence leaving said Westerly line South 87°24'43" East 42.07 feet to the Easterly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581 being the POINT OF BEGINNING; thence along said right-of-way North 02°37'57" East 27.99; thence continuing along said right-of-way South 87°22'03" East 10.25 feet; thence continuing along said right-of-way North 44°34'24" East 26.99 feet to the Southerly right-of-way of Leroy Pond Drive; thence along said right-of-way South 87°28'31" East 66.00 feet; thence leaving said right-of-way the following courses: South 03°05'36" West 17.00 feet; South 87°28'31" East 171.07 feet; South 11°58'58" East 112.99 feet; South 78°01'02" West 20.00 feet; North 11°58'58" West 97.50 feet; North 87°28'31" West 198.55 feet; South 47°14'24" West 15.35 feet; North 87°37'09" West 40.45 feet to the point of beginning, containing 8,973 square feet, more or less.

#### TRACT D

A part of parcel numbers 765-05283-000, 765-05287-000, and 765-05289-000, being a part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), Section Seventeen (17), Township Sixteen (16) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said forty (40) acre tract; thence along the Easterly line of said tract North 02°35'17" East 316.75 feet; thence leaving said Easterly line North 87°24'43" West 102.74 feet to the Northerly right-of-way of Martin Luther King Jr. Boulevard (AR St. Hwy. 16/180) per A.H.T.D. Job No. 040399 being the POINT OF BEGINNING; thence along said right-of-way South 88°20'34" West 20.03 feet; thence leaving said right-of-way the following courses: North 01°28'16"

East 47.28 feet; North 54°16'38" East 32.32 feet; North 01°42'45" East 313.29 feet; North 12°17'19" West 15.74 feet; North 02°30'15" East 34.27 feet to the Southerly right-of-way of Mitchell Street; thence along said right-of-way South 87°50'43" East 30.00 feet to the Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581; thence along said right-of-way South 03°43'11" West 47.14 feet; thence continuing along said right-of-way South 87°22'03" East 4.13 feet; thence leaving said right-of-way South 08°40'25" East 137.06 feet to said Westerly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040581; thence along said right-of-way South 02°37'57" West 35.72 feet; thence leaving said right-of-way the following courses: South 89°16'26" W 13.12 feet; North 08°40'25" W 111.87 feet; South 01°42'45" W 264.24 feet; South 54°16'38" W 32.26 feet; South 01°28'16" W 36.25 feet to the Point of Beginning, containing 12,264 square feet, more or less.

#### TRACT E

A part parcel number 765-14570-000 being a part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), Section Seventeen (17), Township Sixteen (16) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows:

A twenty foot (20') wide strip of land lying ten feet (10') either side of a centerline, the sidelines of said easement to be extended or shortened to terminate at the Easterly right-of-way of Razorback Road (AR St. Hwy. 112) per A.H.T.D. Job No. 040399 and per 040581, the centerline of said strip described as follows: Commencing at the Southwest Corner of said forty (40) acre tract; thence along the Westerly line of said tract North 02°35'17" East 329.33 feet; thence leaving said Westerly line South 87°24'43" East 98.83 feet to the Easterly right-of-way of Razorback Road (AR St. Hwy. 112) per said A.H.T.D. Job No.040399 being the POINT OF BEGINNING; thence leaving said right-of-way North 03°36'20" West 36.55 feet; thence North 40°13'34" West 58.01 feet; thence North 87°25'43" West 13.92 feet to the Easterly right-of-way of Razorback Road (AR St. Hwy. 112) per said A.H.T.D. Job No. 040581 being the terminus, containing 2,153 square feet, more or less.

BE IT FURTHER RESOLVED THAT the easement shall be in a form and content approved by the General Counsel.



*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Dave Gearhart at the University of Arkansas, Fayetteville requests approval to execute a Quitclaim Deed to Roy Clark Milligan and Frances Burton Woods for property located in Washington County. The Quitclaim Deed supplements a deed that was issued when the University sold the property to Mr. Milligan and Ms. Woods in 1991. The Quitclaim Deed reflects a 1987 Consent Decree resolving a property line issue.

A resolution is attached for your consideration. I recommend its approval.

Sincerely,



Donald R. Bobbitt  
President

Attachment

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505 / Fax 501-686-2506

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
University of Arkansas for Medical Sciences / University of Arkansas at Monticello / Division of Agriculture / Criminal Justice Institute  
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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the Chairman and Secretary, shall be and hereby are, authorized to execute and deliver a Quitclaim Deed from the Board of Trustees of the University of Arkansas in favor of Roy Clark Milligan and Frances Burton Woods, to supplement a deed recorded November 6, 1991, in Book 1440, at Page 557, in the records of Washington County, for the following described lands in Washington County, Arkansas, to wit:

That portion of Block Numbered One (1) and the Eastern one-half of the Read Street right-of-way in the Mountain View Addition to the City of Fayetteville, Arkansas, which lies East of a line one foot West of an existing rock wall, said line being more particularly described as follows: Beginning at an iron pin marking the Northwest corner of Block One (1) of Mountain View Addition to the City of Fayetteville, Arkansas, said point being one (1) foot, more or less, West of a certain rock wall, and running Southerly parallel with and one (1) foot West of said rock wall the following: South 12 degrees 45 minutes 27 seconds East 71.0 feet, South 19 degrees 25 minutes 41 seconds East 46.3 feet to the intersection of the centerline of Read Street right-of-way; thence continuing Southerly one (1) foot West of said rock wall the following: South 19 degrees 17 minutes 53 seconds East 12.8 feet, South 14 degrees 44 minutes 12 seconds East 14.6 feet, South 27 degrees 12 minutes 03 seconds East 35.0 feet, South 28 degrees 31 minutes 11 seconds East 139.9 feet to the end of the rock wall, thence South 44 degrees 52 minutes 59 seconds East 11.3 feet to an iron pin marking the intersection of the centerline of the Read Street right-of-way with the North line of the Maple Street right-of-way, said Iron pin being 28.2 feet West of the Southwest corner of said Block One (1).

BE IT FURTHER RESOLVED THAT the Quitclaim Deed shall be in a form and content approved by the General Counsel.

*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Daniel W. Rahn, University of Arkansas for Medical Sciences, is requesting project approval and selection of design professionals for the UAMS AHEC Southwest project in Texarkana. As you will recall from the January 31-February 1 Board meeting, approval was granted for the purchase of property on the north side of U of A Way Street near the UACCH-Texarkana campus. A capital project proposal form is attached for renovating the existing structure on the property.

Board of Trustees selection guidelines concerning advertisement, notification, and interviews were followed in accordance with Board Policy 740.1. The list below indicates the committee's ranking. Therefore, Chancellor Rahn and the selection committee would like to offer the following design professionals for Board consideration **(in order of preference)**:

- **CADM Architecture with WER Architects**
- **SCM Architects**
- **RPPY Architects**

I concur with Dr. Rahn's recommendation. A proposed resolution, with a blank for the selected firm, is attached for your consideration.

Sincerely,



Donald R. Bobbitt  
President

Attachments

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505 / Fax 501-686-2506

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas for Medical Sciences' AHEC Southwest Project in Texarkana is hereby approved.

BE IT FURTHER RESOLVED THAT the University of Arkansas for Medical Sciences is authorized to select \_\_\_\_\_ as the design professionals for the AHEC Southwest Project of the University of Arkansas for Medical Sciences.

ATTACHMENT A  
CAPITAL PROJECT PROPOSAL FORM

Campus: UAMS

Name of Proposed Facility: UAMS-Southwest

1. Project Function

The proposed project involves major renovation of the recently acquired Osborne Building in Texarkana. This building (Osborne Building) will be renovated to house the Family Medicine Residency Training Program and the clinical operations associated with training resident physicians at our Regional Center in Texarkana. This location is one of six Regional Centers in Arkansas that is directly involved in training Family Physicians as its core education program. Overall, there are eight UAMS Regional Centers in the state of Arkansas.

2. Facility location & Description (Attach Map)

The attached map shows the location of the Osborne Building in Texarkana.

3. Total Project Cost

Our initial estimate is \$3,100,000 (maximum).

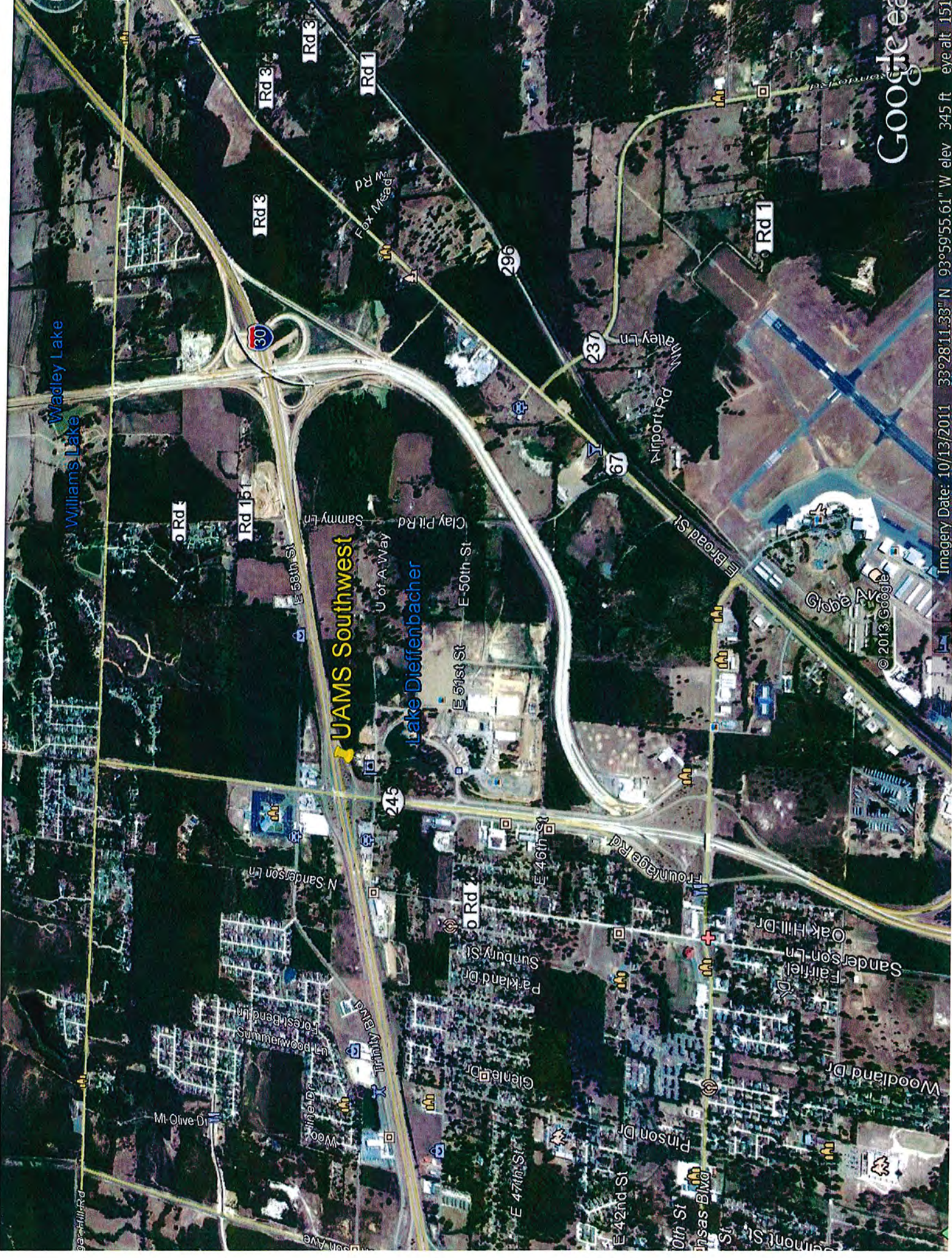
4. Parking Plan to Support New or Expanded Facility

The 5.00 acre property includes plenty of existing parking, and room for overflow if needed. All of the parking is dedicated to this purpose.

5. Source of Project Funds

Funds will be provided from existing campus (UAMS Regional Program) reserves.







*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Joel E. Anderson, University of Arkansas at Little Rock, is requesting approval for the selection of design professionals for the Energy Conservation and Emergency Generation Project. This project was approved at the Board's April 5 meeting and bond funding for the project was approved on May 23, 2013.

In accordance with Board Policy, authorization was granted to begin the search for design professionals and four firms responded to the published request for qualifications. Interviews were conducted on June 5, 2013. The selection committee indicated that three of the firms are best suited to perform the needed services based on their understanding of the proposed project, experience in design of similar projects, and the ability to meet budget and time constraints. The committee and Chancellor Anderson therefore recommend the following firms for consideration **in order of preference**:

**Tinsley Mullen Engineers**  
Environmental Systems Design Inc.  
Cromwell Architects Engineers

I concur with Dr. Anderson's recommendation. A proposed resolution, with a blank for the selected firm, is attached for your consideration.

Sincerely,



Donald R. Bobbitt  
President

Attachment

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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas at Little Rock is authorized to select \_\_\_\_\_ as the professional design firm for the UALR Energy Conservation and Emergency Generation Project.

*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Joel E. Anderson, University of Arkansas at Little Rock, is requesting approval for the selection of a general contractor for the Energy Conservation and Emergency Generation Project.

Authorization was granted to begin the search and nine firms responded to the published request for qualifications. In accordance with Board Policy, interviews were conducted with five of those firms on May 31, 2013. The selection committee indicated that three of the firms are best suited to perform the needed services based on their understanding of the proposed project, experience in construction of similar projects, and the ability to meet budget and time constraints. The committee and Chancellor Anderson therefore recommend the following firms for consideration **in order of preference**:

**Nabholz Construction**  
Baldwin & Shell  
East – Harding

I concur with Dr. Anderson's recommendation. A proposed resolution, with a blank for the selected firm, is attached for your consideration.

Sincerely,



Donald R. Bobbitt  
President

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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas at Little Rock is authorized to select \_\_\_\_\_ as the general contractor for the UALR Energy Conservation and Emergency Generation Project.

*Office of the President*

July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Laurence B. Alexander at the University of Arkansas at Pine Bluff has requested the selection of three (3) on-call consultants to provide professional engineering services for the University of Arkansas at Pine Bluff.

Interviews have been conducted in accordance with Board Policy 740.2. The interviews indicated that the firms listed below are best suited to perform the needed services, based on expertise, experience, and range of services. Therefore, the selection committee and Chancellor Alexander would like to recommend the following three firms:

1. Energy Engineering Consultant, Inc.
2. Cromwell AIA
3. TME Consulting Engineers

I concur with Dr. Alexander's recommendation. A proposed resolution is attached for your consideration.

Sincerely,



Donald R. Bobbitt  
President

Attachment

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University of Arkansas Community College at Batesville / Cossatot Community College of the University of Arkansas  
University of Arkansas Community College at Morrilton / University of Arkansas at Fort Smith  
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service

*The University of Arkansas is an equal opportunity/affirmative action institution.*

## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas at Pine Bluff is authorized to select Energy Engineering Consultant, Inc., Cromwell AIA, and TME Consulting Engineers to provide on-call engineering services for the University of Arkansas at Pine Bluff.



*Office of the President*  
July 22, 2013

TO MEMBERS OF THE BUILDINGS  
AND GROUNDS COMMITTEE:

Dr. Stephen Broughton, Chair  
Mr. John Goodson  
Mr. Reynie Rutledge  
Mr. Cliff Gibson  
Chair Jane Rogers, Ex-Officio

Dear Committee Members:

Chancellor Jack Lassiter at the University of Arkansas at Monticello requests approval for the acceptance of a donation of property located in Arkansas City, Arkansas.

Dr. Lassiter and Robert Moore, former Speaker of the House and current State Highway Commissioner, have been in discussions regarding the transfer and donation of the law office of Xenophon Overton Pindall and the land upon which it is situated. Mr. Pindall served as acting Governor of the State from 1907 to 1909. Governor Pindall's administration oversaw the creation of the Ozark National Forest and, after leaving office, was a renowned criminal lawyer. The property is on the National Register of Historic Places.

Dr. Lassiter proposes to create within the facility a small museum with artifacts and photographs of the history of Arkansas City. Since the facility is located approximately 20 minutes from the UAM-McGehee campus, Chancellor Lassiter believes it would provide an opportunity for internship to students in the Hospitality Management program, as well as provide educational and archaeological activities for students from all three UAM campuses. Also, the facility is in an area that Arkansas City leaders, along with the Arkansas Department of Parks and Tourism, are working to create as a tourist stop on a planned Southeast Arkansas Heritage Trail.

The Governor's Office has allocated \$150,000 in GIF funds for the renovation and historic preservation of the property. For this appropriation to go forward, the University will have to move quickly to accept the donation. The property is in better than average condition and has been examined by a historical architect, who has assured Chancellor Lassiter that the \$150,000 will more than cover restoration of the facility to its original condition. The intent is for no UAM funding to be used for this project.

A resolution is attached for your consideration. I recommend its approval.

Sincerely,



Donald R. Bobbitt  
President

Attachment

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505 / Fax 501-686-2506

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
University of Arkansas for Medical Sciences / University of Arkansas at Monticello / Division of Agriculture / Criminal Justice Institute  
Arkansas Archeological Survey / Phillips Community College of the University of Arkansas / University of Arkansas Community College at Hope  
University of Arkansas Community College at Batesville / Cossatot Community College of the University of Arkansas  
University of Arkansas Community College at Morrilton / University of Arkansas at Fort Smith  
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## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the Board gratefully accepts from Robert and Beverly Moore a donation of property known as the Xenophon Overton Pindall Law Office. The property is situated in Arkansas City, Desha County, Arkansas, and is more particularly described as follows:

That certain tract or parcel of land more particularly described as follows: That certain part of Lots 13 and 14, Block 7, Original Town of Arkansas City described as follows: Beginning at a stake set at NW corner of Lot 14, thence parallel with First Avenue 60 feet, thence toward the Mississippi River on line dividing Lots 13 and 12 of said Block, 60 feet westwardly parallel with First Avenue, 60 feet to eastern line of Third Street, to point of beginning, being lot of ground fronting 60 feet on Third Street and 60 feet on First Avenue, all in Arkansas City Original Town.

BE IT FURTHER RESOLVED THAT the President, Vice President for Finance or Vice President for Administration shall be, and hereby are, authorized to execute such documents and instruments and take such actions as may be necessary to accept the donation from Mr. and Mrs. Moore subject to a determination by the General Counsel that donors have good and merchantable title to the subject property and subject further to such environmental surveys as the officials of the administration deem necessary.

AGENDA FOR THE SPECIAL MEETING OF THE  
UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES  
VIA TELEPHONE CONFERENCE CALL  
9:20 A.M., JULY 24, 2013

1. Report on Buildings and Grounds Committee Meeting Held July 24, 2013 (Action)
2. Consideration of Request for Approval of Revisions to Board Policy 430.3, Disability Insurance, UASYS (Action)

Criminal Justice Institute

3. Consideration of Request for Approval to Establish Fees for Out of State Students, CJI (Action)

*Office of the President*

July 22, 2013

TO THE MEMBERS OF THE BOARD OF TRUSTEES

Dear Trustees:

The University has had a Board Policy for many years which provides for offering long-term disability insurance coverage to benefits-eligible employees. Over the past few months, human resource offices at the campuses have worked with System staff to explore adding a new benefit of short-term disability insurance to employees as a means to offer partial salary replacement protection for periods of unpaid leave due to illness, injury or childbirth. The addition of this benefit is strongly supported by the Staff Senate at the University of Arkansas, Fayetteville.

The University requested rate quotes from UNUM, the carrier that currently provides the long-term disability coverage. UNUM offered rates of \$0.56 per \$100 of covered salary for basic coverage and \$0.63 per \$100 of covered salary for optional short-term disability, up to a maximum salary level of \$45,000.

If approved, the Fayetteville campus plans to proceed immediately to enroll classified employees in basic short-term disability and will offer the optional short-term disability (all employee paid) during the open enrollment period in the fall, subject to my approval of the summary description of the coverage available to eligible employees. The cost estimate to provide the basic short-term disability coverage to classified employees at the Fayetteville campus is \$221,000. All other UA campuses are currently evaluating this benefit. If a campus determines that it wants to offer the new benefit, it will do so in consultation with the President.

There is a fair amount of flexibility in how campuses may choose to offer this benefit, including which classes or groups of employees to provide the basic coverage, what levels to establish as the covered salary amounts, and even the number of years for which employees would be eligible for the coverage.

The attached page provides additional detailed information regarding the short-term and the long-term disability benefits. A proposed resolution approving revised Board Policy 430.3 is attached for your consideration. The University will review the short-term disability benefit after three years to determine if the program is meeting objectives and to evaluate employer costs. I recommend approval.

Sincerely,



Donald R. Bobbitt  
President

#### Attachments

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505 / Fax 501-686-2506

University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
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***Additional details about the levels of coverage in proposed short term disability (STD) program:***

**General Provisions:**

- An employee must be absent from work due to an illness or injury as certified by a physician for two weeks before any STD benefits are available.
- The plan provides for first day of eligibility coverage but does have a pre-existing condition requirement, which excludes for 12 months any condition which existed for up to three months prior to enrollment.
- The plan will run concurrently with Family Medical Leave (FMLA) and requires the employee to exhaust all accrued sick and vacation leave (except in maternity leave which is specifically protected by state law) before disability payments begin.
- STD coverage does not create an additional obligation to the University to hold a position for an employee who is absent from work and in no case can any combination of accrued leave, leave-without-pay, family medical leave or short-term disability be used to exceed 180 days which is the elimination period for long-term disability.
- Campuses could elect to offer Basic short-term disability, Optional short-term disability, both, or neither one.

**Basic STD**

- Basic STD would be paid by the University and provide for up to 12 weeks of coverage.
- The coverage replaces 60% of salary up to a maximum coverage limit as selected by the campus (Fayetteville would use a maximum salary coverage limit of \$45,000).
- The rate for basic STD is \$0.56 per \$100 in salary covered (the annual premium for a \$30,000 salary would be \$168).

**Optional STD**

- Optional STD would be paid entirely by the employee.
- The coverage replaces 60% of salary up to a maximum coverage limit as selected by the campus.
- Optional STD offers the employee the ability to cover a larger salary amount than is provided in the basic plan and the opportunity to buy an additional 12 weeks of coverage.
- The Optional STD aggregate rate quoted for Classified staff is \$0.63 per \$100 in covered salary. The aggregate rate quoted for Non-Classified staff for 12 weeks of coverage is \$0.93 per \$100 in covered salary and \$1.47 per \$100 covered salary for 24 weeks.

## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT Board Policy 430.3 is hereby revised in its entirety as follows:

BOARD POLICY  
DISABILITY INSURANCE

430.3

Short-term Disability: Basic and Optional

Active, regular, full-time or part-time appointed employees of the University of Arkansas who work twenty or more hours per week ("eligible employees") may, at the election of each campus, be provided basic short-term disability insurance coverage, the cost of which shall be paid by the University. Such basic coverage shall provide salary replacement for a maximum of twelve weeks, for sixty percent (60%) of covered salary, up to a maximum salary level. There shall be a two week waiting period. With the exception of maternity, all accrued leave balances must be exhausted prior to commencement of disability payments.

Eligible employees may also obtain at their cost optional short term disability coverage – which provides for an additional twelve weeks and the opportunity for salary coverage at higher levels than the basic. In no case shall any combination of basic and optional coverage exceed the elimination period for long term disability.

Long-term Disability: Basic and Optional

Active, regular, full-time or part-time appointed employees of the University of Arkansas who work twenty or more hours per week ("eligible employees") shall be provided basic long-term disability insurance coverage, the cost of which shall be paid by the University. Such basic coverage shall provide salary replacement for sixty percent (60%) of covered salary with an elimination period of 180 days.

At their cost, eligible employees may obtain optional long term disability insurance in an amount of sixty percent (60%) of covered salary above that salary amount covered by basic disability within a maximum coverage limit.

The President shall approve the carrier, and the premium, terms, maximum eligible earnings and conditions for all such coverage which shall be set forth in summary descriptions and provided to eligible employees.

July 24, 2013 (Revised)  
September 20, 1996 (Revised)  
June 16, 1989 (Revised)  
April 15, 1983 (Revised)  
October 1, 1982 (Revised)  
June 12, 1981 (Revised)  
May 8, 1981 (Revised)  
February 8, 1980 (Revised)  
December 13, 1978



Office of the President

July 22, 2013

TO THE MEMBERS OF THE BOARD OF TRUSTEES

Dear Trustees:

Dr. Cheryl May, Director of the Criminal Justice Institute, is requesting approval to charge fees to out-of-state law enforcement professionals enrolling in select CJI courses. Attached is a letter from Dr. May detailing this request. A proposed resolution is set out below. I recommend approval.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the following fees are hereby approved for the Criminal Justice Institute, effective immediately:

FEES FOR OUT-OF-STATE PARTICIPANTS

Crime Scene Investigation Courses:

Basic	\$50 per day
Intermediate	\$300 per course
Specialty	\$400 per course
Advanced	\$500 per course

Law Enforcement Management/Leadership Courses:

Basic	\$50 per day
Specialty	\$125 per course

Drug Investigation Courses:

Basic	\$50 per day
Intermediate	\$100 per course
Specialty	\$200 per course

Online Courses:

Principles of Supervision	\$100 (24 contact hours)
Foundations of Supervision	\$100 (24 contact hours)
Ethics	\$50 (7 contact hours)
Public Integrity Investigations	\$50 (7 contact hours)

Sincerely,



Donald R. Bobbitt  
President

Attachment

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University of Arkansas, Fayetteville / University of Arkansas at Little Rock / University of Arkansas at Pine Bluff  
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UNIVERSITY OF ARKANSAS SYSTEM  
CRIMINAL JUSTICE INSTITUTE

July 15, 2013

Dr. Donald Bobbitt  
President  
University of Arkansas System  
2404 North University Avenue  
Little Rock, AR 72207

Dear Dr. Bobbitt:

This letter is being written to request approval from the University of Arkansas Board of Trustees for a fee structure for enrollment of out-of-state law enforcement professionals in select Criminal Justice Institute (CJI) courses. As we have previously discussed, the Institute's high quality of courses, nationally unique nature and new more professional location closer to hotels and eating establishments, create the opportunity for CJI to generate revenue by charging fees for out-of-state law enforcement access to select courses. According to Act 1035 of 1997, "the Criminal Justice Institute, an educational entity, was created for the purpose of providing management education and training, technical assistance, practical research and evaluation, a clearinghouse and computer and forensic education and training for Arkansas law enforcement and national law enforcement." In addition, Act 1035 of 1997 also provides the Criminal Justice Institute with the authority to receive fees for out-of-state participants.

Historically, CJI courses have been provided to the Arkansas law enforcement community at no cost, with the participation of out-of-state law enforcement personnel limited to federally funded grant programs national in scope. It is proposed that select online courses and a limited number of slots in select traditional courses scheduled for the Arkansas law enforcement community during FY14 can be made available to out-of-state participants for a fee. Enrollment expansion in select crime scene investigation, law enforcement management/leadership and drug investigation courses is proposed. An implementation strategy will be employed that ensures Arkansas public safety officers will be given priority for enrollment, with a minimum number of slots made available to national law enforcement professionals. Initially, only select online courses and those traditional classes offered at the CJI campus (26 Corporate Hill Drive, Little Rock) and course delivery locations such as Jonesboro, Fayetteville, Texarkana, Fort Smith, Monticello, etc. which border or are close to other states would be marketed to out-of-state public safety officers. The maximum size of each traditional class to be marketed to regional

participants will be expanded to accommodate a limited number of out-of-state attendees and therefore, ensure sufficient available slots for Arkansas law enforcement personnel. Furthermore, this expansion in class size will not result in any additional instructional or other expenses. Consequently, there will not be additional costs incurred to implement this strategy. During FY14, no courses will be developed exclusively for out-of-state participants, eliminating any additional course delivery expenses. Allowing out-of-state participation may also reduce course cancellations due to low enrollment in areas, such as the southern portion of the state, with a high frequency of rural law enforcement agencies challenged by fiscal and staffing limitations.

Since 2011 the Criminal Justice Institute has developed and successfully delivered several online programs specifically for Arkansas law enforcement personnel. Current offerings, available 24/7, include three methamphetamine-related courses, Racial Profiling and Animal Cruelty. During the 2014 fiscal year, several new online courses will be launched. These include Principles of Supervision, Foundations of Supervision, Ethics, and Public Integrity Investigations. The curriculum for each course does not require Arkansas specific legal information and therefore, is more amenable to potential enrollment by out-of-state participants. As a result, it is proposed that these four online courses will be also made available to out-of-state law enforcement personnel for a fee. Adobe Acrobat is the platform for all CJI online deliveries. The number of concurrent users (number of students who can access the course at exactly the same time) available for Arkansas students will be 30 for each course. This number of concurrent users has been more than sufficient for Arkansas users and it is estimated that 30 concurrent users along with scheduling modifications will be initially sufficient to accommodate the anticipated out-of-state online enrollees in FY14. Consequently, no additional costs are anticipated for expanding online course access to the national law enforcement community.

Below is a proposed out-of-state fee structure that is based on the type of course (i.e.: traditional versus online) and different curricular levels (basic, intermediate, specialty and advanced). Differentiation based on the type and level of a course is required due to differences in delivery costs and the range of fees currently being charged by other entities for similar courses. The proposed fee structure was derived from an extensive review of the fees being charged per class by for-profit entities currently offering similar classes to law enforcement officers nationally. To enhance competitiveness, all recommended fees are comparably lower than the price per class charged for similar courses by for-profit entities.

#### PROPOSED FEE STRUCTURE

##### 1.) Crime Scene Investigation Courses:

- |                 |                  |
|-----------------|------------------|
| a. Basic        | \$50 per day     |
| b. Intermediate | \$300 per course |
| c. Specialty    | \$400 per course |
| d. Advanced     | \$500 per course |

##### 2.) Law Enforcement Management/Leadership Courses:

- |              |                  |
|--------------|------------------|
| a. Basic     | \$50 per day     |
| b. Specialty | \$125 per course |

## 3.) Drug Investigation Courses:

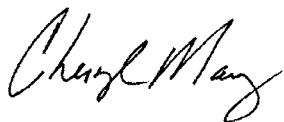
- |                 |                  |
|-----------------|------------------|
| a. Basic        | \$50 per day     |
| b. Intermediate | \$100 per course |
| c. Specialty    | \$200 per course |

## 4.) Online Courses:

- |                                    |                          |
|------------------------------------|--------------------------|
| a. Principles of Supervision       | \$100 (24 contact hours) |
| b. Foundations of Supervision      | \$100 (24 contact hours) |
| c. Ethics                          | \$50 (7 contact hours)   |
| d. Public Integrity Investigations | \$50 (7 contact hours)   |

Thank you in advance for your consideration of this request.

Sincerely,



Dr. Cheryl P. May  
Director