

BOARD OF REGENTS SPECIAL MEETING

UNIVERSITY OF SCIENCE AND ARTS OF OKLAHOMA

1727 W. Alabama Avenue, Chickasha, OK 73018

Student Center, Ballroom

March 7, 2025

10:00 AM CST

Student Center, Regents Meeting Room

The Board of Regents for the University of Science and Arts of Oklahoma met at a Special Meeting on Friday, March 7, 2025 in the Student Center's Regents Room of the USAO Campus.

1. **Call to Order:** The meeting was called to order by Chair Kelly Wilkerson at 10:00 AM.
2. **Open Meeting Law:** President Hale announced the filing of the meeting notice and posting of agenda was done in accordance with the Open Meeting Act.
3. **Roll Call** was taken. Regents in attendance were Kelly Wilkerson, Suzanne Reynolds, Amanda Conley, Diane Ming, and JJ Francais. Cale Walker and Chris Mosley were absent from the meeting. Also present was Assistant Attorney General Sohail Punjwani, representing the USAO Board of Regents.
4. **The pledge of allegiance** was recited by those in attendance.
5. **Remarks from AAG Punjwani:** Mr. Punjwani directed the question of any possible conflict of interest to the Regents concerning Item #6: Selection of Construction Manager for the Willard Hall Renovation. The Regents were asked individually if they had any conflict of interest in the selection. Their answers were:

Regent Conley: No; Regent Francais: No; Regent Ming: No; Regent Reynolds: No; Regent Wilkerson: No.
6. **Selection of Construction Manager for the Willard Hall Renovation:** Vice-President Hathaway presented the proposed item. Regent Francais made a motion to approve the selection of Willowbrook Construction Services of Chickasha, Oklahoma, as the Construction Manager for the Willard Hall Renovation Project. Regent Reynolds seconded the motion. The motion carried by unanimous vote.
7. **Adjournment:** Having no other business, Regent Reynolds made a motion to adjourn, and Regent Ming seconded the motion. The motion carried by unanimous vote and the special meeting adjourned at 10:07 AM.

Approval of Construction Manager Selection for Willard Hall Renovation Project

President Hale, in conjunction with the Finance and Audit Committee, recommends the Board of Regents approve Willowbrook Construction Services of Chickasha, OK, as the Construction Manager for the Willard Hall Renovation Project.

Background/Rationale:

Student demand for on-campus living arrangements exceed the University's current supply. President Hale's strategic vision calls for additional enrollment growth. It is important for the university to increase the inventory of on-campus living options.

The reopening of Willard Hall demonstrates USAO's commitment to maintaining and improving its campus facilities. This renovation project requires investment and planning, reflecting the university's dedication to providing high-quality spaces for its students.

For the Chickasha community this growth in the university's enrollment and facilities can act as an economic engine for Chickasha, potentially attracting new businesses, creating new jobs, increasing property values, and generating more tax revenue for the city.

For alumni who may have lived in Willard Hall decades ago, seeing the building come back to life will likely evoke feelings of nostalgia and pride. The revitalized residence hall will connect USAO's past, present and future -honoring traditions while embracing progress.

Total Project Budget: \$7,000,000

- OSRHE Allocation: \$3,500,000
- Private Gifts: \$1,500,000
- Master Lease Program: \$2,000,000 (financed through Housing revenues)

Selection Process:

Following OSRHE policy, state, and statutory requirements, the University:

- Issued a public solicitation for construction management services
- Received submissions from two qualified firms
- Conducted evaluations through a selection committee using state-mandated criteria
- Selected Willowbrook Construction Services based on scoring results

Next Steps:

1. Engage architectural services for project design
 - a. The University will use private gifts to the Willard Hall project for these design services
2. Develop construction documents
3. Once documents are complete, obtain Guaranteed Maximum Price (GMP) from Willowbrook
4. Present GMP to Board of Regents for final approval