

TRUMAN STATE UNIVERSITY
Kirksville 63501

OFFICIAL MINUTES
OF THE
BOARD OF GOVERNORS

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OPEN SESSION
OF MEETING ON
FEBRUARY 3, 2024

The Board of Governors for Truman State University met on Saturday, February 3, 2024, on the University campus in Kirksville, Missouri. The working session called to order at 9:30 a.m. by the Chair of the Board of Governors, Nancy Gingrich, was held in the Alumni Room of the Student Union Building. The open session of the business meeting was called to order shortly after 1:00 p.m. and was conducted in the Conference Room (3000) in the Student Union Building.

Five voting members participated in the meeting. Sarah Burkemper, Philip J. Christofferson, Cheryl J. Cozette, and Nancy Gingrich attended. Jennifer Kopp Dameron participated by phone. Bill Lovegreen, the sixth voting member, was absent from the meeting. The seventh voting member position is vacant.

Two non-voting members participated in the meeting. Ella Schnake, the Student Representative, was in attendance. Mike McClaskey, an out-of-state member, participated by phone. The second out-of-state member position is vacant.

Call to Order and Chair Report

Governor Gingrich called the meeting to order, welcomed all in attendance, and recorded Governor Lovegreen's absence as excused.

Recognition of 2023 Board Chair – Cheryl J. Cozette

Governor Gingrich presented Governor Cozette with a framed gavel in recognition of her service as Board Chair for the 2023 Calendar Year.

Resolution of Appreciation – K. Brooks Miller, Jr.

Governor Miller resigned from his role on the Board on December 31, 2023. The hope is that Governor Miller will return in April or October when the Board can appropriately recognize him for his service. Governor Christofferson moved for the adoption of the following resolution:

WHEREAS, the Honorable K. Brooks Miller, Jr. served as a member of the Truman State University Board of Governors from April 26, 2018, to December 31, 2023, serving as Secretary in 2019, Vice Chair in 2020, and Chair in 2021; and

WHEREAS, during his tenure on the Board, Governor Miller displayed a genuine commitment to the University's quest for excellence and focus on student learning that will have a lasting impact on the future direction and successes of Truman State University; and

WHEREAS, Governor Miller's sincere devotion and dedication to Truman, along with his consistent desire for the University to be accountable and strong convictions and careful consideration and discussion of a topic, were all hallmarks of his service and

WHEREAS, as an alumnus of Truman State University, Governor Miller consistently represented his alma mater with distinction and honor, displaying unwavering support for the University and providing a model of service to others

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by giving back to the University and the community through his service on the Truman State University Board of Governors, Alumni Board, and Foundation Board, and his leadership of community health centers;

NOW, THEREFORE, BE IT RESOLVED that the Truman State University Board of Governors hereby expresses immense gratitude to the Honorable K. Brooks, Miller, Jr. for his distinguished and commendable service as a member of the Board and

BE IT FURTHER RESOLVED that a copy of this resolution be presented to Governor Miller as a tangible expression of deep appreciation and felicitation.

The motion was seconded by Governor Burkemper and carried by a unanimous vote of 5 to 0. Governor Gingrich declared the motion to be duly adopted.

Minutes for Open Session of Meeting on December 2, 2023

Governor Burkemper moved for the adoption of the following resolution:

BE IT RESOLVED that the minutes for the open session of the meeting on December 2, be approved.

Governor Cozette seconded the motion, which was carried by a unanimous vote of 5 to 0. Governor Gingrich declared it duly adopted.

Missouri Legislative Consultant Report

GibbonsWorkman LLC serves as the university's Governmental Relationship Services Consultant. Mike Gibbons, a partner in the firm, shared his perspectives on the 2024 Missouri Legislative Session.

President's Report

Dr. Susan L. Thomas, University President, reported on several items of current interest and shared her selected engagements report. Within her report, President Thomas highlighted a recent trip to Washington D.C., comprised of meetings of the Council of Public Liberal Arts Colleges (COPLAC) and the American Association of Colleges and Universities (AAC&U), a Washington D.C. Alumni Reception, and a session with representatives of Venable LLP, Truman's Federal Governmental Relations Service Consultant. She ended her report with a shout-out to the Physical Plant staff for their tireless work to ensure that Truman's parking lots and over eight miles of sidewalk were as clear as possible following our recent winter storm.

Academic Affairs Report

Dr. Eric Freedman, Executive Vice President for Academic Affairs and Provost, provided an Academic Affairs Report, sharing an overview of Fall 2023 accomplishments.

Student Government Report

Colleen O'Reilly and Mairin Warner, President and Vice President of Student Government, provided the annual Student Government Report, highlighting the organization's many impactful activities and initiatives.

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Foundation Board Meeting Report

Governors Christofferson, Cozette, and Gingrich attended the Foundation Board Meeting/Retreat on January 20. Governor Cozette provided a brief report of the event.

Academic Affairs and Student Services Committee Report

Governor Christofferson, Chair of the Academic Affairs and Student Services Committee, reported on the meeting earlier in the day.

Finance and Auditing Committee Report

Governor Burkemper, Chair of the Finance and Auditing Committee, provided a report on the committee meeting held earlier in the day.

Financial Report

Governor Burkemper presented the Financial Report, which included a review of education and general revenues and expenditures and auxiliary system revenues and expenditures as of December 31, 2023, and the Truman State University Foundation revenues and expenditures as of December 31, 2023.

Review of Conflict of Interest Policy

Governor Burkemper conducted the annual review of the Board of Governors' Conflict of Interest Policy.

Budget and Capital Projects Committee Report

As an ex officio member of the Budget and Capital Projects Committee, Governor Gingrich reported on the committee meeting earlier in the day.

Construction Projects Report

Governor Gingrich provided an update on construction projects approved by the Board at previous meetings.

Contracts for Construction Projects and Equipment Purchases

Governor Gingrich noted that no construction projects or equipment purchases totaling \$25,000 to \$100,000 had been approved since the last board meeting.

Food Service Contractor

Governor Burkemper moved for the adoption of the following resolution:

WHEREAS, the University sought food service proposals via a competitive procurement process; and

WHEREAS, the current contract with Sodexo ends on May 15, 2024;

NOW, THEREFORE, BE IT RESOLVED that the President of the University is hereby authorized to negotiate a new Sodexo Food Services contract; and

BE IT FURTHER RESOLVED that the President of the University, or her designee, be authorized to sign a contract with Sodexo Food Services for an initial term commencing on May 16, 2024, and extending through May 15, 2029. Such

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contractual agreement will have renewal options for five (5) additional one (1) year periods, with the last available renewal period commencing on May 16, 2033, and ending on May 15, 2034.

The motion was seconded by Governor Christofferson and carried by a unanimous vote of 5 to 0. Governor Gingrich declared the motion to be duly adopted.

Amendment to Consent Agenda

Governor Burkemper moved that the following item be removed from the Consent Agenda:

ITEM M.2 Board Charges 2024-2025

Governor Christofferson seconded the motion, which was carried by a unanimous vote of 5 to 0. Governor Gingrich declared it duly adopted.

Board Charges 2024-2025

Governor Christofferson moved for the adoption of the following resolution:

BE IT RESOLVED that the following food service charges per semester be approved, effective with the 2024 Fall Semester:

<u>Meal Plans</u>	<u>Per Semester</u>
21 Meals per week, plus \$75 Dining Dollars	\$2,187
18 Meals per week, plus \$125 Dining Dollars	\$2,111
15 Meals per week, plus \$225 Dining Dollars	\$1,988
12 Meals per week, plus \$125 Dining Dollars	\$1,734
150 Meal plan, plus \$275 Dining Dollars	\$1,822
Three meals per week plus \$120 in Dining Dollars	\$ 500
Five meals per week plus \$150 in Dining Dollars	\$ 800

BE IT FURTHER RESOLVED that the president of the university will establish food service charges based on the above fees and charges in accordance with Sections 11.010 and 11.020 of the Code of Policies.

The motion was seconded by Governor Burkemper and carried by a unanimous vote of 5 to 0. Governor Gingrich declared the motion to be duly adopted.

Consent Agenda

Governor Cozette moved for the adoption of the following resolution:

BE IT RESOLVED that the following consent agenda item be approved and attached to the minutes as exhibit:

ITEM M.1 Architectural Services – 2024 Roofing Projects

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The motion was seconded by Governor Christofferson and carried by a unanimous vote of 5 to 0. Governor Gingrich declared the motion to be duly adopted, and the Secretary designated a copy of the document as Exhibit A.

Agenda Items for Future Meetings

Governor Gingrich reviewed a list of projected agenda items for the regular meetings during the following year.

Dates for Future Meetings

Governor Burkemper moved for the adoption of the following resolution:

BE IT RESOLVED that the next regular meeting of the Board of Governors be scheduled for Saturday, April 6, 2024, on the University campus in Kirksville, Missouri, beginning at 1:00 p.m., with the understanding that the Chair may alter the starting time and/or place for the meeting by giving due notice of such change; and

BE IT FURTHER RESOLVED that other regular meetings of the Board during the next year be tentatively scheduled for the following dates:

Saturday, June 15, 2024;
Saturday, August 3, 2024;
Friday, October 25, 2024;
Saturday, December 7, 2024; and
Saturday, February 8, 2024.

Governor Christofferson seconded the motion, which was carried by a unanimous vote of 5 to 0. Governor Gingrich declared it duly adopted.

Agenda Items for Closed Session

Governor Christofferson moved for the adoption of the following resolution:

BE IT RESOLVED that this meeting be continued in closed session, with closed records and closed votes as permitted by law, for consideration of the following items as authorized by Section 610.021, Revised Statutes of Missouri:

1. Approval of minutes for the closed session of the last meeting under Subsection 14 of the statute for "Records which are protected from disclosure by law";
2. Individual personnel actions under Subsection 3 of the statute for "Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded"; and
3. Confidential communications with the General Counsel, as defined in Subsection 1 of the statute.

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The motion was seconded by Governor Burkemper and carried by a unanimous vote of 5 to 0, with Governors Burkemper, Christofferson, Cozette, Dameron, and Gingrich voting Aye. Governor Gingrich declared the motion to be duly adopted.

The closed session of the meeting began shortly after 2:30 p.m.

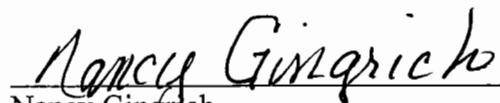
The open session of the meeting resumed shortly after 3:30 p.m.

With no further business, Governor Christofferson moved that the meeting be adjourned. Governor Cozette seconded the motion, which was carried by a unanimous vote of 5 to 0. Governor Gingrich declared the motion to be duly adopted, and the meeting was adjourned shortly after 3:35 p.m.



William B. Lovegreen
Secretary of the Board of Governors

I hereby certify that the foregoing minutes were approved by the Board of Governors on the 6th day of April 2024.



Nancy Gingrich
Chair of the Board of Governors

ITEM M.1**Architectural Services – 2024 Roofing Projects****DESCRIPTION AND BACKGROUND**

Several major buildings, including Magruder Hall, Pickler Memorial Library, and Ophelia Parrish, need roofing replacements. The roofs are 20 years old and have deteriorated. Each of these buildings has sections of roofing, which vary in age due to renovations and additions. This project would address these issues and be bid with a schedule designed to allow work to be completed during the summer of 2024.

The procedure for state agencies seeking architectural engineering or land surveying services is outlined in statute. It involves a review of the qualifications of firms on file or those that have submitted qualifications for a proposed project. In evaluating the qualifications, the following criteria are used:

1. The specialized experience and technical competence of the firm with respect to the type of services required;
2. The capacity and capability of the firm to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project;
3. The past record of performance of the firm with respect to such factors as control of costs, quality of work, and ability to meet schedules; and
4. The firm's proximity to and familiarity with the area in which the project is located.

Qualifications of four firms were reviewed for this project, focusing on previous relevant experience. A selection committee, including representatives from Physical Plant, Administration, Finance and Planning, and Campus Planning, reviewed the credentials submitted by these firms. Based upon this review, it is recommended that Building Resource Studio, LLP, of Saint Louis, Missouri, be selected for this project. This firm includes staff who were with several previous renovation projects at Truman, including similar roof replacements and the roof replacements done in Summer 2023.

Funding for this project will come from the Plant Fund. Approval for design services is needed to meet projected bidding and construction schedules. After the Board approves construction bids, work will occur starting in June 2024.

RECOMMENDED ACTION

BE IT RESOLVED that the proposal from Building Resource Studio, LLP to provide architectural services for the 2024 Roofing Projects, with the fees and work for such services to be within the guidelines of the proposal, be approved; and

BE IT FURTHER RESOLVED that the President of the University, or her designee, be authorized to execute a contract with the firm for the project; and

BE IT FURTHER RESOLVED that a copy of the proposal be attached to and made a part of the minutes for this meeting.

Moved by _____
Seconded by _____

Vote:

Burkemper
Cozette
Christofferson
Dameron
Gingrich
Lovegreen

Aye

Nay

Aye	Nay
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ATTACHMENT

Proposal Summary



QUALIFICATIONS DOCUMENT

ARCHITECTURAL AND ENGINEERING SERVICES

TRUMAN STATE UNIVERSITY

JANUARY 10, 2024

BUILDING RESOURCE STUDIO

Architecture, Building and Records Assessment, Capital Planning,
Construction Administration



January 10, 2024

Mrs. Lori Shook, AUID
Truman State University
100 E. Normal Avenue
Kirksville, Missouri 63501

RE: Qualifications Document for Architectural/Engineering Services

Dear Mrs. Shook,

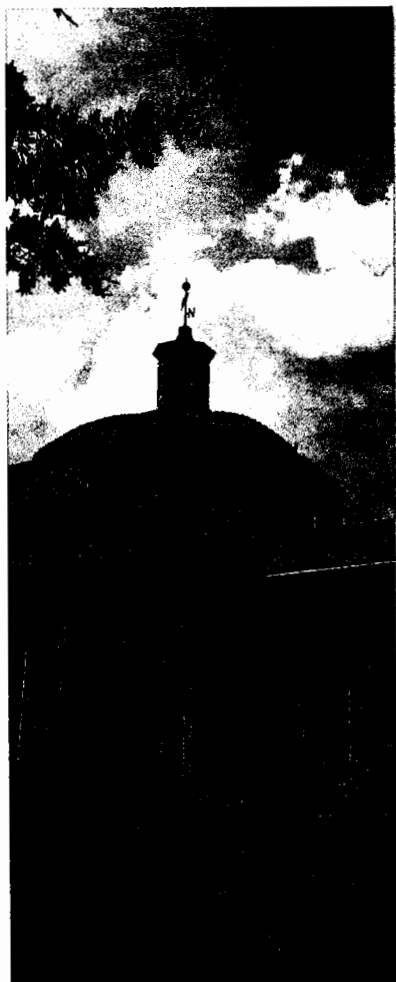
Thank you very much for the invitation to update our qualifications for Truman State University for your architectural projects. We have enjoyed working with you over the last two years.

Arthur Floyd and I formed Building Resource Studio (BRS Architects) in the fall of 2012, after each of us had provided professional services in the Missouri and Illinois regions for over 22 years, designing and managing the construction of over \$525 million of primarily K-12 public school facilities. We have since assembled a highly experienced team that is uniquely qualified to execute the work for your educational facilities on the campus of Truman State. Our entire team has worked together for many years, and we can provide a level of service that is outstanding and superior to any firm in the area. Our projects recently include work for Kirksville R-III School District, Ladue Schools, Fox School District, Iberia R-V School District, Osage County R-II School District, Marceline School District, Schuyler School District, Holden School District, the Bayless School District as well as Truman State University.

We are happy to have Harald Boerstler, as a project manager/construction administrator, as part of our staff, as we know he has a thorough history of working with Truman. We as a team would enjoy the opportunity to continue working with you. We understand the flexibility that will be needed in this current market and construction environment, and we are immediately available and prepared to provide our services to you. Thank you again for this opportunity to demonstrate our unique capabilities and show how the BRS team can be an excellent fit for your projects.

Sincerely,

Carolyn K. Green, AIA
Principal
Building Resource Studio – BRS Architects



Qualifications

Truman State University



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- Firm contact information
- Name, title, email, and signature
- Structure of the firm
- Size of the firm, in-house disciplines, professional licenses held, and years of experience
- Resumes of firm principals and other design members who will be associated with the project
- Client references including contact information

Part Two – Firm Qualifications 15

- Identify why firm is qualified and a good fit
- Illustrate recent projects
- Describe how firm interacts with agencies, staff, contractors

STRATEGIES DOCUMENT:

Project analysis and strategies 21-28

FEE STRUCTURE

Proposed Fee Structure 32



PART ONE – FIRM DESCRIPTION

Building Resource Studio, LLP Also known as BRS Architects, LLP

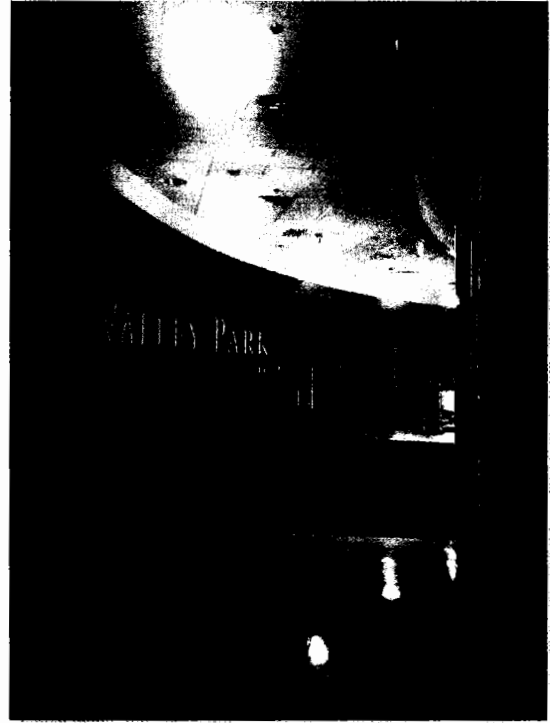
1502 S. Big Bend Blvd.
St. Louis, Missouri 63117
Cell 314-517-4295, Carolyn Green
Office 314-402-5183
info@BuildingResourcestl.com

Website: www.BuildingResourcestl.com

Proposal Submitted by:

Harald Boerstler, Project Manager and Construction
Administrator
Cell 314-324-9041
HB@Buildingresourcestl.com

Harald Boerstler



New Field House Commons – Valley Park School District

Building Resource Studio is a Limited Liability Partnership – Established September 2012.
Also known as BRS Architects, LLP. Based in St. Louis, the principals have practiced educational design in the Missouri/Illinois region for approximately 32 years each.

Size of Firm: Building Resource Studio is comprised of the following individuals:

Principal – Arthur D. Floyd II	31 years experience
Principal – Carolyn K. Green, AIA	34 years experience
Project Manager – Harald H. Boerstler	38 years experience
Architect - Charles C. Mayhew, ALA	49 years experience
Designer – Gary Hartmann	47 years experience
Architectural Designer – Susan Halla	31 years experience

In-house disciplines: Architecture (specializing in educational facilities), Master Planning, Construction Administration, Project Management, Construction Advisor Services, Capital Planning.

Licenses: Carolyn K. Green - Licensed in Missouri and Illinois as professional architect
Charles C. Mayhew – Licensed in Missouri and Illinois as professional architect

Introducing the BRS PRINCIPALS: Arthur Floyd and Carolyn Green

Building Resource Studio, also known as BRS Architects, is a full service consulting firm, specializing in Educational Facilities. Arthur Floyd and Carolyn Green formed this firm in 2012 after more than 20 years each in the business of school design. Arthur has worked for 31 years managing the design and construction of educational facilities in the St. Louis and Missouri regions. Arthur earned a Master of Architecture and Master of Construction Management from Washington University. Carolyn, a licensed architect and also a graduate of Washington University, has worked in the educational design and planning field for 34 years in the St. Louis and Bi-State area.

Together, Arthur and Carolyn created a firm not only capable of providing excellent design and management, but also a firm that can assist clients in bettering the entire building process. Each staff member working with BRS has spent the majority of their architectural careers specializing in the design and construction of public-school facilities or other educational institutions.

5) Resumes – on the following pages:

<u>NAME</u>	<u>PROJECT ASSIGNMENT</u>
Arthur D. Floyd, II	Firm Principal. Project Manager, Client Contact
Carolyn K. Green, AIA	Firm Principal. Architect & Lead Planner/Design
Harald H. Boerstler	Project Manager. Construction Administrator
Charles Mayhew, ALA	Architect. Drawing Production, Quality Control
Gary Hartmann	Architectural Designer
Susan Halla	Architectural Designer and STEM Consultant



New Early Childhood Education Building, Holden R-III School District



Project Manager & Constructability Advisor

Years of Educational Building and Project Management Experience: 31 years

Education:

- 1994 Washington University, Master of Architecture
- 1994 Washington University, Master of Construction Management
- 1991 Rhodes College, Bachelor of Arts, Mathematics
- 1991 Rhodes College, Bachelor of Arts, Business Administration

Firm Experience:

- Building Resource Studio, LLP**, Principal. 2012 to Current
- Glenn Construction Co., Inc.**, Managed over \$400,000,000 of construction management in the St. Louis market. 1994 to 2012.
- Taylor, Kempes, Hall Architects**, Draftsman. 1990.

Selected Project Experience –

- Owner’s Representative / Project Management Services for:** *Bayless School District, The Magic House, Valley Park School District, and Fayette School District – Total volume: 21 Mil.*
- Ladue School District, Ladue, MO** - Construction Advisory, Architect Serving as Design-Build Criteria Consultant - Two New Elementary Storm Shelter Gymnasiums – *10.9 Mil.*
- Fox School District, Jefferson County, Missouri**
Additions/Renovations – 19 Mil.
- Kirkville School District, Kirkville, Missouri** – *New Athletic Complex, Building HVAC and Roofing*
- Osage County R-II School District, Linn, Missouri**
New Elementary School, High School Additions/Renovations – 7 Mil.
- Marceline School District, Marceline, Missouri**
New Gymnasium Addition, Elementary School Renovations – 3 Mil.
- Holden School District, Holden, Missouri**
New Early Childhood Center, Athletic Facilities Building, Security Renovations – 3 Mil.
- Union R-XI School District, Union, Missouri, District Master Planning**
- Rockwood School District, St. Louis County, District Building Assessment and Archiving**

Mr. Floyd brings to the team a unique skill of understanding the Owner’s vision and needs, and then coordinating with the Design team to ensure important elements of school design are followed, such as effective building space usage, long term feasibility, adaptability, technology, security and future expansion. He excels in estimating and scheduling control in addition to the monitoring of permit procurement.



New Elementary School, Linn Missouri

Lead Architect and Educational Facility Planner/Designer

Years of Experience: 12 years as Principal with BRS Architects
14 years as Principal with Green Design (10 yrs. operating concurrently)
15 years with Wm. B. Ittner, Inc.
5 years with Sverdrup Corporation
34 years TOTAL Experience

Education:
1991 Washington University, Master of Architecture, MARCH
1987 Southern Illinois University, Bachelor of Science

Registration:
Architect: Licensed in Missouri and Illinois - NCARB Certified

Professional Affiliations:
American Institute of Architects, AIA National Committee on Architects in Education
U.S. Green Building Council, Gateway Chapter, Green Schools Committee



Firm Experience:
Building Resource Studio, LLP, 2012 to Current
Green Design, 2010 to Current
Wm. B. Ittner, Inc. 1994 to 2010
Sverdrup Corporation 1987 to 1994

Selected Project Experience – As Building Resource Studio
Kirkville R-III School District, Kirkville, MO New Ball Field Complex, Campus Planning
Fox School District, Arnold, Missouri Elementary School Additions and Renovations
Ladue School District, Ladue, MO Design and Planning Consultation – Two New Elementary Storm Shelter Gymnasiums
Valley Park School District, Valley Park, Missouri District Renovations
Osage County R-II School District, Linn, Missouri New Elementary School, Ag-Art Building Renovations and Additions
Union R-XI School District, Union, Missouri District-Wide Master Planning
Rockwood School District, St. Louis County District Building Assessment and Archiving
Marceline R-V School District, Marceline, Missouri New Gymnasium/ Cafeteria Addition
Schuyler Co. R-I School District, Queen City, Missouri High School Classroom Addition and Corridor Connector
Holden R-III School District, Holden, Missouri New Early Childhood Building, New Athletic Multi-Purpose Building, Science Lab Renovations, Secured Entrances and Office Modifications.

Selected Project Experience – As Green Design
Rockwood School District, St. Louis County
Marquette High School New Weight Room
Summit High School New Field House
Rockwood South Middle School New Fitness Center
Marquette High School and Crestview Middle school – Library Planning
Valley Park School District, Valley Park, MO New Commons/Gymnasium Addition
Parkway School District, St. Louis County
Library Master Planning – District Wide and Claymont Elementary Library Renovation

Selected Project Experience – With Wm. B. Ittner, Inc.
Rockwood School District – Project Manager, ongoing projects from 1998 to 2010
East St. Louis School District #189 – Project Manager, District Master Planning
O’Fallon Central School District #104 – Project Manager, District Master Planning
Kirkville School District – District Master Planning, Concept Design
O’Fallon Township High School – District Master Planning
School of the Osage – Project Manager, District Master Planning

Project Management, Construction Administration, Quality Control

Years of Experience: 7 years with Building Resource Studio
15 years with William B. Ittner, Inc.
16 years with other area architectural firms
38 years TOTAL Experience (29 years in Education)

Education:
1990 Washington University, B. S. in Architectural Technology
Certificate, Pennsylvania Academy of Fire Fighting

Professional Affiliations:
Washington University Alumni and Parents Admissions Program Leadership Team,
Advisory Panel for the Admissions Interviewing Program
Certified in FEMA P-154 and SAVE ATC-20 Building Assessment Screening.
Inspector with Missouri State Emergency Management SAVE



Selected Project Experience: (Projects with BRS Architects)

Truman State University, Kirksville, Missouri
Barnet Hall Exterior Restoration, Ophelia Parrish Reroofing 2023, Magruder Hall Reroofing 2023, Exterior Restorations, Bridge Repair and Pool Revisions 2023

Kirksville R-III School District, Kirksville, Missouri
Campus Re-Roofing, Campus HVAC Replacement, Capital Improvement Renovations and Master Planning and New Ballfield Complex

Fox School District, Arnold, Missouri
Renovations to Four Middle Schools and Fox High School – Summer 2017 Modifications
New Classroom Additions to Ridgewood Middle School, Antonia Elem and Meramec Heights Elem, Roofing Projects for District Buildings

Valley Park School District, Valley Park, Missouri
Bond Issue Building Improvement Projects

Iberia R-V School District, Iberia, Missouri – New Kitchen Addition and Renovations

Selected Project Experience: (Projects with Wm. B. Ittner, Inc.)

Truman State University, Kirksville, Missouri
Pickler Library Window Replacement & Exterior Restoration, Baldwin Hall Exterior Restoration, Kirk Memorial Exterior and Copula Restoration, Student Union Exterior Restoration, BNB Window Replacement, Re-Roofing at Pershing Hall, Student Union, Student Rec Center, McCain Hall, Baldwin Hall, Violet Hall and Red Barn

Kirksville School District, Kirksville, Missouri
Middle School Renovations, Reroofing, Early Childhood Center Expansion, Technical Center Renovations, Classroom Additions, Interior Renovations, High School Additions

Lindbergh School District, St. Louis, Missouri
New Dressell Elementary School, New Early Childhood Center, Crestwood Elementary School Additions, Concord Elementary School Additions, District-wide Reroofing Projects, Long Elementary HVAC Upgrades, District-wide Door Hardware Replacement, high School Sitework and High School Renovations, High School Mechanical Upgrades, Kennerly Elementary School Addition, Sappington Elementary School Addition,

Rockwood School District, St. Louis, Missouri
Renovations to four Elementary School Libraries, Fine Arts Addition to Eureka High School, Lobby Addition to Eureka High School, Administration Renovation to Eureka High School, Lafayette High School Renovations including Auditorium, Lafayette High School Library Addition, Lafayette High School Locker Room Renovations, Eureka High School Master Plan Update, Eureka High School Band Room and Classroom Addition, Eureka High School Library Addition



Architect, Drawing Production, Quality Control

Years of Experience: 10 years contracted with Building Resource Studio
29 years as Principal with Charles C. Mayhew, Architect
20 years as with other area architectural firms
49 years TOTAL Experience (25 years in education)

Education:
1977 University of Illinois, Champaign/Urbana, IL, B. S. in Architectural Studies

Registration:
Registered Architect: State of Illinois, State of Missouri

Professional Affiliations:
Association of Licensed Architects (ALA)
Landmarks Preservation Council of Illinois
Belleville Historic Preservation Commission, Optimist Club of Belleville

Firm Experience:
Charles C. Mayhew, Architect, Belleville, Illinois Principal 4/98 – Present
William B. Ittner, Inc. (Contracted as Charles C. Mayhew) St. Louis, Missouri 8/98 – 6/08
David Evans and Associates, Inc. St. Louis, Missouri Project Manager 2/97 - 4/98
Harold L. Le Pere & Associates, Inc. St. Louis, Missouri Associate 7/88 - 2/97
EWR Associates, Inc. Fairview Heights, Illinois Project Manager 3/86 - 7/88
Christner Partnership, Inc. St. Louis, Missouri Project Architect 2/84 - 3/86
Booker & Associates, Inc. St. Louis, Missouri Project Architect 12/77 - 2/84

Selected Project Experience: (Contracted with Green Design and BRS Architects)
Fox School District, Arnold, Missouri – New Entrance and Classroom Addition at Ridgewood Middle School, Middle School Modifications – 3 Mil.
Osage County R-II School District, Linn, Missouri
New Elementary School – 8 Mil
Marceline R-V School District, Marceline, Missouri
New Gymnasium – 1.4 Mil., Elem. Renovations - 1.1 Mil.
Marquette High School, Rockwood School District
New Weight Room Addition – 1 Mil.
Valley Park School District, Valley Park, Missouri
New Commons and Gymnasium Modifications – 1.25 Mil.
Rockwood South Middle School, Rockwood School District
New Fitness Center Addition – 1 Mil.

Selected Project Experience: (Contracted Wm. B. Ittner, Inc.)
Missouri Baptist Chapel of Fine Arts, Creve Coeur, Missouri
975 Seat Chapel/Auditorium – 8.2 Mil.
Vivian Adams Early Childhood Center, East St. Louis School District
56,000 SF - Early Education Center – 6.4 Mil.
Emerson Park Elementary School, East St. Louis School District
58,000 SF - New Elementary School – 6.2 Mil.
Summit High School Auditorium, Rockwood School District
32,000 SF - Auditorium/Classrooms/Atrium Gallery – 4 Mil.
Eureka Senior High School, Rockwood School District. 14 Classroom Addition and Renovation, New Gymnasium and Locker Rooms



Linn Elementary School

Architectural Designer, Master Planning

Years of Experience: 10 years contracted with Green Design and Building Resource Studio
19 years with Wm. B. Ittner, Inc.
18 years with other firms in the area
47 years TOTAL Experience (27 years in Education)

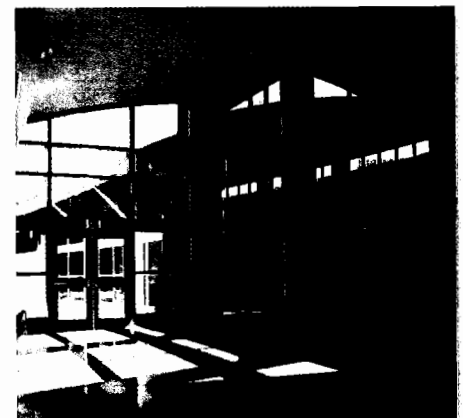
Education:
1984 Washington University, Master of Architecture
1981 Washington University, Bachelor of Technology in Architecture

Professional Affiliations:
City of Herculaneum - Planning and Zoning, Master Planning Committee
The Boy Scouts of America – District Leadership Positions

Firm Experience:
Building Resource Studio & Green Design, St. Louis, MO Designer 10/13 - Present
William B. Ittner, Inc. St. Louis, Missouri Designer & Technician 7/93 - 9/12
The Wischmeyer Architects St. Louis, Missouri Designer & Technician 3/91 - 6/93
Kuhlmann Design Group St. Louis, Missouri Designer 3/89 - 12/91
Hellmuth, Obata and Kassabaum, Inc. St. Louis, Missouri Designer 3/75 - 8/82

Selected Project Experience: (While Contracted with BRS and Green Design)
Kirkville School District, Kirkville, MO New Athletic Complex, Building Renovations 5 Mil.
Fox School District, Arnold, Missouri, Middle School Modifications – 3 Mil. School Additions and Renovations,
Antonia Elementary School Addition, Meramec Heights Elementary School Addition. 19 Mil.
Union R-XI School District, Union, Missouri, District-Wide Master Planning
Osage County R-II School District, Linn, Missouri
New Elementary School, High School Additions/Renovations – 7 Mil.
Marceline School District, Marceline, Missouri
New Gymnasium Addition, Elementary School Renovations – 3 Mil.

Selected Project Experience: (While Employed with Wm. B. Ittner, Inc.)
Eureka Senior High School, Rockwood School District
Auditorium Addition, New Commons & Cafeteria, New Gymnasium
and Locker Room, 14 Classroom Addition and Renovation
Union R-XI School District, Union, Missouri
New Varsity Gymnasium Complex, New Auditorium, Master Planned Additions
Columbia Unit 4 School District, Columbia, Illinois
New Columbia Middle School, Master Planned High School Renovations
O'Fallon Township High School District #203 – O'Fallon, Illinois
Master Planning and Design for New High School Campus and High School
Auditorium
Missouri Baptist Chapel of Fine Arts, Creve Coeur, Missouri
975 Seat Chapel/Auditorium – 8.2 Mil., Campus Housing, Campus Master Plan
St. Clair School District, St. Clair, Missouri
New Elementary School, New Vo-Ag Building, Additions & Modifications
City of St. Charles School District, St. Charles, Missouri
Hardin Middle School Renovations, Monroe Elementary School Renovations



Commons at Eureka High School



Architectural Designer, STEM Consultant

EDUCATION

Master of Science, Historic Preservation,
1995, University of Vermont

Bachelor of Science, Building Science,
1993, Rensselaer Polytechnic Institute

YEARS OF EXPERIENCE

29 yrs, 13 of which have been exclusive to the design & construction of science/technology facilities.



EXPERIENCE AND QUALIFICATIONS

Susan brings a wealth of knowledge in design and construction of science facilities and laboratories to the team. Her experience includes all phases of project development from schematic design through construction documents and construction administration. Susan's experience with academic laboratories as well as forensic facilities allows her to work hands on with a diverse group of users, while understanding and meeting each one of their different needs.

Susan's attention to detail is exceptional. She is constantly balancing the added value of good lab design against both the desires of the client and industry trends. She strives to create harmony between the technical and scientific methodology of teaching laboratories while creating an environment that enhances the quality of life for both the students and teachers.

Ms. Halla's experience includes the following select projects:

Science and Healthcare Building Renovation, Triton College, River Grove, Illinois

The lead laboratory designer for both the science laboratories as well as the healthcare laboratories including the cadaver and dissection laboratories.

Science Building Addition Study, Webster University, Webster Groves, Missouri

Several designs for multiple locations around the University campus to include the departments of Biology, Chemistry, Physics, prep and instrumentation space as well as research suites.

Vennum-Binkley Hall Renovation and Addition, Eureka College, Eureka, Illinois

Addition to an existing historic structure on campus. This hands-on teaching wing contained Biology, Chemistry and Physics including a growing area for Botany.

New Science and Academic Building, State Fair Community College, Sedalia, Missouri

Development of laboratories and teaching spaces for the faculty including interactivity and information stations about the sciences to engage other students on campus.

Johnson County Criminalistics Laboratory, Olathe, Kansas

The lead laboratory designer from programming through construction document, this became the first LEED Platinum forensic facility in the country under LEED 2.0 and only the second in LEED history to achieve Platinum.

San Diego Medical Examiner and Forensics Center, San Diego, California

The lead laboratory designer as well as the lead equipment planner and procurement expert.

WORK HISTORY

Susan Halla Consulting	Principal	2016
HERA Laboratory Planning	Principal	2006-2015
Wm. B. Ittner, Inc.	Project Architect	1998-2006



6) CLIENT REFERENCES:

Mr. Robert Webb, Superintendent, Kirksville R-III School District, 660-665-7774,
rwebb@kirksville.k12.mo.us

Ms. Tricia Reger, Assistant Superintendent, Kirksville R-III School District, 660-665-7774,
treger@kirksville.k12.mo.us

Dr. Jeremy Houser, Board President, Kirksville R-III School District, 660-665-7774,
houserj@kirksville.k12.mo.us

Mr. Pat Williams, Former Superintendent (Retired), Kirksville School District, 660-216-0434

Dr. Jim Wipke, Superintendent, Ladue Schools, 314-983-5301, jwipke@ladueschools.net.

Dr. Nisha Patel, Superintendent, School District of Clayton, 314-854-6017,
nishapatel@claytonschoos.net.

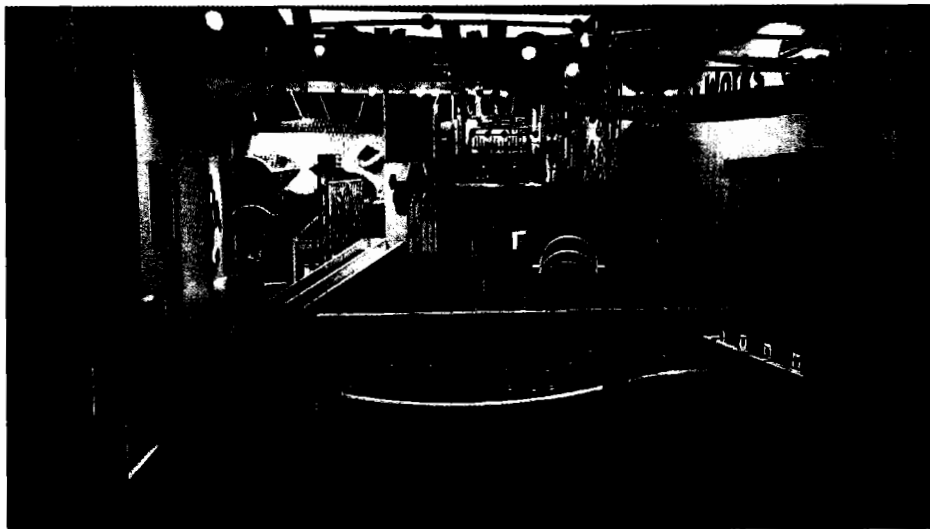
Mr. John Brazeal, Former Fox School District CFO, 636-346-6071.

Mr. Scott Barbagallo, Director of Facilities, Lindbergh School District, 314-729-2400 ext. 8602,
scottbarbagallo@lindberghschools.ws

Ms. Beth Fitzgerald, President, The Magic House, 314-822-8900, beth@magichouse.org

Mr. Mike Hawkins, Assistant Superintendent, Bayless School District, 314-373-0506,
mhawkins@bayless.k12.mo.us.

Dr. David Knes, Former Superintendent, Valley Park School District, 314-402-8677.



Wonder Works Exhibit, The Magic House



PART TWO – FIRM QUALIFICATIONS

1) Why is BRS well qualified for this commission? What unique qualities can we bring?

We feel we have strengths that could benefit your campus's needs:

- **Educational Project Experience** – 20+ years in Education for each team member
- **Familiar Personnel:**
 - Harald Boerstler, Project Manager, has approximately Nine years of experience with projects at Truman State University.
- **We listen** to your needs. We work hard to find solutions.
- Our strong point is **communication**, particularly in helping people understand a situation that might be unfamiliar or specific to the field of construction.
- **Our recent experience:**
 - Security Hardware, Access Controls, Secured Entrance Vestibules
 - New Entrance Additions
 - Exterior Wall Reconstruction/ Repairs
 - HVAC upgrades
 - Fire Alarm, Intercom, Emergency Systems
 - Roofing work
 - Renovations and Building Additions
 - Sitework, Turf Fields, Parking, Playgrounds

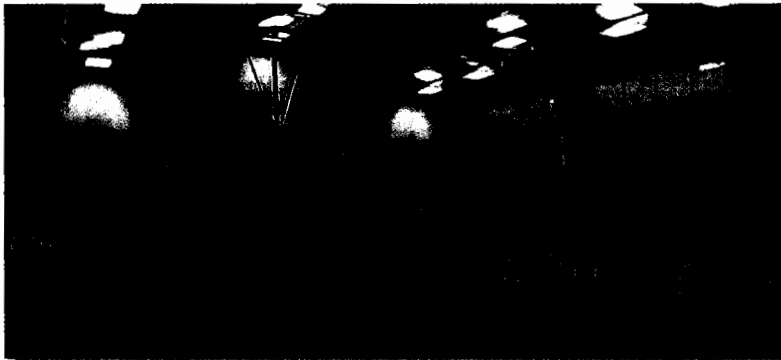


Valley Park SD – New Commons

- This is a LISTING below of our recent projects for Educational Facilities:
 - Truman State University – Kirksville, MO – Barnet Hall Exterior Restoration, Ophelia Parrish and Magruder Hall Reroofing 2023, Exterior Restorations, Bridge Repair and Pool Revisions 2023
 - Kirksville R-III School District – Kirksville, MO - New Baseball and Softball Sports Complex - \$4,500,000, High School Restroom Renovations - \$200,000, Primary School Solar Installation - \$230,000,
 - Ladue Schools – Saint Louis, Missouri – New Gymnasium/Storm Shelter additions at Conway and Reed Elementary Schools Design and Construction Administration \$10.9 million.
 - Iberia School District – Iberia, Missouri: New Kitchen Addition and Kitchen Modifications – 2,060 SF - \$550,000.
 - Valley Park School District – Valley Park, Missouri: \$8.5 mil Bond Issue work District Wide. New Entrance Vestibule and High School Offices. New Commons. HVAC

Upgrades District-Wide. New Administrative Offices. Exterior Door Replacements with Access Control System, Roofing and Wall Restoration, New Playground.

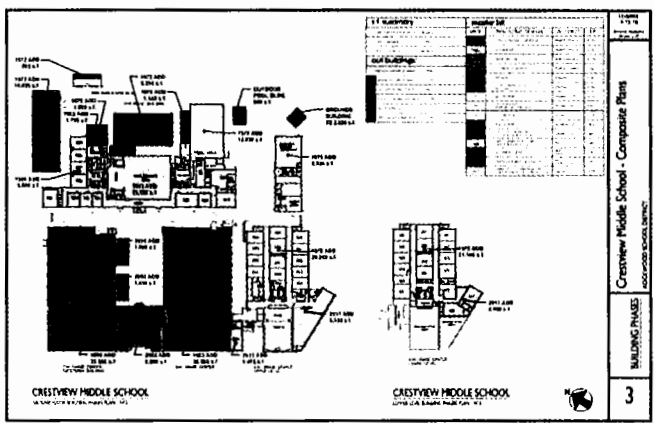
- Fox School District – Arnold, Missouri: Elementary School Additions to Antonia and Meramec Heights Elementary Schools, Two new High School Security Vestibule Entrances with Access Control. HVAC Upgrades. Roofing Replacements. New Entrance and Classroom Addition at Ridgewood Middle School. Interior Modifications at three other Middle School campuses. Master Planning.
- Osage R-II School District – Linn, Missouri: New Elementary School - 60,000 s.f. \$7.25 mil. Renovations to Ag/Art Building.
- Marceline R-V School District - Marceline, Missouri: High School / Middle School Multipurpose Gymnasium with Kitchen Serving Facility - 10,000 SF - \$2.0 mil. High School Science Lab Renovations - \$200,000. Walt Disney Elementary School Renovations - Classrooms, Flooring, HVAC, Lighting, Restrooms, Asbestos Abatement - 24,000 SF - \$1.6 million
- Holden R-III School District – Holden, Missouri: New Early Childhood Facility and New Multi-Purpose High School Athletic Facility - 8,000 SF - \$1.5 million
- Bayless School District – St. Louis, Missouri: Recently completed varsity baseball field and facilities, roofing/window replacements, site/paving improvements, HVAC/Electrical/Plumbing upgrades.



New Multi-purpose Gymnasium, Marceline School District



New Kitchen – Iberia School District



Sample Composite Plan - Rockwood School District



2) Recent Projects, illustrating design challenges and how the solution served the Owner's needs:

Kirksville School District

New Athletic Complex, Baseball and Softball
Construction completed: March 2023.

Kirksville School District requested the design of a new softball and baseball complex that would include turf field surfaces and accessory buildings to support the new complex and accommodate multiple games and spectators. BRS (with civil engineer CMPS) addressed the current bid market and delivery delay issues by including flexibility in bid packages as part of the overall solution to this new athletic complex. The project was bid and contracted in multiple packages, and is now underway. The new facility includes a concession building, restrooms, press boxes, bleacher seating, lighting, new parking, as well as the new turf fields for softball and baseball.

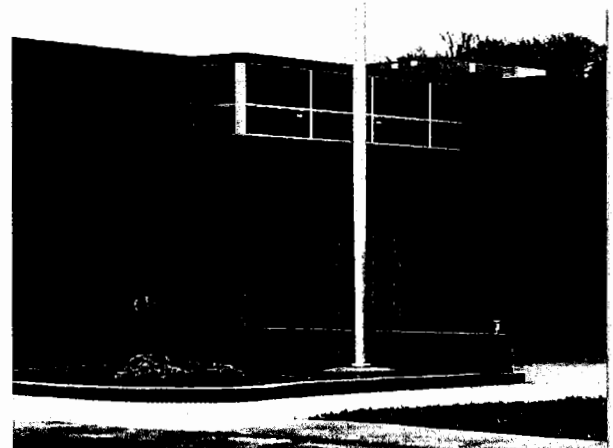


Kirksville School District – New Athletic Complex, 2023

Fox School District

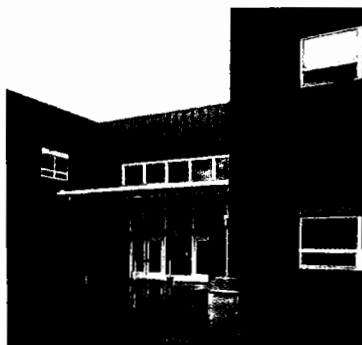
District Projects
Construction completed:
August 2017 and Spring 2018.

Fox School District asked the BRS team to facilitate the transition of all sixth grade classrooms from their elementary schools into the existing four middle school buildings that had housed only 7th and 8th grade students. These renovation projects involved **reconfigurations of interior classroom spaces** to make more academic classrooms and other common spaces for the sixth graders. Among other adaptive measures, BRS created a typical science lab layout that was incorporated into regular size classrooms to provide for the additional sixth grade science teachers. At three schools, this work was completed over a short summer break.

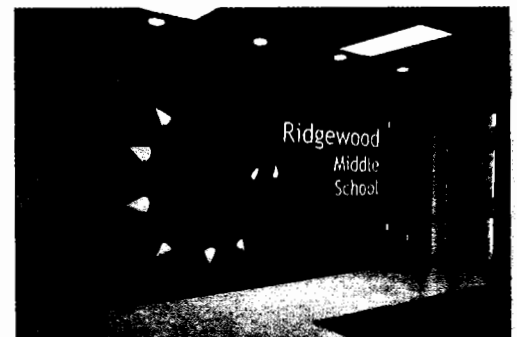


New Entrance & Classroom Wing – Ridgewood Middle School

At the fourth middle school, Ridgewood Middle School, BRS designed a new classroom wing and a new front entrance to the building. This entrance included a security vestibule with access controls, giving the district a current prototype for future vestibule retrofit projects.



Project included: Four Middle School campus renovations, \$3 mil. HVAC and roofing upgrades at various campus locations, \$5 mil. Current work includes security vestibules at the two existing High Schools with access controls and protected glazing and wall construction.



Linn Elementary School

New Elementary School for Linn, Missouri.
Osage R-II School District
Construction completed: June 2016

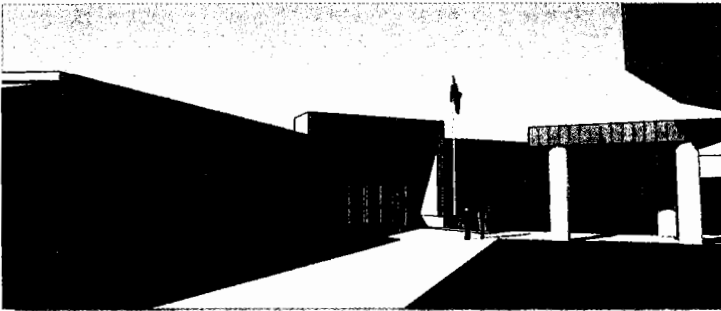
This district was in need of a new elementary school facility to serve grades PreK-5. The budget was limited, but we were able to accommodate the entire program on the new campus site within the given budget using **cost effective construction techniques** and **phased programming**.

Construction methods included pre-cast concrete panels and portions of the project made of pre-engineered metal building construction. The layout is arranged so that future wings can be added and specialty rooms can be accommodated in an expanded manner. The new building is equipped with high-efficiency heating and cooling, 20-year roofing systems, and access control/surveillance systems.

Project included: New Elementary School Pre-K through 5th Grade, housing 400 students, with High School Practice Gym and District Central Office – 60,000 SF (also includes a 4,500SF addition to the Ag/Art facility for metal fabrications - \$7.250 million.



New Linn Elementary School – Classroom Wing



Rendering of New Linn Elementary School Entrance, Osage Co R-II School



Interior Corridor



New Linn Elementary School – Completed in 2016 by BRS w/ FSG



Valley Park School District

District Projects

Construction completed:

Dates throughout 2010 to 2018.

Valley Park School District has looked to BRS for leadership during their last two bond issues. Major design challenges included **transformations** of the existing campus competition gym into a District Field House, Relocation of the Main Entrance of the High School and associated offices for **building security purposes**, and converting the old legacy gymnasium into a new student commons at the High School. Also, major system upgrades were included in these two bond issue programs.

Projects Included:

2017 Bond Issue Work

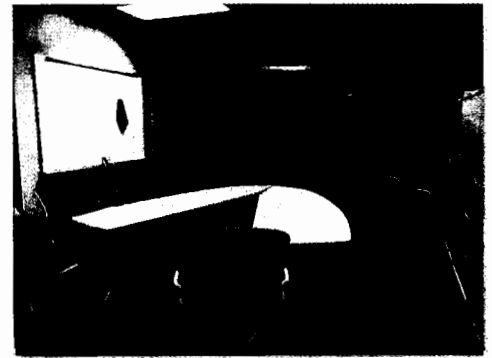
- New High School Office and Security Vestibule at Main Entrance of Building
- Convert Old Gymnasium into New High School Commons
- HVAC Replacement, District-Wide
- Roofing Replacement, District-Wide
- New Intercom and Fire Alarm Systems, District Wide
- Create New District Central Office
- New Elementary and ECC Playground

2010 Bond Issue Work

- Created New Field House Commons with Cafeteria Expansion and Locker Rooms at Competition Gymnasium. Reconfigured Bleacher Layout and Added New Weight Room
- Middle School Roofing Replacement, HVAC, Lighting Replacements, Sprinkler Installation, and Fire Alarm Replacement



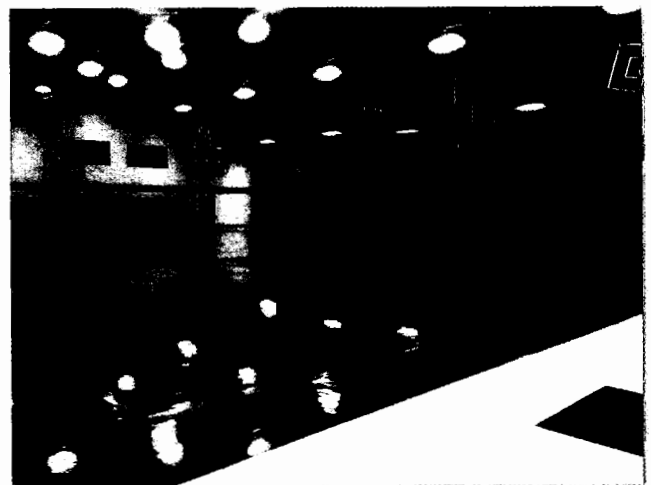
Valley Park SD – New High School Commons



New Administrative Office Meeting Room



New Playground – Valley Park Elementary School
Completed by BRS in 2018



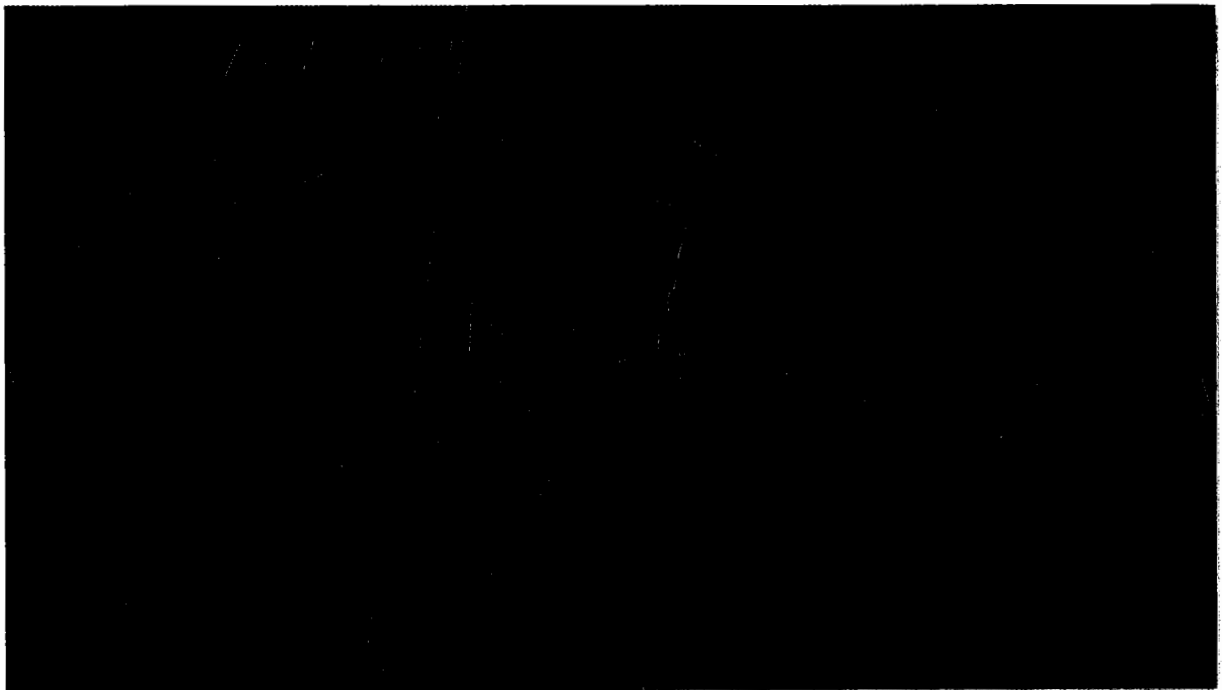
2010 Field House Gymnasium



3) How does BRS interact with reviewing/permitting agencies, University staff, and contractor representatives to ensure timely delivery of a project?

To address these important components of the Owner/Architect relationship and construction experience, BRS Architects coordinates the design process with multiple parties and stakeholders:

- **PERMITTING AGENCIES:** BRS will personally meet with local officials early in the design phase to confirm code related decisions with agencies. We are familiar with this process from previous occasions working in at Truman State University.
- **UNIVERSITY STAFF:** BRS will provide a **Consistent Project Manager Representative**. Also, the BRS team will conduct regular meetings with University staff and administration during design and construction phases to ensure proper decision making and maintain updated information on construction.
- **CONTRACTORS:** BRS will maintain regular contact with contractors, including regular visits during full construction phases. To promote timely delivery of a given project, BRS will quickly address and monitor issues in the field and advise the owner of the status so reasonable actions may be taken promptly and not cause undue delay.



Kirksville School District – New Athletic Complex, 2023



Strategies

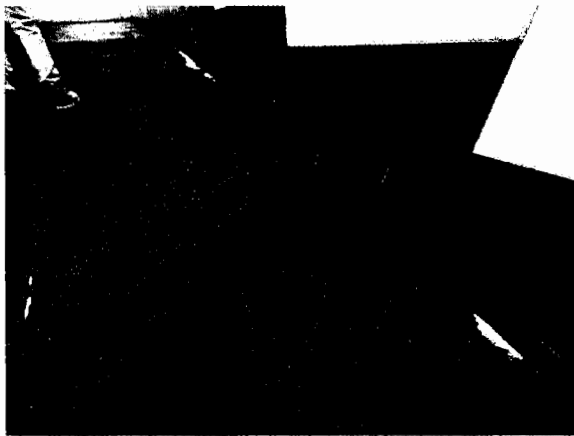
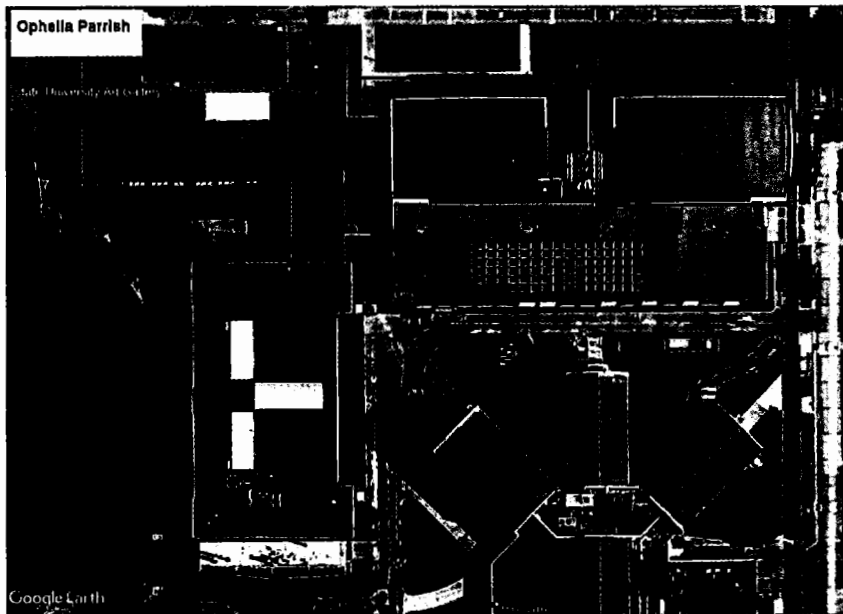
Truman State University



Ophelia Parrish Hall

Issue: Roofing Replacement

The roofs on Ophelia Parrish Theatre and Concert Hall were installed in 2002. These roofs are aging out and are due for replacement. These roof membranes are covered by rubber and concrete roofing pavers for sound attenuation purposes. The rubber roofing pavers on the Theatre have slid on the barrel roof and are bunched up at the bottom of the slope.



Strategy:

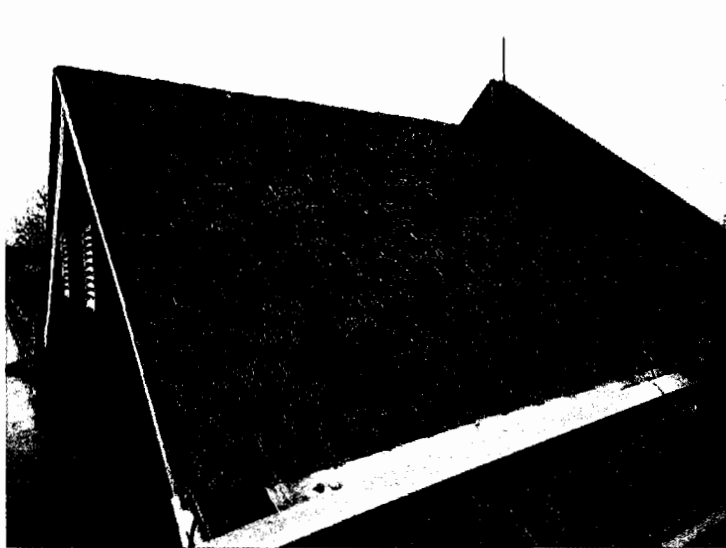
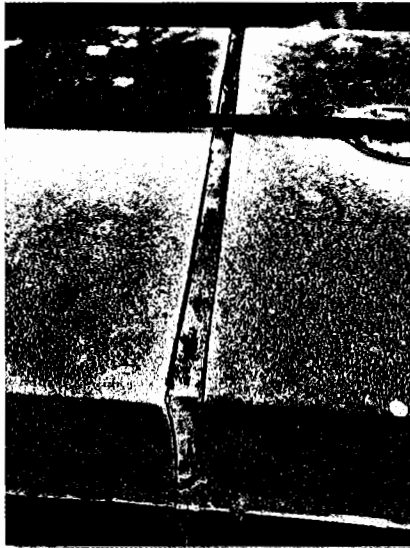
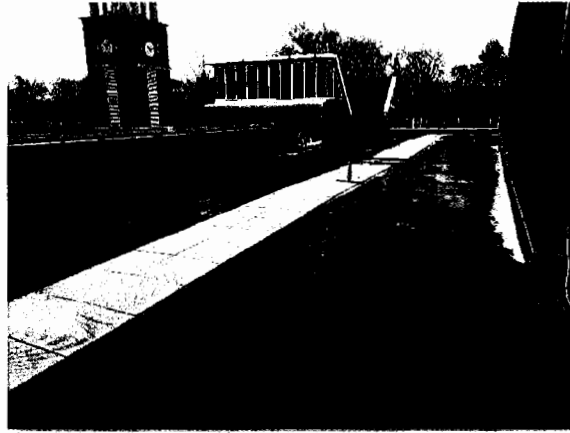
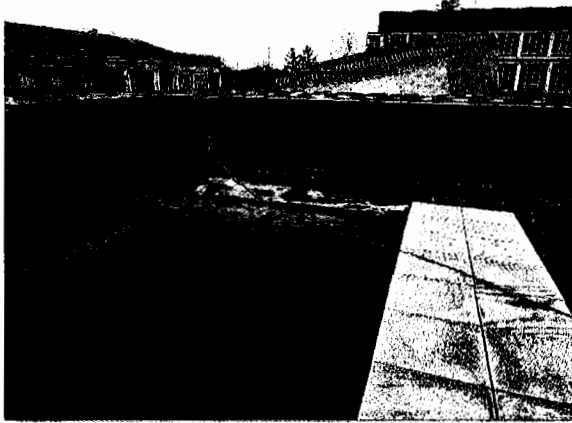
Re-Roof with a 20 year warranty, 60mil TPO roof with hail protection board. The existing concrete and rubber roofing pavers which cover the theatre and concert hall barrel roofs will be removed and then reinstalled once the new roofing membrane has been installed. The existing insulation will be reused, saving cost.

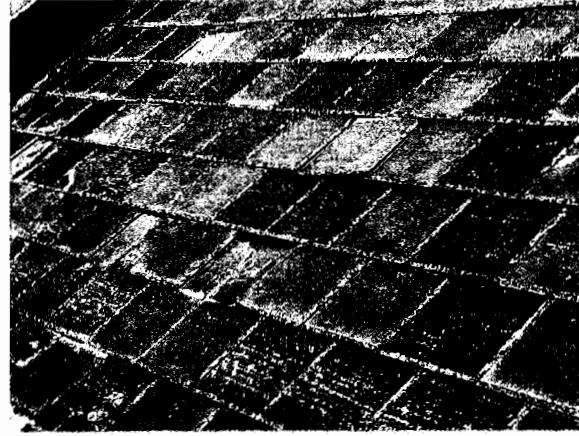
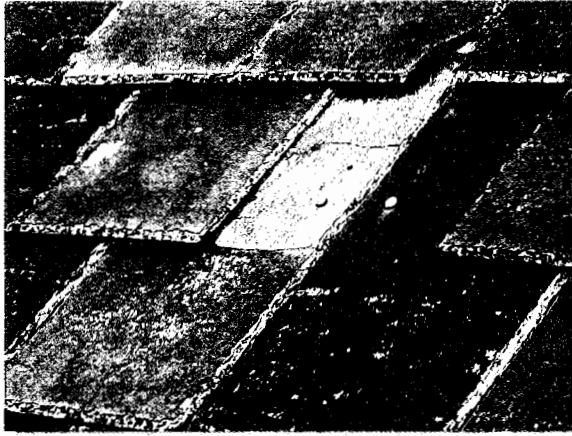
\$258,720 is the estimated cost for this roof replacement, including an extra allowance of \$25,000 as contingency for any pavers that are not reusable.

Magruder Hall

Issue: Roofing Replacement

The roofs on Magruder Hall were installed in 2004. These roofs are aging out and are due for replacement. They have also experienced severe delamination from the insulation board in the past few years. In 2023 temporary repairs were made. A portion of the roof has slate roofing tiles. This roof is severely damaged with numerous tiles loose or missing.





Strategy:

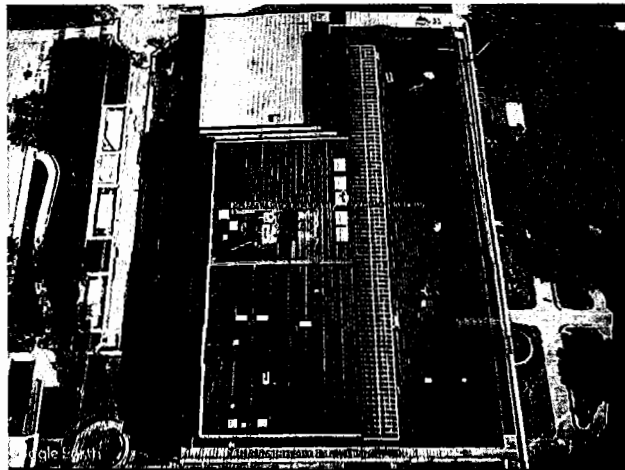
Re-Roof with a 20 year warranty, 60mil TPO roof with hail protection board and insulation. A sub-membrane would be included to allow for more efficient tear-off and less likelihood of water infiltration during the re-roofing process. The stone coping will be re-caulked. The slate tiles will be completely removed and salvaged. They will be replaced by a total ice and water shield covered by 20 year+ warranted slate-look asphalt shingles.

\$612,920 is the estimated cost for this combined roof replacement.

Pickler Memorial Library

Issue: Roofing Replacement

The EPDM roofs on Pickler Memorial Library were installed in 2004. These roofs are aging out and are due for replacement.



Strategy:

Re-Roof with a 20 year warranty, 60mil TPO roof with hail protection board and insulation. A sub-membrane would be included to allow for more efficient tear-off and less likelihood of water infiltration during the re-roofing process. The stone coping will be re-caulked.

\$162,500 is the estimated cost for this combined roof replacement.





Fee Structure

Truman State University

FEE STRUCTURE:

As the projects proposed vary greatly in size, BRS offers the following proposed fee structure:

For Projects \$20,000 and lower in construction costs, BRS would bill hourly at the rate of \$125 per hour. Printing, courier, and travel expenses would be reimbursable.

For Projects over \$20,000 in construction costs, BRS would charge 6.95% fee with reimbursables of printing, courier, and travel expenses.

We, at BRS Architects LLP, would like to thank
you for considering us for additional work at
Truman State University.

We look forward to working with you on
preserving and improving your beautiful campus.