

BOARD OF TRUSTEES MEETING
The University of North Carolina at Chapel Hill

The Board of Trustees met in emergency session in Room 103, Steele Building, on August 16, 2000. Chairman Cates called the meeting to order at 10:00 a.m.

ROLL CALL

Assistant Secretary Brenda Kirby called the roll and the following members were present via conference call:

Anne W. Cates, Chairman
David E. Pardue, Jr., Secretary
William J. Armfield, IV
Timothy B. Burnett
Walter R. Davis
James E. S. Hynes
Jean Almand Kitchin
Dr. Charles A. Sanders
Richard Y. Stevens

Mr. Robert B. Matthews arrived at the meeting in Steele Building at 10:15 a.m.

The following members were absent:

Dr. William R. Jordan, Vice Chairman
Cressie H. Thigpen, Jr.
Richard T. Williams

FINANCE AND BUSINESS COMMITTEE

Discussion concerning the Ramshead Parking Lot Development Project

Mr. David Pardue, chairman of the Finance and Business Committee, began by requesting each Board member present their opinion on the matter concerning relationships between master planners, design architects, and project review architects.

Mr. Armfield commented that he would favor awarding the design architect position to Ayers Saint Gross (ASG) and, in turn, ASG should be removed from design review of the project. Another firm should be selected as the design reviewer for the project.

Mr. Burnett commented that he does not have a problem with allowing ASG to perform any of the three functions (master planning, design architect, and project review architect). However, if ASG is the design architect on this particular project, another firm should be selected as the project review architect.

Mr. Davis agreed with Mr. Burnett.

Mr. Hynes commented that he agreed with giving the design architect position to ASG.

Mrs. Kitchin commented that she would be in favor of awarding the design architect position to ASG and would also like another firm to be selected as the project review architect.

Dr. Sanders commented that he agreed with giving the design architect position to ASG and he also would like another firm to be selected as the project review architect.

Mr. Stevens commented that he also agreed with having ASG as the design architect on this project, but not as the architect for project review.

Mr. Pardue summarized that the general feeling was that Ayers Saint Gross (ASG) should be awarded the design architect position on this project, subject to the hiring of another third party outside reviewer to be the design review architect on this project.

Mr. Hynes moved, seconded by Dr. Sanders, to award the design of the Ramshead Parking Lot Development project to Ayers Saint Gross, subject to the University's hiring of another third party design review firm to come in and oversee ASG's work to ensure its compliance with the master plan and overall design guidelines.

Mr. Matthews arrived at the meeting after the above motion was made and stated his opinion as follows. He agreed that there should not be a prohibition on the master planner bidding on contracts and that he was not clear on why a third party would need to be hired to check ASG against a plan that they developed originally.

The following members of the Finance and Business Committee voted in favor of the motion made by Mr. Hynes and seconded by Dr. Sanders: Mr. Pardue, Mr. Armfield, Mr. Burnett, Mr. Hynes, Dr. Sanders, and Mr. Stevens. Mr. Matthews voted against the motion. The motion carried.

Discussion concerning the Policy on Inter-relationships between Master Planners, Design Architects, and Project Architects, specifically related to the firm of Ayers Saint Gross (ASG) as Master Planner and/or Design Consultant as far as obtaining future projects

Mr. Pardue requested each Board member present their opinion on this matter.

Mr. Stevens commented that the second part of this had already been addressed in the earlier discussion in that if ASG were selected as the project architect, they would not also be the design consultants. As to whether or not ASG would ever do a project, this will have to be determined in the future. It is hoped that when projects are over, ASG does not end up with 85% of them. Mr. Stevens stated that he feels that North Carolina firms should be considered first when possible to do so. He feels that ASG should not receive more than 25% of the business.

Dr. Sanders, Mr. Matthews, and Mrs. Kitchin agreed with Mr. Stevens.

Mr. Hynes questioned whether there was a way to seek approval of the Board prior to bidding. Following discussion of this matter, Mr. Armfield inquired as to how the Board of Trustees selects the final architectural design firms for approval. Mr. Gordon Rutherford replied that by law the University is required to advertise the need for designers in the North Carolina Purchase Directory. All letters of interest are accepted-- as many as 4-5, or as high as 40. The next step is to go through a short-listing process involving members of the Facilities Services staff. Board of Trustees members have been invited to make comments on the short-listing process and this can be formalized

more in the future than it has been in the past. The law requires that a minimum of three, and a maximum of six, firms be selected for interview by the Interview Committee, which is comprised of a combination of the user group, Facilities Services staff, as well as other interested people on campus. In the future, the Board of Trustees will be formally invited to participate in this process. The selected group is then approved by the University Buildings and Grounds Committee prior to being presented to the Board of Trustees for approval. The firms are presented to the Board of Trustees in order of preference.

Mr. Davis thanked Mr. Pardue for his work on this matter and had no additional comments to make.

Mr. Burnett commented that he is in agreement with the concept that ASG be allowed to serve simultaneously in two of the three capacities, and therefore if they are project architect, someone else should be selected to be the design consultant.

Mr. Armfield had no additional comment.

Mr. Stevens moved, seconded by Mr. Armfield, that Ayers Saint Gross, as master planner and as design consultant, be allowed to apply for future specific projects and go through the selection process, competing with other architects. This would be subject to any projects that they are awarded, there would be a policy (not binding on future Boards of Trustees) that an outside design review firm would be hired to review Ayers Saint Gross's work. There would be intent that no one firm would be able to have a majority of projects on campus. The motion carried unanimously.

MOTION OF THE FULL BOARD

Mr. Pardue moved, seconded by Dr. Sanders, that Ayers Saint Gross be selected as the project architect on the Ramshead Parking Lot Development project, subject to hiring an independent third party reviewer to review ASG's design. Also, ASG should be allowed to bid on future projects, competing in the normal process, subject to any project awarded to them, that the policy of this Board of Trustees (not binding on any future Boards of Trustees) that a third party design review firm be hired to review ASG's work on a specific project; and subject to a general policy statement that it be the wish of this Finance and Business Committee and this Board of Trustees that no one firm receive a majority of campus projects in the future. The motion carried unanimously.

ADJOURNMENT

There being no further business, Chairman Cates declared the meeting adjourned at 10:40 a.m.

Assistant Secretary