

UofA
UNIVERSITY OF ARKANSAS SYSTEM

Office of the President

June 19, 2023

TO MEMBERS OF THE BOARD OF TRUSTEES:

Dear Trustees:

Chancellor Terisa Riley of the University of Arkansas at Fort Smith requests authority for UA Fort Smith to accept an invitation to join Mid-America Athletic Association (MIAA). A copy of the MIAA invitation/agreement is attached for your information.

Currently a member of the Lone Star Athletic Conference, UAFS has enjoyed the competition and relationships within the LSC. However, as the easternmost school in the conference, our student-athletes endure lengthy and disruptive commutes to their competitions. With eight LSC schools located over 500 miles away from Fort Smith and two others over 450 miles from our campus, the significant burden of travel impacts students' academic and athletic experiences while also eliminating the possibility of fostering natural geographic rivalries.

Additionally, the cost of travel, particularly considering current inflation rates, is a tremendous burden for an institution of UAFS's size, especially given the unique priorities NCAA DII institutions uphold.

The Mid-America Athletic Association's emphasis on academic excellence and championship-caliber athletics and its commitment to community service align completely with UAFS's philosophy of empowering student-athletes to compete wholistically.

Your authorization will significantly improve the collegiate experiences of UAFS student-athletes and the Lions fan base while advancing the economic health of the institution.

Chancellor Riley will be available at the meeting to answer any questions you may have. I recommend approval of this request. A proposed resolution for your consideration follows.

WHEREAS, the University of Arkansas at Fort Smith is the easternmost school within the Lone Star Athletic Conference (LSC), a 17-member league that spans four states (Texas, Oklahoma, New Mexico, and Arkansas); and

WHEREAS, UAFS student-athletes endure lengthy commutes to competitions with eight LSC schools located more than 500 miles from Fort Smith, and two others more than 450 miles from the UAFS campus; and

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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-Texarkana
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
University of Arkansas – Pulaski Technical College / University of Arkansas Community College at Rich Mountain
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service / University of Arkansas Grantham

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

WHEREAS, these lengthy commutes to competitions require student-athletes to be out of the classroom for extended periods of time and create a financial burden on the institution; and

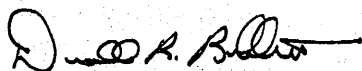
WHEREAS, the Mid-America Intercollegiate Athletics Association (MIAA) has invited UAFS to become a member of its association; and

WHEREAS, the mission, vision, and values of the MIAA and its member institutions are philosophically aligned with those of UAFS and the University of Arkansas System; and

WHEREAS, accepting this invitation would result in a reduction of travel time required for competition, improving the academic and athletic experience of UAFS student-athletes, and encouraging the development of natural geographic rivals;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the President and Chancellor of the University of Arkansas at Fort Smith shall be, and hereby are, authorized to execute such documents and instruments as may be required for UAFS to become a member of the Mid-America Intercollegiate Athletic Association (MIAA) provided that the President shall determine that any documents and instruments required for such membership are in the best interest of UAFS and have been reviewed by the General Counsel.

Sincerely,



Donald R. Bobbitt
President
Charles E. Scharlau Presidential Leadership Chair

Attachment

Mid-America Intercollegiate Athletics Association



Mike L. Racy, J.D.
Commissioner

1800 Genessee Street / Suite 320
Kansas City, MO 64102
Phone: 816-421-6422
Email: mracy@themiaa.com
Website: www.themiaa.com

June 12, 2023

Terisa C. Riley
Office of the Chancellor
5210 Grand Avenue • PO Box 3649
Fort Smith, AR 72913-3649

Dear Chancellor Riley:

Congratulations, the MIAA CEO Council voted today to formally extend an invitation to the University of Arkansas – Fort Smith (UAFS) for full membership in the Association effective July 1, 2024.

Please confirm for me by Monday, June 26th whether UAFS accepts this invitation to join the MIAA as an active member institution in all varsity sports the institution sponsors.

As we have discussed, in addition to the anticipated \$32,500 Annual Dues in 2024-25 to be a MIAA member (payable July 2024), UAFS must pay the MIAA an Entry Fee of \$60,000 (per the MIAA Constitution) by June 30, 2023, to begin your affiliation with this Association.

I am excited about the opportunity to welcome UAFS as a member of the MIAA. Congratulations again on this accomplishment.

Please feel free to call me if you have any questions about this information.

Sincerely,

Mike Racy

Mike L. Racy, J.D.
MIAA Commissioner

cc: Mr. Curtis Janz, UAFS Director of Athletics

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UNIVERSITY OF ARKANSAS SYSTEM

Office of the President

June 19, 2023

TO MEMBERS OF THE BOARD OF TRUSTEES:

Dear Trustees:

Chancellor Charles F. Robinson, University of Arkansas, Fayetteville, requests project approval and selection of design professionals and a contractor for the Bud Walton Arena Renovation Project. A copy of the Capital Project Proposal Form is attached for your information.

Authorization was granted to begin the selection process for design professionals and a contractor on March 21, 2023. Interviews for **architects** were conducted on May 4, 2023, in accordance with Board Policy 730.2. Five firms responded to the advertisement, and five were interviewed. The selection committee felt that two of the five teams are best suited for this project based on experience with projects of similar size and scope. The selection committee would like to offer the following architects to the Board of Trustees for consideration in the order listed, with the consensus being both of the two firms below:

AECOM *with* Cromwell
Gensler *with* modus studio

Interviews for **contractors** were conducted on May 5, 2023, in accordance with Board Policy 730.2. Four firms responded to the advertisement, and four were interviewed. The selection committee felt that two of the four teams are best suited for this project based on experience with projects of similar size and scope. The selection committee would like to offer the following contractors to the Board of Trustees for consideration in the order listed, with the consensus being the first of the two firms below:

Mortenson/Nabholz
Flintco

I concur with Dr. Robinson's recommendation. A proposed resolution for your consideration follows.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT Phase 1 of the Bud Walton Arena Renovation Project at the University of Arkansas, Fayetteville, is hereby approved.

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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-Texarkana
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
University of Arkansas – Pulaski Technical College / University of Arkansas Community College at Rich Mountain
Arkansas School for Mathematics, Sciences and the Arts / University of Arkansas Clinton School of Public Service / University of Arkansas Grantham

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

BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas, Fayetteville, is authorized to select _____ as the design professionals for the Phase 1 Study Bud Walton Arena Renovation Project.

BE IT FURTHER RESOLVED THAT the University of Arkansas, Fayetteville, is authorized to select _____ as the contractor for the Phase 1 Study Bud Walton Arena Renovation Project.

BE IT FURTHER RESOLVED THAT upon completion of Phase 1 as described in the Capital Project Proposal Form presented to the Trustees for this Project, the University of Arkansas, Fayetteville, shall present Phase 2 to the Board for approval and shall include a revised Capital Project Proposal with details concerning the scope, budget, source of funds and phasing.

BE IT FURTHER RESOLVED THAT the President, Chief Financial Officer, Chancellor and Vice Chancellor for Finance and Administration of the University of Arkansas, Fayetteville, or their designees, shall be, and hereby are, authorized to take such further action and execute such documents and instruments as may be necessary to implement this resolution.

Sincerely,



Donald R. Bobbitt
President
Charles E. Scharlau Presidential Leadership Chair

Attachments

CAPITAL PROJECT PROPOSAL FORM

campus: Fayetteville

name of proposed facility: **Bud Walton Arena renovation**

1. PROPOSED FUNCTION OF PROJECT

Bud Walton Arena opened in November 1993 thanks to the vision of Athletic Director Frank Broyles and generous support Walmart co-founder Bud Walton, both wanting to ensure that Arkansas Basketball would be competitive in the Southeastern Conference and nationally. Since then, it has served as the home to men's and women's basketball, as well as university commencements, regional events, and the Walmart Annual Shareholders' Meeting. The arena has a capacity of over 19,000 seats, and is the fifth largest on-campus arena in the United States.

The arena today remains largely as it was when first constructed. An intermittent series of small renovations have focused on individual team spaces like training and locker rooms, and on the fans' game experience. These improvements include an improved scoreboard, expanded suites, and additional courtside seating. However, beyond these targeted changes, most of the arena's fixtures, finishes, and building systems (mechanical, electrical, plumbing, etc.) are original and have reached the end of their lifespan.

In 2011, the Department of Athletics commissioned a facility master plan to identify opportunities for facility improvements over the following 10-20 years. This study identified opportunities to address deferred maintenance needs, renovate existing spaces, and introduce new premium seating and clubs in Bud Walton Arena. With the construction of the Basketball Performance Center in 2015, a number of spaces within the arena became available for other uses. The department completed an updated study of the arena in 2019 to further evaluate opportunities to address the deferred maintenance, the additional facility upgrades, and—through a market study—to consider new premium seating options.

The building renovation includes three possible scenarios:

1. **Baseline scenario:** Address all of Bud Walton Arena's aging systems, finishes, and deferred maintenance needs. This includes the seats, seating bowl, bleachers, concessions, restrooms, basketball floor, video board, ribbon boards, roof, as well as the life-safety, mechanical, electrical, plumbing, and technology systems. These improvements are critical to maintaining the quality of the venue as a top tier college basketball arena. These improvements will further enhance the gameday experience for all fans, and maintain the level of ticket sales and support for Razorback Basketball.
2. **New student seating and premium spaces** - In addition to the improvements outlined in the above scenario that will benefit of all Bud Walton attendees, this scenario would improve student seating and create new premium venue options. These premium spaces would include club level, club seats, loge boxes, and suites. These improvements would align Bud Walton Arena with the same diversity of seat offerings and amenities that are

available at other Razorback Athletics venues and would generate additional revenue to support the program. These improvements will enhance fan experience, which is critical to the game atmosphere for Razorback Basketball.

3. Back-of-house renovation and expansion - In addition to the improvements noted above that are targeted to the students, fans and the gameday experience, the back-of-house improvements will accommodate multi-use events. These facility improvements would better facilitate existing external events, such as local high school and University graduations and the annual Walmart Shareholders' Meeting. It would also better accommodate new external events such as concerts that would appeal to students and the community at large.

2. PROPOSED FACILITY LOCATION AND DESCRIPTION

Bud Walton Arena is located in Athletic Valley, fronting Razorback Road and Nolan Richardson Drive.

3. TOTAL ESTIMATED PROJECT COST

\$50-100 million, based on previous cost projections. Updated cost will be established as part of the design process.

4. TOTAL ESTIMATED COST OF FURNISHINGS

To be determined

5. ESTIMATED TIME TO SUBSTANTIAL COMPLETION

<i>Summer 2023</i>	<i>consultant selection to Board of Trustees</i>
<i>August to January 2024</i>	<i>scope, budget, and phasing study presented to the Board of Trustees</i>
<i>March 2025</i>	<i>construction starts (to be confirmed by consultants' phasing plan)</i>
<i>November 2026</i>	<i>project complete (to be confirmed by consultants' phasing plan)</i>

6. PARKING PLAN TO SUPPORT NEW OR EXPANDED FACILITY

Parking impact will be evaluated as a part of the phase 1 study.

7. DESCRIBE PROJECT PHASING PLAN (IF APPLICABLE)

phase 1 – scenario study of scope, budget, and construction phasing

The selected team will evaluate the three scenarios described above in order to fully understand the scope, complexity, and cost of the possible renovations and how best to implement them. The project's impact on basketball season will be considered in the phasing of the work.

phase 2 – execution of design and construction of work

The project will move into implementation via full design documentation and construction.

8. SOURCE OF PROJECT FUNDS

The study will be funded entirely by athletic reserves. The capital project will be funded entirely by athletic revenues, gifts, and bond proceeds from a future bond issue. Bonds will be amortized using athletic revenues available from new conference distributions and from the retirement of prior debt obligations. No university funds are required to complete the project.

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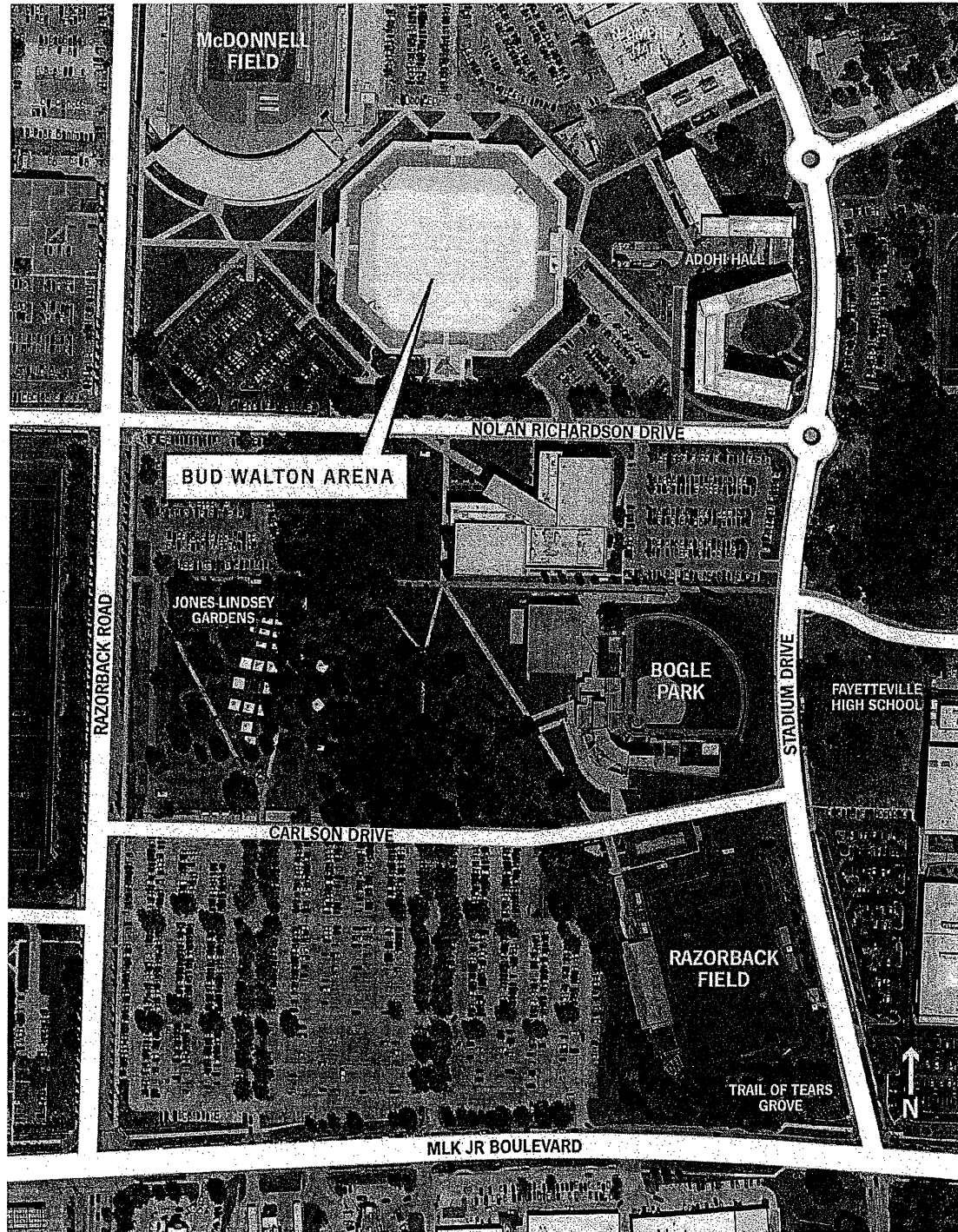
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LOCATION MAP





Design Services / selection

As ranked by committee

PROJECT	Bud Walton Arena renovation	INTERVIEW DATE	4 May 2023
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RANKING OF APPLICANTS

Selection Committee Member	A	B	C	D	E	F	G	H	I	J	
											Total
Perkins & Will / SCM Architects	3	2	3	5	2	3	3	4.5	2		27.5
HKS / WDD	5	4	4	3	4	4.5	4	4.5	5		38
HOK / WER Architects	4	5	5	4	5	4.5	5	3	4		39.5
AECOM / Cromwell	1	1	1	1	3	2	1	1	1		12
Gensler / modus studio	2	3	2	2	1	1	2	2	3		18
											0

Design Teams are ranked from 1 to 5, with 1 being the highest.

FINAL RANKING

Preferred / recommended to Board of Trustees in the order shown

1	AECOM / Cromwell
2	Gensler / modus studio

Eligible / considered to be qualified, but less suited to the requirements of this job

3	Perkins & Will / SCM Architects
4	HKS / WDD
5	HOK / WER Architects

SELECTION COMMITTEE

By title

Executive Vice Chancellor for Finance and Administration	Associate Vice Chancellor for Facilities
Athletic Director	Deputy Athletic Director and CFO
Senior Associate Athletic Director for Internal Operations	Associate Athletic Director for Capital Projects
Director, Planning and Design	Senior Campus Planner
Associate Director, Engineering and Construction	



Construction Services / selection

As ranked by committee

PROJECT	Bud Walton Arena Renovation	INTERVIEW DATE	May 5, 2023
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RANKING OF APPLICANTS

Selection Committee Member			A	B	C	D	E	F	G	H	I	J	
	EMR	BOND											Total
Kinco Constructors	0.76	\$6.80	3	2	3	3	3	2	4	2			22
Mortenson/Nabholz	0.68/0.72	\$4.78	1	1	1	1	1	1	1	1			8
Flintco	0.49	\$7.75	2	3	2	2	2	3	2	3			19
Clark Contractors	0.88	\$4.75-8.50	4	4	4	4	4	4	3	4			31
													0
													0

Construction Managers/General Contractors are ranked from 1 to 5, with 1 being the highest.

FINAL RANKING

Preferred / recommended to Board of Trustees in the order shown

1	Mortenson/Nabholz
2	Flintco

Eligible / considered to be qualified, but less suited to the requirements of this job

	Kinco Constructors
	Clark Contractors

EMR: Experience Modification Rate (EMR) has strong impact upon a business. It is a number used by insurance companies to gauge both past cost of injuries and future chances of risk. The lower the EMR of your business, the lower your worker compensation insurance premiums will be. An EMR of 1.0 is considered the industry average. EMR numbers are based on a 3-year rolling average.

BOND RATE: We acknowledge bond rates as a measure of company health. Bond rates generally vary with the size of the contract and are expressed to us as dollar per 1000 dollars. Lower bond rates are more favorable.

SELECTION COMMITTEE

By title	
Vice Chancellor - Athletics	Associate Athletic Director - Facilities
Deputy Athletic Director - CFO	Associate Vice Chancellor for Facilities
Senior Associate Athletic Director	Associate Director, Contracted Services
Associate Athletic Director of Capital Projects	Director, Campus Planning & Design



June 7, 2023

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

President Bobbitt:

In accordance with UASP 300.2, the University of Arkansas, Fayetteville, is providing notice of intent to sell property, commonly referred to as the SEFOR site, in southwest Washington County. The property, located at 12743 West Highway 265, West Fork, AR 72774, is comprised of roughly 620 acres and is the site of the former Southwest Experimental Fast Oxide Reactor (SEFOR). The University purchased this property in 1975 for \$61,970, and it was used for roughly ten years to conduct research. Since that time, the property has remained unused by the University and maintained in its current condition, largely wooded rural land with intermittent areas of open spaces. A caretaker residence on the property is currently under lease.

The University began the decommissioning process for the SEFOR site in 2016, thanks to the receipt of over \$24 million in Federal Grant funds, and completed the decommissioning process in 2019, receiving a "No Further Action Determination" from the Arkansas Department of Environmental Quality (ADEQ), and "Released for Unrestricted Use" by the Arkansas Department of Health (ADH) in May of that year.

Our team has performed a high-level review of our real estate portfolio at the University of Arkansas, Fayetteville with an objective to optimize current and potential uses. Because the SEFOR property has not been in active use for research or educational purposes for many years, we have concluded that the property should be offered for public sale through a competitive bid process. The proceeds would be reinvested in the campus in alignment with our strategic needs. The University estimates the property value is in excess of \$1M.

I appreciate your consideration of this request. Please contact me if you have any questions.

Sincerely,

Charles Robinson
Chancellor

Attachment



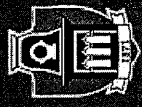
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SEFOR – Proposal

June 7, 2023

SEFOR - Overview

- Southwest Experimental Fast Oxide Reactor (SEFOR)
- Location: east of Strickler, Arkansas in southern Washington Co.
- Original Use: Test the feasibility of breeder reactors to create electricity.
- After acquiring SEFOR, UA conducted research around instrument calibration, including dosimeters. Property has been idle since the 1980s.
- UA received over \$24 million in Federal grants to decommission the SEFOR site



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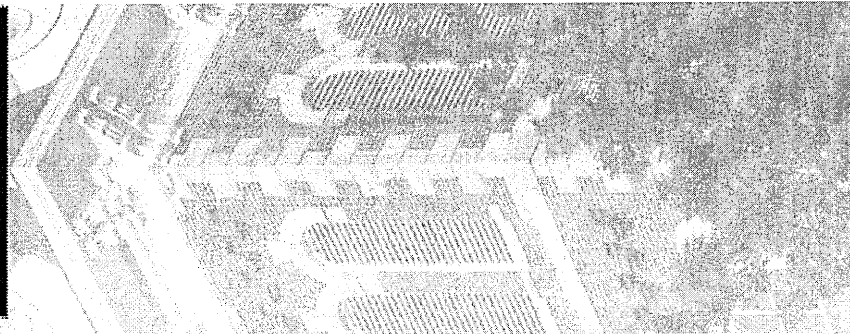
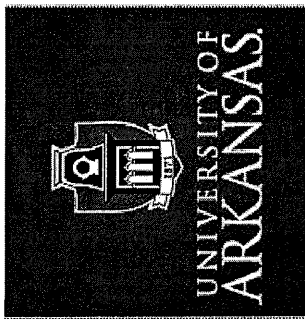
SEFOR - Timeline

- 1969-1972: SEFOR operation
- 1974: Official deactivation
- 1975-1980's: Acquired and used by the University of Arkansas for research
- 1980's – Present: Maintained in current state, largely wooded rural land with several cleared pasture areas.
- 2016: Decommissioning begins
- 2019: Decommissioning complete
- May 2019: UA received “No Further Action Determination” from the Arkansas Department of Environmental Quality (ADEQ), and “Released for Unrestricted Use” by the Arkansas Department of Health (ADH)



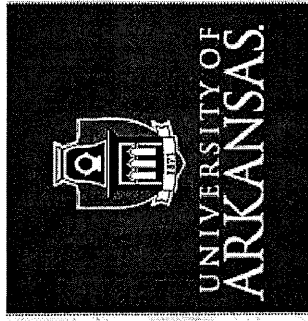
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SEFOR - Location



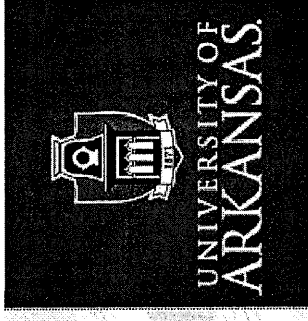
Other Information

- Commitments on property:
 - Lease: Residence located at 12743 West Hwy 265, West Fork, AR 72774. Month-to-month lease requiring 90-day termination notice to tenant.
- UA Purchase Price: \$61,970
- Fair Market Value Estimate: \$1M+
- Acreage: ~620
- Sale:
 - No listing agent will be used
 - Public notice of intent to sell the property will be provided via campus website and local newspaper for 30 days
 - Will employ a public sale method utilizing sealed bids

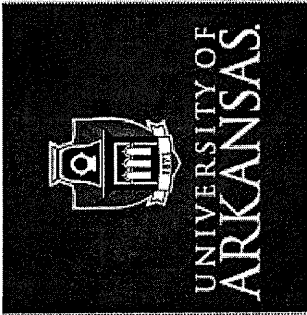


SEFOR - Sources

- <https://encyclopediaofarkansas.net/entries/southwest-experimental-fast-oxide-reactor-2587/>
- <https://news.uark.edu/articles/41528/federal-funding-comes-through-to-complete-sefor-cleanup>
- <https://news.uark.edu/articles/47980/sefor-cleanup-work-finished-u-of-a-awaiting-final-approval-from-state>



QUESTIONS?



June 19, 2023

TO MEMBERS OF THE BOARD OF TRUSTEES:

I am requesting that you consider the following Academic Unanimous Consent item at the June 26, 2023, called meeting.

1. University of Arkansas at Pine Bluff

A. Substantive Change Request

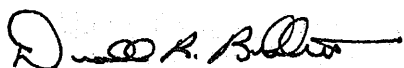
- Request to the Higher Learning Commission to increase UAPB's capacity to offer online programs.

A resolution for your consideration is as follows.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the Board hereby approves the UAPB Academic consent item as presented to the Board at its Special June 26, 2023, meeting.

BE IT FURTHER RESOLVED THAT a letter of notification will be submitted to ADHE following the Board meeting setting forth these items.

Sincerely,



Donald R. Bobbitt
President
Charles E. Scharlau Presidential Leadership Chair

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