



“SPECIAL’ MEETING OF THE WOU BOARD OF TRUSTEES

MEETING NO. 44 – DECEMBER 14, 2021

1:00PM-3:00PM

To observe the meeting: [Zoom](#)

Audio only, call: +1-253-215-8782

Webinar ID: 879 8302 4352 | Passcode: 894291

AGENDA

I. CALL-TO-MEETING / ROLL CALL

II. CHAIR’S WELCOME

III. ACTION ITEMS

1) [Presidential Prospectus](#) (Pg. 2)

2) [Steam Pipeline Project](#) (Pg. 3)

IV. FINAL ANNOUNCEMENTS

V. ADJOURNMENT

Presidential Search Prospectus

At its February 17, 2021 meeting, the Board of Trustees approved its Board Statement on Presidential Vacancies and the specific guidelines that would govern the search for a regular successor to Dr. Rex Fuller. For context, the Board Statement may be viewed [here](#) and the guidelines may be viewed [here](#).

Both the Board Statement and the search guidelines require the Board's approval for any prospectus or leadership profile that will be used in the presidential search.

The Board Statement states: "A search firm, among other duties, will assist the Board, Board Chair, university, and search committee in the development of a leadership profile or other document to assist in the recruitment of candidates. The Board Chair may direct the search firm to gather input from a variety of stakeholders when preparing the leadership profile, including but not limited to Faculty Senate, Staff Senate, ASWOU, WOUFT, SEIU, the WOU Foundation, and the WOU Alumni Association. Any leadership profile or charge document developed by the search firm and/or search committee for the search must be approved by the full Board prior to its use in the search."

The guidelines state: "Consistent with the Board Statement on Presidential Searches, the Board expects any leadership profile or charge document developed by the search firm and search committee to be approved by the Board prior to its use in the search."

After a competitive procurement, Anthem Executive was selected to serve as the search firm to assist the Board and the university in the recruitment of WOU's next president. Among their duties was the development of a search prospectus to be used during the recruitment. Consistent with the Board Statement, Anthem was excepted to engage a wide number of university stakeholders to gather input to assist in the development of the prospectus. Anthem engaged the Presidential Search Committee, Faculty Senate, Staff Senate, ASWOU, WOUFT, SEIU, UDAIC, the WOU Foundation, the WOU Alumni Association, the university's Deans, and the president's cabinet for input to aid in the drafting of the prospectus. Anthem also facilitated an open forum at which members of the community should share their input as well. External partners, such as legislators, community leaders, and the Higher Education Coordinating Commission (HECC) Executive Director were invited to the open forum. Anthem also distributed a survey link that would give stakeholders a different opportunity to offer feedback and input.

The Presidential Search Committee will meet on Friday, December 10, 2021 to refine the draft prospectus. After the committee's input, a revised version of the prospectus will be posted on the Board's website and included in written docket materials for the board's consideration and approval.

STAFF RECOMMENDATION

Consistent with the Board Statement on Presidential Vacancies and the search guidelines, the Board approves the Search Prospectus included in the written docket materials for use in the 2021 presidential search.

Board of Trustees, December 14, 2021, Steam Line

Western Oregon University's main steam line is at risk of imminent catastrophic failure. The steam pipe provides heat and hot water for the entire campus, including residence halls. In addition, failure of the steam pipe could result in a loss of power and internet for the campus as these lines intersect the steam line at multiple shared vault locations.

"It really is only a matter of time now before something catastrophic happens. This could be a major line rupture or underground break of the line blowing 240 degree steam up and into the atmosphere in many different locations all over campus. It could start blowing into a building from a branch line endangering others or the building mechanical systems where they enter campus buildings to produce energy."

--Hans Randklev, Project Manager HR Mechanical Services LLC

Repairs on the steam line began in June 2021 with the use of Capital Improvement & Renewal (CIR) funds. WOU utilized the direct bury-in method (perma pipe) of replacement (same as existing). The current WOU steam line has lasted only 12 years (the Project Manager of HR Mechanical states that it is the worse condition of any system he has seen in his 30-year career). Up-to-date the cost of repairs totals \$2.2 million, which covers repairs from Physical Plant to Vault 6 (located in front of Todd Hall). This portion of the project is expected to be finished by the end of December 2021. The estimated cost of full repair (utilizing direct bury-in method, from Physical Plant to Jackson St.) is \$4.7 million, which exceeds WOU's entire 2021-23 biennium CIR allocation of \$3.887 million. As of now, work is being halted once the repair to Todd Hall is complete (\$2.2 million).

WOU is the only public university that primarily has steam lines that are directly buried in the ground; all other public universities utilize cement maintenance tunnels to protect their utility lines from erosion and damage while also allowing for regular maintenance and repair. Maintenance tunnels extend the expected life span of the utility lines to 50 years.

This best-practice alternative method (maintenance tunnel system) is estimated at \$16.5 million for the entire steam line, which includes creating cement maintenance tunnels surrounding the pipe, as well as replacing branch lines (as needed) that connect university buildings to the main steam line, and reimbursing WOU for the \$2.2 million already spent from CIR. There are many other deferred maintenance needs on campus to address with CIR funding. The expected life of the new steam line within the tunnel system would be 50 years and would make accessing the steam line for maintenance and any future issues easier and less costly to address.

There are no institutional funds available to address this repair in full. As such, WOU plans to make an emergency request for funding for this project from the state legislature in the amount of \$16.5 million.

STAFF RECOMMENDATION:

It is recommended that the Western Oregon University Board of Trustees authorizes the university president, or his designee, to seek capital funding to repair the steam pipeline as described in the written docket materials in the amount of \$16.5M during the February 2021 legislative session and, if successful, negotiate and execute any contracts necessary to complete the work as described.

WOU Main Steam Line Project

UPDATE December 14, 2021



Western Oregon
UNIVERSITY

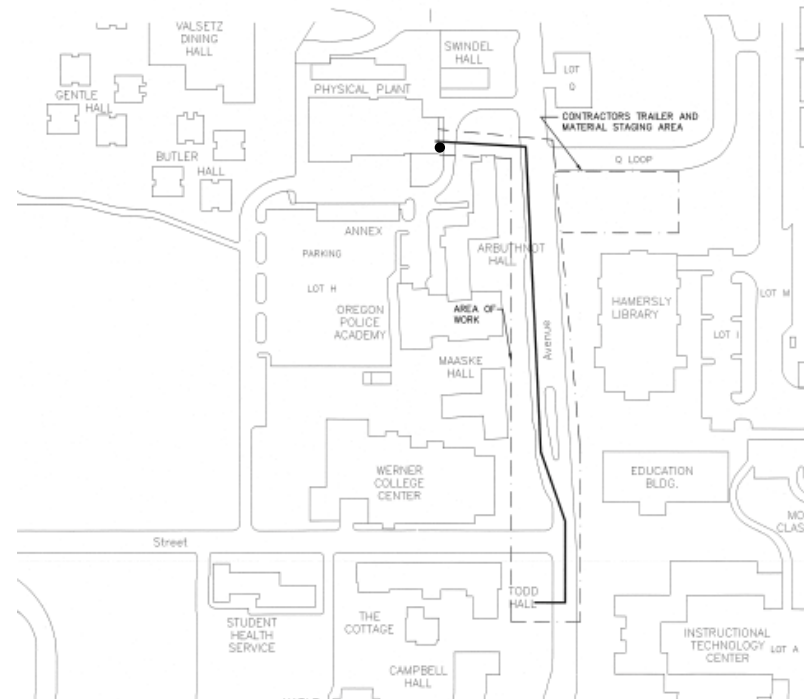
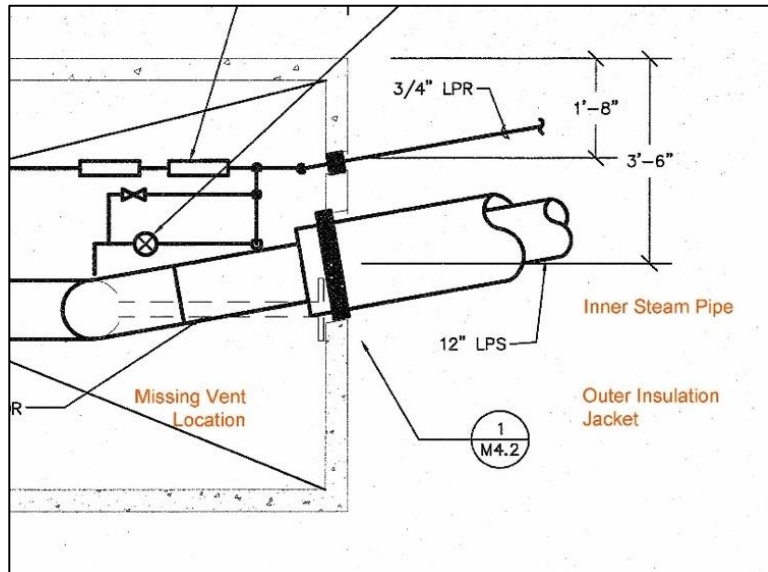
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Main Steam Line Project

WESTERN OREGON UNIVERSITY

MONMOUTH, OREGON 97361



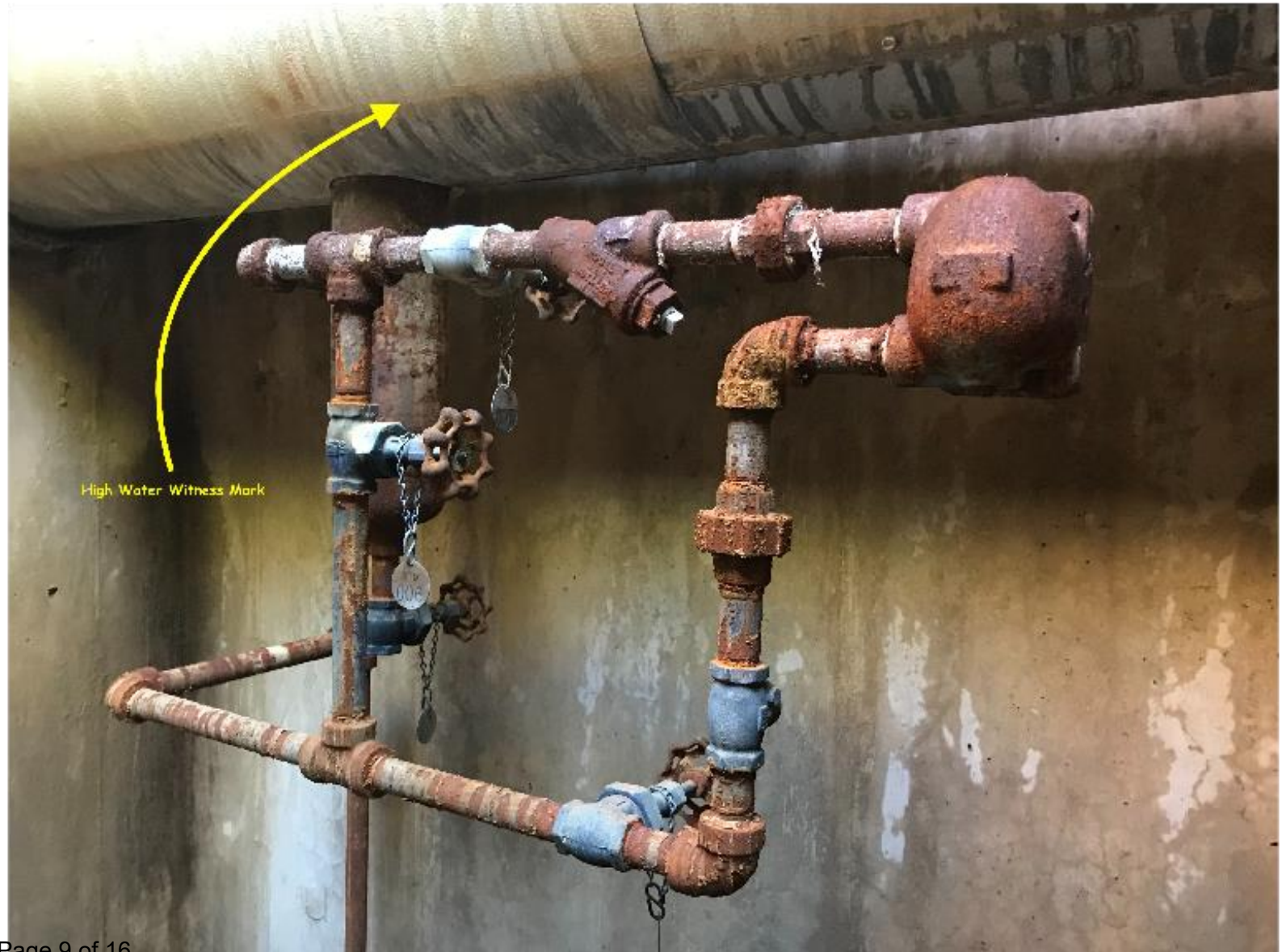
Insulation Moisture



Hole in Outer Pipe Wall Caused by Steam Leak



Hamersly Vault High Water Mark



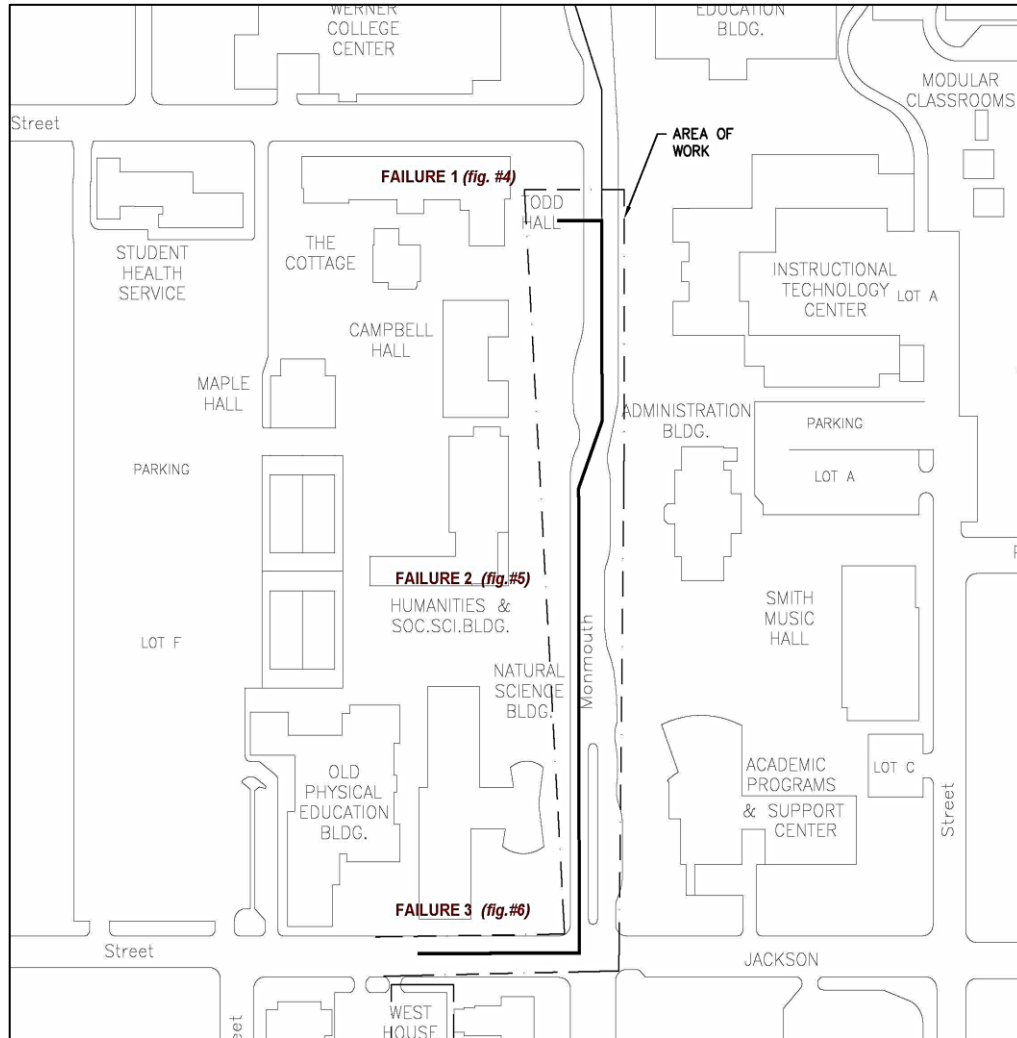
Vault Sump Pump



Damage to Clean Out and Piping



Proposed Additional Work to Fully Address Current Issues



New Indications of Additional Main Steam Line Pipe Failure



Pipes in Ground Option (20-year Expected Life)

Costs:

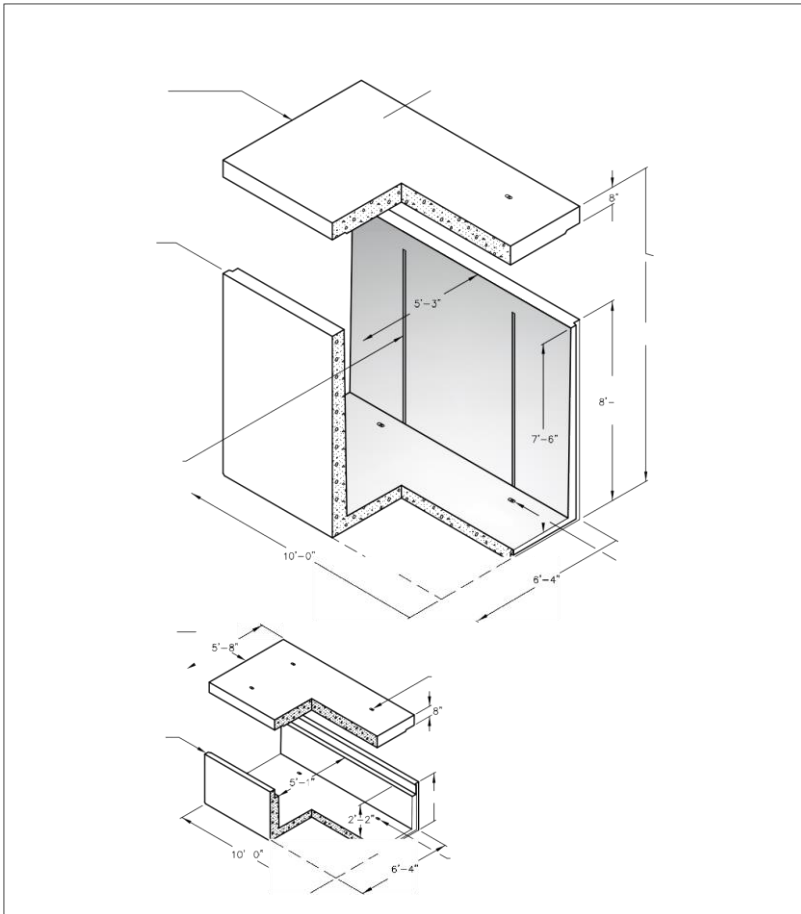
- Current project (Physical Plant to Vault 6 in front of Todd Hall) is \$2.2 million (funded by 21-23 CIR allocation)
- Replacing remainder (Vault 6 to Jackson) would be an additional \$2.5 million
- Total cost is \$4.7 million, which exceeds 21-23 CIR allocation of \$3.887 million
 - There are many other deferred maintenance projects on campus to also be addressed with this funding

Timeline:

- Began in June 2021
- Anticipated completion (Physical Plant to Vault 6) December 2021



Utilidor "Tunnel System"



Tunnel System Option (50-year Expected Life)

Costs:

- Total replacement estimated at \$16.5 million
- Includes:
 - Creating cement maintenance tunnels that surround the pipe
 - Replacing branch lines (as needed) that connect university buildings to the main steam line
 - Reimbursing WOU for the \$2.2 million already spent from CIR

Timeline:

- Dependent on legislative funding

