



**BOARD OF TRUSTEES' FACILITIES
CONTRACTING COMMITTEE
MATERIALS**

10:00 a.m. March 24, 2021

AGENDA
FACILITIES CONTRACTING COMMITTEE
March 24, 2021
10:00-12:30

Executive Session: There will be an Executive Session. Five topics. (**Note** See separate executive session agenda from Melanie and materials from Tara/Melanie.)

****Note**** In order to reserve enough time for the public meeting the Executive Session will be limited to 30 minutes at the start of the Facilities Comm. meeting. If we don't finish, the remaining items will be moved to the April meeting, or if necessary, another Executive Session will be scheduled.

March Trustees Facilities Contracting Committee EXECUTIVE SESSION:

****Note**** Melanie will send out a separate agenda. Melanie, please email the Executive Session agenda to all Committee members and also post on Trustee secure site.

Regular Meeting:

March 2021 Trustees Facilities Contracting Committee and Full Board Public Session:

1. Consideration and Action: Budget/Delivery Method- Central Energy Plant, Cooling Tower and Sump Pump Upgrades4
2. Consideration and Action: Architect Amendment and Guaranteed Maximum Price- Bus Maintenance Facility5
3. Consideration and Action: Change Order for Science Initiative- Utility Consumption7
4. Consideration and Action: Change Order for Science Initiative- Research Requested Lab Scope Change8
5. Consideration and Action: Change Order for Science Initiative for Lewis Street Project10
6. State Capital Construction Request- Preliminary List (Neil Theobald)12
7. Housing: **(One hour)**
 - a. Housing Interior—update from last meeting and written responses and materials in response to questions or requests for information from last meeting and email to Matt N. Written materials to be provided to committee prior to meeting.
 - b. Timeline -- written form to committee.
 - c. Landscaping EDAC recommendation
 - d. Housing- design and location. (May have recommendation for full BofT) (moving building 30 feet north)
 - e. Housing- construction and financing
 - f. *TENTATIVE- Housing Architect Amendment*
 - g. Update on Ivinson Parking Garage
8. The Facilities (and Budget Committees) review/approve a revised capital construction request and make recommendation to the full BOT. (Also on Budget Comm agenda. The full BOT reviews/approves final capital construction request.)

9. Information Only Items:

- a. Stone update
- b. NIH Grant for Shelled space in Science Initiative

10. Other

FACILITIES CONTRACTING COMMITTEE

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Budget/Delivery Method- Central Energy Plant, Cooling Tower and Sump Pump Upgrades, Mai

- PUBLIC SESSION
- EXECUTIVE SESSION

PREVIOUSLY DISCUSSED BY COMMITTEE:

- Yes
- No

FOR FULL BOARD CONSIDERATION:

- Yes

[Note: If yes, materials will also be included in the full UW Board of Trustee report.]

- No

- Attachments/materials are provided in advance of the meeting.*

EXECUTIVE SUMMARY:

Central Energy Plant Chiller Upgrade – Cooling Tower, Sump Pump and Vault Installation. This project provides redundancy and flexibility for the production of chilled water for campus cooling. Chilled water redundancy allows for increased energy efficiency and cooling capacity for the campus. The project includes installation of a cooling tower, enlargement of the existing sump pump, pipe runs, utilities and installation of an operational vault containing pumping and control equipment. The budgeted amount for this project is \$3M the funds for this project will come from Major Maintenance. Because this work requires minimal trades, the design, bidding and construction phases will occur in sequence. Administration recommends using Design-Bid-Build for this project.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9, the Board of Trustees shall approve projects over \$500,000.00 and Board approval is required to establish the delivery method.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Facilities Contracting Committee recommendation to the full board of trustees to authorize Administration to proceed with design and advertising of the Central Energy Plant Chiller Upgrade project funded via Major Maintenance with a budget of \$3,000,000, procured with a Design-Bid-Build delivery method.

PROPOSED MOTION:

“I move to recommend to the full board of trustees to authorize administration to proceed with design and advertising of the Central Energy Plant Chiller Upgrade project funded via Major Maintenance with a Design-Bid-Build delivery method and a budget not to exceed \$3,000,000.”

FACILITIES CONTRACTING COMMITTEE

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Architect Amendment and Guaranteed Maximum Price- Bus Maintenance Facility, Mai

- PUBLIC SESSION
 EXECUTIVE SESSION

PREVIOUSLY DISCUSSED BY COMMITTEE:

- Yes
 No

FOR FULL BOARD CONSIDERATION:

- Yes
[Note: If yes, materials will also be included in the full UW Board of Trustee report.]
 No

Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration continues working on the Fleet and Transit Relocation project that includes construction of the Bus Maintenance Facility at 2102 South 15th Street. In September 2020 the University was awarded and the Board authorized Administration to accept the FTA 5339(b) Grant as part of the funding for the project. Design of the project was revised as a result of receiving the additional funding and to bid the project to comply with the federal requirements of the FTA Grant.

Plan One Architects has requested additional design fees associated with the revised project scope and funding. Approval of the architect amendment in the amount of \$75,000 allows Plan One to continue and complete the construction phase services for the project. Design fees are to be paid from the previously approved budget for the project.

GH Phipps Wyoming, Inc. as the Construction Manager at Risk on the project, has been working with Plan One Architects of Cody, Wyoming and representatives from UW Administration to reach a Final Guaranteed Maximum Price (GMP) for consideration by the Board of Trustees at the March meeting. The GMP proposed by GH Phipps Wyoming, Inc. is \$5,989,703.00. The GMP encompasses direct and indirect construction costs, and fee associated with completing the project.

The total all in budget for the Fleet and Transit Relocation project is \$7,437,989.00. The estimated construction budget prior to receiving the GMP was \$5,924,827.00.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(A), the Board of Trustees shall approve consultant selection for projects over \$500,000.00 and Board approval is required to establish the Guaranteed Maximum Price.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Facilities Contracting Committee recommendation to the full board of trustees approval for Administration to proceed with the design and documentation phase and execute an architect amendment with Plan One Architects for design and construction services and authorization to execute a contract amendment with GH Phipps Wyoming, Inc. in the amount of \$5,989,703.00.

PROPOSED MOTION:

“I move to recommend to the full board of trustees to allow Administration to execute an architect amendment with Plan One Architects in the amount of \$75,000.00 for the revised design and construction phases of the project.”

“I move to recommend to the full board of trustees to authorize Administration to execute a contract amendment establishing the Guaranteed Maximum Price with GH Phipps Wyoming, Inc. not to exceed \$5,989,703.00”

FACILITIES CONTRACTING COMMITTEE

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Science Initiative Building Change Order- Utility Consumption, Mai

- PUBLIC SESSION
- EXECUTIVE SESSION

PREVIOUSLY DISCUSSED BY COMMITTEE:

- Yes
- No

FOR FULL BOARD CONSIDERATION:

- Yes

[Note: If yes, materials will also be included in the full UW Board of Trustee report.]

- No

Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Pursuant to UW Regulation 6-9(III)(G), Administration is requesting Board approval of a contract change order to the Science Initiative CMAR agreement with GE Johnson Construction Company of Wyoming (GEJCW).

The Guaranteed Maximum Price amendment for the Science Initiative Project did not include an allowance for temporary utility consumption. This change order captures utility consumption to date and projected expenses through the conclusion of the project. The funds will be carried as an allowance and any unexpended funds will be returned post occupancy.

The project construction budget is \$89,075,737.00. The change order amount is \$314,083.00. This increases the construction budget to: \$89,389,820.00. The overall project budget is unchanged, this funding is shifted from the general construction administration budget to the construction budget.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.00.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Facilities Contracting Committee recommendation to the full board of trustees approval of the CMAR contract change order with GE Johnson Construction of Wyoming.

PROPOSED MOTION:

“I move to recommend to the full board of trustees to authorize Administration to execute the CMAR contract change order with GE Johnson Construction Company of Wyoming in the amount of \$314,083.”

FACILITIES CONTRACTING COMMITTEE

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Change Order for Science Initiative- Research Requested Lab Scope Change, Mai

- PUBLIC SESSION
 EXECUTIVE SESSION

PREVIOUSLY DISCUSSED BY COMMITTEE:

- Yes
 No

FOR FULL BOARD CONSIDERATION:

- Yes
[Note: If yes, materials will also be included in the full UW Board of Trustee report.]
 No

Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Pursuant to UW Regulation 6-9(III)(G), Administration is requesting Board approval of a contract change order to the Science Initiative CMAR agreement with GE Johnson Construction Company of Wyoming (GEJCW).

The requested changes reflect the current thinking of the research group due to the currently anticipated direction of the research that will occur in the spaces. In order to reduce the demand for demolition and changes post occupancy, the planning and construction team conducted a walk through with the research group to evaluate desired alterations prior to drywall hang and finish. During this review, the following additions to the scope were requested for select areas:

- PR 27: Additional data drops in multiple lab locations, access control and door hardware additions in multiple research locations, and supporting electrical additions \$88,318.00.
- PR 30: Addition of a reverse osmosis water tap and added electrical circuits in the level 1 aquatics research room \$5,877.00.
- PR 31: Additional CO detectors in the research greenhouses \$7,120.00.
- PR 32: Addition of a reverse osmosis water tap in the level 1 INBRE research lab \$9,320.00.

The project construction budget is \$89,389,820.00. The change order amount is \$110,635.00. This increases the construction budget to: \$89,500,455.00. The overall project budget is unchanged,

this funding is shifted from the administrative contingency budget to the construction budget. This transfer reduces the administrative contingency budget to \$1,076,622.00.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.00.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Facilities Contracting Committee recommendation to the full board of trustees approval for the CMAR contract change order with GE Johnson Construction of Wyoming.

PROPOSED MOTION:

“I move to recommend to the full board of trustees to authorize Administration to execute the CMAR contract change order with GE Johnson Construction Company of Wyoming in the amount of \$110,635.00.”

FACILITIES CONTRACTING COMMITTEE

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Change Order for Science Initiative- Lewis Street Project, Mai

- PUBLIC SESSION
- EXECUTIVE SESSION

PREVIOUSLY DISCUSSED BY COMMITTEE:

- Yes
- No

FOR FULL BOARD CONSIDERATION:

- Yes

[Note: If yes, materials will also be included in the full UW Board of Trustee report.]

- No

Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Pursuant to UW Regulation 6-9(III)(G), Administration is requesting Board approval of a contract change order to the Science Initiative CMAR agreement with GE Johnson Construction Company of Wyoming (GEJCW) for construction of the initial phase of the Lewis St. landscaping project.

Phase 1 of the project will include the following areas identified by sub-phase on a site plan attached to this narrative: Phase 1A includes 10th St. and Lewis St. surrounding the new Science Initiative building (SI), Phase 1B includes 12th St. between Bradley St. and Lewis St. and the area between the Agriculture and Engineering buildings extending from Lewis St. to Prexy's Pasture. (Note: An additive alternate was included in the bidding documents to complete Phase 1C that includes the area between the Engineering and Geology buildings extending from Lewis St. to Prexy's Pasture. Final bids for this scope of work will be received prior to the board meeting.)

The construction schedule for Phase 1 aligns with those of the SI and West Campus Satellite Energy Plant (WCSEP) projects. The initial phase of work has been designed to complete landscaping around areas currently under construction, create an ADA accessible route from Lewis St. to Prexy's Pasture and to create deliberate transitions to future phases as additional funding is secured.

The Planning and Construction office is currently working with the City of Laramie to coordinate the utility relocations and right-of-way vacations required to construct the project. Construction in areas of existing right-of-way or utility easements will not commence until all required vacations and easement adjustments have been finalized.

The SI project construction budget is currently \$89,500,455.00 with a total project budget of \$103,750,000.00. The construction cost to complete the first phase of the Lewis St. landscaping is \$5,136,303.00, which includes the utility relocation work required, with an associated administrative cost of \$1,032,404.00, bringing the total Phase 1 budget to: \$6,168,707.00. If approved, the new overall SI project budget will be: \$107,336,303.00. The proposed funding source for the Phase 1 scope of work is: \$4,300,000.00 from the EERB project reserve account, \$1,050,000.00 from the WCSEP landscaping and administrative budgets and \$300,000.00 from the Science Initiative landscaping and administrative budgets.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.00.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Facilities Contracting Committee recommendation to the full board of trustees approval to proceed with the defined scope of work, execute a contract change order to the Science Initiative CMAR contract and approve funding sources for the proposed scope of work.

PROPOSED MOTION:

“I move to recommend to the full board of trustees to authorize Administration to proceed with Phase 1 of the Lewis St. landscaping project and execute a contract change order to the SI CMAR agreement with GE Johnson Construction Company of Wyoming in the amount of \$3,586,303.00. The work shall be funded with \$4,300,000.00 from the Engineering and Education Research Building Project Reserve account, \$1,050,000.00 from the West Campus Satellite Energy Plant landscaping budget and \$300,000.00 from the Science Initiative landscaping budget”.

Lewis Street Corridor

LEGEND

- PHASED AREAS
- TURF
- LANDSCAPE BED
- BOULDERSCAPE PLAZA AND SEATING
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- NEW/RELOCATED LIGHTS
- BENCHES/SEATING
- BIKE PARKING
- HANDICAP PARKING TO REMAIN



University of Wyoming
Capital Appropriations Request
****DRAFT** 2023-2024 **DRAFT****

| Priority | Project | Project Cost | State Funds | Other Funds | University Funds |
|--------------|--|----------------|----------------|---------------|------------------|
| | Major Maintenance | \$ 50,000,000 | \$ 50,000,000 | | |
| | College of Law Clinical and Experiential Learning Facility Addition | \$ 22,260,000 | \$ 12,720,000 | | \$ 9,540,000 |
| | War Memorial Stadium West Stand Renovation and Corbett Natatorium | \$ 78,758,000 | \$ 40,071,200 | | \$ 38,686,800 |
| | University of Wyoming/Albany County School District #1 Lab School | \$ 30,634,000 | \$ 1,237,000 | \$ 29,397,000 | |
| | College of Education Building Renovation | | | | |
| | College of Agriculture Research & Extension Centers (Laramie, East Laramie, Lingle, Sheridan, and Powell) Upgrade Networks to 10Gb | \$ 1,865,000 | \$ 1,865,000 | | |
| TOTAL | | \$ 183,517,000 | \$ 105,893,200 | \$ 29,397,000 | \$ 48,226,800 |

* All project costs have been inflated 6% from 2021-2022 CAR