

**THE UNIVERSITY OF WYOMING**

**BOARD OF TRUSTEES “SPECIAL” MEETING REPORT**

**July 15, 2011**

**11:00-11:45 a.m.**

**Meeting in the Washakie Museum & Cultural Center  
Worland, Wyoming**

**AGENDA**

- I. Approval of FY 2013-2014 Capital Construction Request, Richards/Vinzant .....1
- II. Approval of CMAR for Performing Arts Facility, Vinzant .....3

**I. AGENDA ITEM TITLE:**

**Approval of FY 2013-2014 Capital Construction Request, Richards/Vinzant**

CHECK THE APPROPRIATE BOX (ES):

- Work Session
- Education Session
- Information Item
- Other Specify:

**2013-2014 Biennium, Section I (Agency 067)**

**BACKGROUND AND POLICY CONTEXT OF ISSUE:**

The Trustees of the University of Wyoming, a constitutional body, are responsible for the "management of the university" (Wyoming Constitution, Article 7, 17).

The State of Wyoming and the University of Wyoming use a biennial budget process. The following table summarizes recommended Capital Construction budget request items for the 2013-2014 biennium for the University of Wyoming. The capital construction budget request is due to the A&I Construction Management Division on Monday, August 1, 2011. The operating budget request is due to the A&I Budget Division on Friday, August 31, 2011.

PRIORITY	ITEM	\$ Amount
<b>Capital Construction Request</b>		
1.	Performing Arts - Level III	\$32,400,000
2.	White Hall - Level III Authorization*	\$14,000,000
3.	LRDP & Infrastructure Improvements- Phase I, Level III	\$30,000,000
4.	Half Acre Recreation Center - Level III Authorization and Appropriation*	\$27,000,000
5.	Engineering Building Addition Level II	\$1,250,000
6.	Joint UW/CC Facilities-Sheridan NWCC Level III	\$-
7.	Classroom/Facility Adaptation	\$8,000,000
8.	Joint UW/CC Facilities- LCCC Cheyenne Level II	\$300,000
9.	Pharmacy Addition Level II	\$700,000
<b>Total Capital Construction Request</b>		<b>\$113,650,000</b>

*\*Note: UW is seeking legislative authorization to issue revenue bonds in the amount of \$10M for White Hall and \$15M for Half-Acre. UW is also seeking \$12M in state appropriations to support the Half-Acre project.*

**PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:**

The Board received the 2011-2016 Capital Facilities Plan at the May 2011 meeting. All of the projects listed in the Capital Construction Request were included in the Capital Facilities Plan.

**WHY THIS ITEM IS BEFORE THE BOARD:**

The Board approves the operating and capital budgets for the University of Wyoming.

**ARGUMENTS IN SUPPORT:**

These capital construction requests are of key importance to the University of Wyoming. Capital construction project authorizations and appropriations are needed to continue to advance elements of the university's master plan and capital construction portfolio.

**ARGUMENTS AGAINST:**

None

**ACTION REQUIRED AT THIS BOARD MEETING:**

Approval of the 2013-2014 biennium capital construction budget request for the University of Wyoming, Agency Code 067, as presented.

**PRESIDENT'S RECOMMENDATION:**

The President recommends Board approval of the FY 2013-2014 capital construction budget request for the University of Wyoming (Agency 067) as described in this item.

**II. AGENDA ITEM TITLE: Approval of CMAR for Performing Arts Facility, Vinzant**

CHECK THE APPROPRIATE BOX (ES):

- Work Session  
 Education Session  
 Information Item  
 Other                      Specify:

**BACKGROUND AND POLICY CONTEXT OF ISSUE:**

The 2011 Legislature appropriated funding for the Level II design documents and the completion of design through construction documents for the Performing Arts Facility (Fine Arts Building). The funding included the acquisition of a construction manager-at-risk to assist with the construction. The Performing Arts project is the second phase of the Fine Arts projects. With Trustee approval the design team of Tobin and Associates in association with Hammel Green and Abrahamson is in the initial design phase. With the limited budget for the project it is important the process of planning, design and construction is integrated to be as efficient and effective as possible to maximize the facilities to further the programs of Music and Theatre & Dance.

The Facilities Planning Office advertised for CMAR qualifications May 20 through June 3, 2011. Nine responses were received. The qualifications were narrowed to three firms by the Performing Arts planning team, the architect and the Facilities Planning Office. Request for Proposals were issued to the three teams and all responded with proposals on June 28, 2011. The competing teams were provided the proposed construction budget and Level I planning documents for the scope of the project.

The Performing Arts planning team, the architect and the Facilities Planning office considered the qualifications of the CMAR firms preconstruction personnel, construction personnel, financial stability, experience in higher education with emphasis on performing arts facilities, experience with LEED projects, past experience with work completed at the University, the proposed construction time and proposed fees to accomplish the project. Based upon the best qualifications and value the recommended ranking of the CMAR's for the final negotiations of an agreement are:

1. FCI Constructors Inc., Cheyenne, Wyoming
2. M. A. Mortenson & Spiegelberg Lumber and Building Company; Denver, Colorado and Laramie, Wyoming
3. AP Wyoming, Cheyenne, Wyoming

With the exception of M. A. Mortenson all other CMAR's have been certified as resident contractors by the State of Wyoming, Division of Workforce Services.

**PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:**

Approval of the Performing Arts design team, May 4-6, 2011

**WHY THIS ITEM IS BEFORE THE BOARD:**

This request of the Board is to permit the use of a qualified CMAR with LEED accredited professionals to assist with the costs and constructability through the design process and to construct the Performing Arts Facility renovations and additions to the Fine Arts Building.

**ARGUMENTS IN SUPPORT:**

The funding is available to proceed with the project through the design and construction documents for the project including the preconstruction services of the CMAR. The CMAR will provide a preliminary guaranteed maximum price prior to the 2012 legislative session confirming the construction portion of the funds to complete the project. Should the legislature appropriate the funds for the project it is the intent to begin the construction at the completion of the 2012 spring semester. The construction period proposed by the CMAR was between 16 and 18 months.

**ARGUMENTS AGAINST:**

None

**ACTION REQUIRED AT THIS BOARD MEETING:**

Trustee approval for the CMAR will be required at this meeting to complete the project design and construction document phases by the architect, including the preconstruction phase by the CMAR, culminating in a guaranteed maximum price for eventual construction of the Performing Arts facility.

**PRESIDENT'S RECOMMENDATION:**

It is recommended that the Board of Trustees of the University of Wyoming authorize a contract with a CMAR firm utilizing the recommended ranking of the firms indicated above for the Performing Arts renovation and additions to the Fine Arts Building.