

Revised 9-04-12

The University of Wyoming
Board of Trustees' Report
September 6-7, 2012

AGENDA ITEM TITLE: **Construction-Manager-at-Risk for Half Acre Addition and Renovation**, Collins

CHECK THE APPROPRIATE BOX(ES):

- Work Session
 Education Session
 Information Item
 Other Specify: BUSINESS MEETING (Consent Agenda)

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Half Acre Gymnasium was the second stand-alone gymnasium constructed on the University of Wyoming campus. The original building constructed in 1925 replaced a previous structure constructed in 1903. Half Acre originally included the men's and women's athletics programs, physical education programs (including the dance department), portions of the ROTC programs and recreation programs. The location had prominence on the east side of Prexy's Pasture with the main entry facing west.

The primary uses of Half Acre have been influenced by three more recent major construction projects such as the Fieldhouse (1951), the Fine Arts Building (1972), and the Corbett Gymnasium (1975). A major renovation of Half Acre occurred in the 1970's and the last additions occurred in 1980. Several other modifications have occurred over the life of the building. The building is now being considered for a further transition from recreation-based activities to a facility that will support wellness programs.

Programs at a progressive university are constantly evolving. Facilities that support the campus programs such as recreation and wellness must continue to provide for the evolution, and in this case, promote the historical character of the main campus. The existing facility of approximately 99,300 gross square feet needs a level of updating with approximately another 35,500 gross square feet to meet the next level of program evolution.

The Level II report for the project was completed April 2010 anticipating funding for the project to continue. The project costs estimated at \$27M was supported by ASUW with a fee commitment to fund half of the project. The remaining funding was not available at that time.

The 2012 Wyoming Legislature appropriated \$15M to continue the project and approved bonding for the remainder of the project, which would be supported by student fees.

Due to the complexities of the project including deconstruction of a portion of the existing building, renovating a portion of the existing building, creating a building addition in a confined site and retaining operations within the building during construction it is recommended that the

construction team be added to the planning and design team as well to improve the opportunities for a successful project.

The Facilities Planning Office advertised for construction manager-at-risk qualifications in July 2012. Five Responses were received on August 7, 2012. The statements of qualifications were narrowed to four firms by the Half Acre planning team and the Facilities Planning Office. The short list of firms were issued Requests for Proposals (RFP) and were interviewed on September 4, 2010. The firms are:

- AP Wyoming, Casper, Wyoming
- Groathouse Construction, Laramie, Wyoming
- Sampson Construction, Cheyenne, Wyoming

The CMAR rankings are based upon qualifications of the preconstruction and construction personnel, the firms experience and capabilities with projects similar to Half Acre, and per the RFP the best value to the University. **The ranking is as follows:**

1. Groathouse Construction, Laramie, Wyoming
2. AP Wyoming, Casper, Wyoming
3. Sampson Construction, Cheyenne, Wyoming

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

November 2009 – Board of Trustees approved the architect/engineering firm of Tobin & Associates of Cheyenne, Wyoming in association with Ohlson Lavoie Collaborative, Denver, CO.

WHY THIS ITEM IS BEFORE THE BOARD:

Authorization is required from the Board of Trustees to contract the Construction-Manager-at-Risk services for the Half Acre Addition and Renovation

ARGUMENTS IN SUPPORT:

- The 2012 Wyoming Legislature appropriated \$15M for the Level III construction documents and construction.
- The 2012 Legislature approved a bond issue for the remainder of the funding for the project.
- The 2012 bond issue has provided the remaining funds for the project.
- UW students have indicated their strong support for this project by virtue of an increase in student fees.

ARGUMENTS AGAINST:

None.

ACTION REQUIRED AT THIS BOARD MEETING:

Authorization to contract with the first-ranked firm Groathouse Construction, Laramie, WY.

PRESIDENT'S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming authorize the contracting with the recommended first-ranked Construction-Manager-at-Risk, Groathouse Construction, Laramie, WY.