

THE UNIVERSITY OF WYOMING
BOARD OF TRUSTEES' REPORT

Conference Call Meeting
Wednesday, October 14, 2015

The final report can be found on the University of Wyoming Board of Trustees website at <http://www.uwyo.edu/trustees/>

THE UNIVERSITY OF WYOMING
BOARD OF TRUSTEES MEETING REPORT

October 14, 2015
8:00-9:30 a.m.
Conference Call, Old Main Boardroom
UW Campus, Laramie, Wyoming

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• Michael B. Enzi STEM Facility	
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• Electrical Easement for Rocky Mountain Power for Runaway Lighting Upgrade	
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I. AGENDA ITEM TITLE: Presidential Search Update, Palmerlee/Marsh

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Trustee President Palmerlee and Trustee Marsh will update the Board on the Presidential Search.

II. AGENDA ITEM TITLE: Facilities Updates, Mai

Information Items:

- Construction Contract – Hoyt Hall Renovation
- Electrical Easement for Rocky Mountain Power for Runaway Lighting Upgrade
- Residence Halls
- BSL-3
- Michael B. Enzi STEM Facility

Action Items:

- Construction Contract – Hoyt Hall Renovation
- Electrical Easement for Rocky Mountain Power for Runaway Lighting Upgrade

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

Construction Contract – Hoyt Hall Renovation

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Hoyt Hall was originally built in 1916 as a women's dormitory and is approximately 29,939 gross square feet in area. In addition to several general use classrooms, the building currently houses faculty and staff offices, classrooms and shared support spaces for the Departments of English, Modern and Classical Languages, and the newly formed Creative Writing Program.

The scope of the renovation project includes: life-safety and accessibility improvements as required by building code and enhancements to interior finishes in faculty and staff offices, classrooms, study areas, and other spaces in Hoyt Hall. The work also includes; energy efficiency upgrades to current lighting, restroom renovations, installation of new electrical and data systems wiring and replacement of the existing fire alarm system.

Architectural design for the project was completed by MOA Architecture of Casper, Wyoming.

The University is utilizing the design-bid-build project delivery method for this project. Renovation work in the building was originally anticipated to begin in October 2015 and be complete by April 29, 2016. As a result of unforeseen structural steel deterioration issues discovered in the lower level, renovation work cannot begin until all structural repairs are completed under separate contract. The structural repairs are planned to be complete by January 1, 2016. The building renovations are anticipated to begin in early January 2016 and be substantially complete by July 22, 2016. This schedule will permit the renovated building to be occupied in time for the fall 2016 semester. The occupants of Hoyt Hall have been temporarily moved to available spaces in Crane Hall for the duration of the renovation.

The total project budget for the Hoyt Hall Renovation is \$2,900,000. The project is funded through an allocation of Major Maintenance funds.

The project was publicly advertised starting July 29, 2015. The bid date for this project was originally scheduled for August 27, 2015. Due to unforeseen structural steel deterioration issues discovered in the lower level of Hoyt Hall, the bid date for this project was extended to October 1, 2015 to allow the university more time to clarify project scope and schedule requirements. On October 1, 2015, bids were received from four (4) resident contractors. Bids were received with several alternates to align the project with available funds and permit expedited completion. Following a comprehensive review of the base bids and alternates, **Elk Ridge Builders & Design, LLC of Laramie, Wyoming** is recommended for this project. Based on available project funding, the recommendation is to approve the Base Bid amount of \$1,937,014.00 plus Alternates #1 (+\$13,509.00), #2 (+\$25,043.00), #3 (+\$25,322.00) and # 4 (+\$0.00) for a total contract award of **\$2,000,888.00**.

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

December 2014 - The Board approved the selection of the Architect/Engineer for the Hoyt Hall Renovation.

WHY THIS ITEM IS BEFORE THE BOARD:

This item is for approval of the construction bids by the Board of Trustees to initiate the construction phase of the Hoyt Hall Renovation.

ARGUMENTS IN SUPPORT:

\$2,900,000.00 of Major Maintenance funding has been budgeted for this project.

ARGUMENTS AGAINST:

None

ACTION REQUIRED AT THIS BOARD MEETING:

Authorization to contract with the lowest responsible bidder, **Elk Ridge Builders & Design, LLC of Laramie, Wyoming**.

PRESIDENT'S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming authorize the contracting with the recommended contractor, **Elk Ridge Builders & Design, LLC of Laramie, Wyoming**

Electrical Easement for Rocky Mountain Power for Runaway Lighting Upgrade

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The Federal Aviation Administration (FAA) and Rocky Mountain Power (RMP) have requested an electrical line easement on University land to improve electrical service for runway lighting at Laramie Regional Airport located west of Laramie on Wyoming State Highway 130. The electrical improvement project replaces an existing, underground direct-earth burial power cable and associated equipment that provides service for runway lighting at the airport. The FAA was issued a right-of-way permit from the University for the existing electrical line and equipment in 1977. The FAA is replacing the old direct bury line with a new buried line that will be placed in conduit and is also moving the associated electrical meter bank from the University's Balloon Launch Facility to an area on airport property.

The easement will be 15 feet wide and approximately 800 feet in length. The route will follow the existing line and has been approved by both Physical Plant and the Laramie Research and Extension Center (See Attached Map). The easement provides access for RMP to maintain and repair the line and its associated appurtenances so long as the electrical line remains in use. It was determined that no monetary consideration was received by the University for the original right-of-way permit. The University will receive \$509 in compensation for the requested easement based on a linear rate for an underground electrical distribution line and the length of the requested easement. Construction is scheduled to start in October.

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

June 1977 – Board of Trustees approved a 10 foot right-of-way to the FAA for an underground direct burial power cable running from the Balloon Launch Facility to the airport.

WHY THIS ITEM IS BEFORE THE BOARD:

It is the policy of the University of Wyoming that when a facility is no longer occupied, or upon request of the university administration, an evaluation of the subject facility or land shall be made to guide decisions regarding the retention or disposal of the facility and the land. The Vice President for Administration shall establish procedures, as appropriate, to determine necessary analyses to be used in the evaluation. Any evaluation regarding retention or disposal of real property shall be presented to the Trustees of the University of Wyoming for consideration.

UW Regulation 1-102, Attachment A: Policy for Retention or Disposal of Real Property. Approved by the Board of Trustees of the University of Wyoming July 25, 1998.

Board approval is necessary for the University to grant the electric line easement on University land to Rocky Mountain Power.

ARGUMENTS IN SUPPORT:

- The FAA and RMP have worked with University of Wyoming project representatives to locate the easement along the least obtrusive and most logical route which follows the location of the existing line.
- University of Wyoming project representatives approve of the proposed easement location.
- The improvement project removes the FAA's meter from University property.
- The improvement project improves safety lighting for runways at the airport.
- The FAA is paying the expenses of surveying the line for the easement.

ARGUMENTS AGAINST:

None.

ACTION REQUIRED AT THIS BOARD MEETING:

The Board's approval to grant an electrical line easement to Rocky Mountain Power on University property to upgrade the electrical line for FAA runway lighting at Laramie Regional Airport.

PRESIDENT'S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming approve the electrical line easement to Rocky Mountain Power.



PREPARED BY:
 REAL ESTATE OPERATIONS
 DEPT 4306, 117 BUREAU OF MINES
 1000 E. UNIVERSITY AVENUE
 LARAMIE, WY 82071
 307.766.2937, FAX: 307.766.4836

Produced by: CD, Reviewed by: JD Date: 8/13/2015
 File path: S:_labes\CD\15\150817\150817.dwg

**ELECTRICAL EASEMENT TO ROCKY MOUNTAIN POWER FOR FEDERAL AVIATION
 ADMINISTRATION RUNWAY LIGHTS UPGRADE PROJECT
 BALLOON LAUNCH FACILITY, LARAMIE, WY**

0 200 400 600 Feet

This map is provided as a visual aid only and its accuracy is not guaranteed. Dimensions and areas shown on this drawing were generated using digital drafting software and do not reflect on-site field survey data. Any duplication of this document is not permitted without prior written consent.



Legend

-  Proposed Easement
-  UW Property

Residence Halls

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Vice President Bill Mai will update the Board on the Residence Halls.

BSL-3

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Vice President Bill Mai will update the Board on the BSL-3 Lab.

Michael B. Enzi STEM Facility

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Vice President Bill Mai will update the Board on the Michael B. Enzi STEM facility.

III. AGENDA ITEM TITLE: UW Budget Request, McKinley/Mai

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

Trustee McKinley and Vice President Bill Mai will update the Board on the UW Budget Request.