

# UNIVERSITY OF WYOMING

Vice President for Administration  
Department 3982 • Room 318, Old Main • Laramie, WY 82071-3982  
(307) 766-5766 • fax (307) 766-3436 • e-mail: PHarris@uwyo.edu

March 25, 2009

TO: Board of Trustees  
University of Wyoming

FROM: Phill Harris, Vice President  
Administration

SUBJECT: Construction Manager At-Risk (CMAR) for Kendall House Renovations

Planning for the renovation and expansion of the Kendall House has been underway since 2006 when the Board approved the firm of Architecture Plus to complete the design work. The facility design was completed last fall and construction bids for the project were solicited in late November and early December.

Evaluation of the construction bids showed that all bids exceeded the budget for the project and the University rejected all bid proposals on January 9, 2009. Since that time the scope of the project has been revised to better align with the project budget and the Facilities Planning Office and the project planning team have elected to proceed with the project utilizing a CMAR to assist with value engineering and project construction.

Advertisement to solicit CMAR qualifications occurred between February 17<sup>th</sup> and March 3<sup>rd</sup>. Eight proposals were received in response to the request-for-qualifications and the planning team interviewed three firms on March 17, 2009. Based upon the materials submitted by each of the firms and the responses received during the interview phase it is the recommendation of the planning team that the firms be ranked in priority order as follows:

1. Drahota, Fort Collins, CO with a proposal of no cost for preconstruction services and \$131,567 for delivery of construction services with a proposed construction schedule of 180 days.
2. Heath Construction, Fort Collins, CO with a proposal for \$5,000 cost for preconstruction services and \$129,000 for delivery of constructions services with a proposed construction schedule of 150 days.
3. Arcon, Inc., Laramie, WY with a proposal for \$18,710 for preconstruction services and \$183,220 for delivery of construction services with a proposed construction schedule of 210 days.

Drahota presented the best proposal with respect to their project delivery, including LEED certification, and the capabilities of the key personnel they would assign to the project. If negotiations for the CMAR contract are not successful with the first ranked firm the university will terminate those negotiations and open negotiations with the second ranked firm.

The construction budget for this project has been established at \$1,080,000 and will be the maximum amount to be guaranteed in the delivery of construction services.

It is my recommendation that the Board of Trustees authorize the Vice President for Administration to negotiate and CMAR contract with Drahota for preconstruction and construction services for the Kendall House renovations.

CC: President Buchanan  
Roger Baalman