

**THE UNIVERSITY OF WYOMING**  
**BOARD OF TRUSTEES “SPECIAL” MEETING REPORT**

**July 9, 2010**  
**8:00-9:00 a.m.**  
**Conference Call in Old Main Boardroom**

**AGENDA**

- I. Downey Hall Asbestos Abatement Bids, Vinzant .....1
- II. Downey Hall General Construction Bids, Vinzant.....3

**I. AGENDA ITEM TITLE: Downey Hall Asbestos Abatement Bids, Vinzant**

**CHECK THE APPROPRIATE BOX(ES):**

- Work Session  
 Education Session  
 Information Item  
 Other            Specify:

**BACKGROUND AND POLICY CONTEXT OF ISSUE:**

The renovations to Downey Hall consist primarily of interior life safety issues. This is a continuation of the project that started in 2003 with the renovation of McIntyre and Orr student housing. That project included construction documents for Downey, but in the earlier plans Downey Hall was to be preceded by a major renovation of White Hall. Due to the change in the timing of the projects, it was necessary to update the Downey Hall construction documents.

The extent of the asbestos and regulated materials was identified in a hazardous material study done on the facility. Facilities Planning and Residence Life & Dining Services determined the extent of abatement for this project concentrating on those materials that risked possible damage during construction activities or that were easily accessed. CTL Thompson Consultants of Fort Collins, Colorado, has provided the design and construction documents to achieve the necessary bidding and construction work. The goal is to start construction this summer and complete the project in late October. The project was set up to complete certain areas of the facility prior to October 1, 2010, so renovation of the completed areas could start prior to completion of the entire project.

Asbestos was expected on several insulated water pipes as experienced in the previous renovations to McIntyre and Orr Halls. However, the discovery of asbestos in the sprayed acoustical ceiling texture not present in the previous dorms requires significant abatement prior to the renovations. The Bid price of \$605,730.00 will achieve the necessary abatement. The Bid price includes removal of the textured ceiling material, vinyl asbestos floor tile, accessible pipe insulation fitting, mechanical equipment insulation, window caulk at operable windows, electrical ballasts, and fluorescent light bulbs.

The asbestos abatement was publicly advertised prior to the receipt of the bids. The apparent low bidder for the asbestos project is Risk Removal, Fort Collins, Colorado.

**PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:**

- November 2001: Trustees approval of Level I planning
- March 2010: Completion of Level I and proceeding to Levels II and III

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

This item is for acceptance of the asbestos abatement bids by the Board of Trustees as preparatory work for the construction phase of the Downey Hall Renovation.

**ARGUMENTS IN SUPPORT:**

The funding from the May 2010 bond issue is available to start immediately with the abatement.

**ARGUMENTS AGAINST:**

None

**ACTION REQUIRED AT THIS MEETING:**

Acceptance of the asbestos abatement bids by the University of Wyoming Board of Trustees to proceed with Downey Hall Asbestos and Regulated Material Abatement.

**PRESIDENT'S RECOMMENDATION:**

It is recommended that the Board of Trustees of the University of Wyoming accept the recommended asbestos abatement bids to permit the construction of the Downey Hall Asbestos and Regulated Material Abatement.

**II. AGENDA ITEM TITLE: Downey Hall General Construction Bids, Vinzant**

**CHECK THE APPROPRIATE BOX(ES):**

- Work Session  
 Education Session  
 Information Item  
 Other Specify:

**BACKGROUND AND POLICY CONTEXT OF ISSUE:**

The renovations to Downey Hall consist primarily of interior life safety issues. This is a continuation of the project that started in 2003 with the renovation of McIntyre and Orr student housing. That project included construction documents for Downey, but in the earlier plans Downey Hall was to be preceded by a major renovation of White Hall. Due to the change in the timing of the projects, it was necessary to update the Downey Hall construction documents.

The Facilities Planning Office and the Downey Planning team have reviewed the previously prepared documents and adapted them to the current conditions at Downey Hall. GSG Architecture of Casper, Wyoming, has provided the design and construction documents to date to achieve the necessary bidding and construction documents. The goal is to start construction in the Fall of 2010 and complete the project by May, 2011.

The Bid price of \$4,191,300 will provide a fire protection system throughout the building; fire alarm system; upgrades to the electrical system with new switch gear, room outlets and lighting fixtures; new doors and hardware for the sleeping rooms; new finishes; entrance vestibule; ADA compliant toilets and sleeping rooms; new shower controls; and new lounge areas. The proposed activities for this project are consistent with the previous work done in McIntyre and Orr Halls. In addition, operable windows will be replaced with fixed windows and ventilators.

The renovation was publicly advertised prior to the receipt of the bids. The apparent low bidder for the project is Haselden Wyoming of Casper, Wyoming.

**PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:**

- November 2001: Trustees approval of Level I planning
- March 2010: Completion of Level I and proceeding to Levels II and III

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

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

**ARGUMENTS IN SUPPORT:**

The funding from the May 2010 bond issue is available so construction work can begin upon approval of this item by the Board of Trustees.

**ARGUMENTS AGAINST:**

None

**ACTION REQUIRED AT THIS MEETING:**

Acceptance of the construction bids by the University of Wyoming Board of Trustees to proceed with the construction for the Downey Hall Renovations.

**PRESIDENT'S RECOMMENDATION:**

It is recommended that the Board of Trustees of the University of Wyoming accept the recommended construction bids to permit the construction of the Downey Hall Renovation.