Facilities Contracting Committee, Open Session

University of Wyoming
Salon D, Marian H. Rochelle Gateway Center
2026-11-18 10:30 - 13:00 MST

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I. 10:30 a.m. Call to Order [The Committee may enter closed session at the discretion of the chairman.]

II. Status of Housing Construction (dorms & parking) and status of satisfaction of Bond Debt requirements. (timing of use of funds, construction timeline, architect schedule for compliance, etc). [Standing agenda item.]

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1. Status of building project under construction: update and summary of any and all issues (i.e. cost, design, change order, etc.)
    1. Housing & Dining
    2. Aquatics Center
    3. Stadium
    4. Feed Mill
    5. Sheridan Maintenance Facility
    6. Other

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V. Other

VI. 1:00 p.m. Adjourn

AGENDA ITEM TITLE: <u>Discussion: Delegation of Authority, Facilities Contracting Committee</u>, Committee Chair Linton

SESSION TYPE:
☒ Work Session
☐ Information Session
☐ Other
☐ [Committee of the Whole – Items for Approval]

APPLIES TO STRATEGIC GOALS:
☒ Yes (select below):
- ☒ Institutional Excellence
- ☒ Student Success
- ☒ Service to the State
- ☒ Financial Growth and Stability

☐ No [Regular Business]

☐ *Attachments are provided with the narrative.*

EXECUTIVE SUMMARY:
At the October 2026 Board of Trustees conference call, Chair Sullivan discussed the Trustees Executive Committee's invitation to administration to research where the full Board of Trustees consider an expanded scope of responsibility and a distributed decision-making model by delegating approval of some transactional items that come before the board. The intent of this inquiry was to assure that the Trustees focus on providing strategic direction, oversight, and accountability. They asked President Reeves and Executive Vice President Sheetz to work with their team to suggest a strategy for possible delegation, specifically noting that recommendations should be tied to institutional priorities.

The recommendations were not intended to relinquish Board authority; rather, to assure the institution can be responsive to the changing needs of the institution in a time of rapid change. Delegation to the new administration can be revoked at any time and ideally would facilitate the administration's future priorities, while still holding the administration accountable.

Chair Sullivan requested the Committee chairs discuss the applicable items with their Committees at the November 2026 Board meeting, including review of the relevant UW Regulations, examination of the current administrative processes related to those regulations, and discussion of whether these potential changes would allow administration to function in a way that strengthens the ability for UW to pursue excellence. Where relevant, even though changes to the regulations are not required for a delegation of authority, proposed modifications have been included at the request of certain Board members.

Items applicable to the Facilities Contracting Committee:

1. Increasing authority to authorize capital construction projects from $500,000 to $5,000,000, including the selection of architects, the adoption of plans, specifications and details for construction, receiving of bids, and awarding of contracts for the design and construction of all University buildings pursuant to UW Regulations 6-1 and 6-9.

2. Delegating authority for change orders for non-capital and capital construction, if within the approved construction project budget pursuant to UW Regulations 6-1 and 6-9.

3. Delegating authority for major maintenance projects, if within the approved annual operating budget pursuant to UW Regulations 6-9 and 7-2.

4. Increasing authority for leases and licenses of real property from $50,000 or 1 year to $1,000,000 or 5 years pursuant to UW Regulation 7-2.

5. Delegating authority for oil, gas, and mineral leases where the expected bonus is less than $100,000 pursuant to UW Regulation 7-2.

WHY THIS ITEM IS BEFORE THE BOARD:
The Bylaws of the Trustees of the University of Wyoming authorize the President to perform the duties expressly enjoined upon him by the laws of Wyoming and "such other incidental duties as pertain to his office or as may be assigned from time to time by the Trustees." In October 2026, the Chair requested that the Trustee Committees review the recommendations that fall under their purview and be prepared to provide feedback to the full Board at the November 2026 Board of Trustees meeting.

ACTION REQUIRED AT THIS BOARD MEETING:
Dependent on discussion.

BACKGROUND SCRIPT AND PROPOSED MOTION:
Dependent on discussion.

PRESIDENT'S RECOMMENDATION

UNIVERSITY OF WYOMING REGULATIONS

Subject: Design, Construction, and Naming of Buildings
Number: UW Regulation 6-1

I. PURPOSE

To establish the guidelines for approval of design, construction, and naming of University buildings.

II. POLICY

The selection and employment of architects for the design of ~~all buildings of the~~ University Capital Construction Projects as defined in UW Regulation 6-9, the adoption of plans, specifications, and details for the construction of such ~~buildings~~Projects, and the receiving of bids and awarding of contracts for design and construction of ~~buildings~~ Projects shall be a function of the Board of Trustees upon recommendation of the President and Vice President for Campus Operations or designee consistent with all applicable statutory requirements. Through the President and the Vice President for Campus Operations or designee, the Trustees shall maintain general supervision over the construction and equipping of all University buildings.

Commented [TE1]: Facilities Contracting Committee

Names of buildings shall be selected by the Trustees. No building shall be named after any person actively connected with the University at the time.

III. CHANGE ORDERS

The Vice President for Campus Operations or designee is authorized to approve change orders for non-capital construction or major maintenance projects up to $50,000. However, in no event shall the cumulative total of all changes orders for each non-capital construction or major maintenance project result in an amount that exceeds $75,000 without ~~Board of Trustees~~Presidential approval.

Commented [TE2]: Facilities Contracting Committee

Approval of Change Orders for capital construction projects shall comply with UW Regulation 6-9, "Project Development Policy and Procedure for UW Capital Construction Projects." All change orders will be reported to the Trustees.

IV. PERFORMANCE AND PAYMENT BONDS

A. A faithful performance bond and a labor and materials bond, or other form of guarantee in accordance with requirements set forth below, shall be required for the construction,

major maintenance or renovation to any University building or structure or for any public work or improvement as defined in W.S. 16-6-101 when the contract price exceeds $7,500. The bond or other form of guarantee shall be provided by the Contractor to the University after award of the contract but prior to any work commencing under the contract (W.S. 16-6-112). All bonds shall meet all Wyoming statutory requirements, be filed with the contracting department of the University, and be approved by the Office of Risk Management or designee.

B. Bonds shall be set in the following amounts:

1. For projects where the contract price exceeds $150,000, including all amendments and change orders, the contractor shall submit a performance bond and a payment (labor and material) bond equal to 100% of the contract amount.
2. For projects between $7,500 and $150,000, the University may accept other forms of guarantee other than a bond, upon approval by the Vice President for Campus Operations and when determined to be in the University's best interests.

C. The University may also require performance bonds in other types of contracts, such as material and services contracts, in order to protect the University's interests. The amount for the performance bond shall be determined by the contracting department and approved by the Director of Strategic Sourcing, Procurement, and Payment Services or designee in consultation with the Office of General Counsel.

V. ENERGY MANAGEMENT

The University shall ensure that it adheres to energy conservation and management through its design standards.

Responsible Division/Unit: Division of Campus Operations

Source: None

Links: http://www.uwyo.edu/regs-policies

Associated Regulations, Policies, and Forms: UW Regulation 12-2 (Naming of University Facilities, Programmatic Units, and Funded Academic Honors); UW Regulation 6-9 (Project Development Policy and Procedure for UW Capital Construction Projects).

History:
Trustee Regulation X. Physical Plant; adopted 7/17/2008 Board of Trustees meeting
Revisions adopted 9/12/2014 Board of Trustees meeting
Reformatted 7/1/2018: previously UW Regulation 2-1, now UW Regulation 6-1
Revisions adopted 9/14/2018 Board of Trustees meeting
Revisions adopted 10/14/2020 Board of Trustees meeting
Revisions adopted 5/15/2026 Board of Trustees meeting

UW Regulation 1-102(I)(B) adopted Minutes of the Trustees, September 14-16, 2006
Revisions adopted 7/16/2015 Minutes of the Trustees
Revisions adopted 9/10/2015 Minutes of the Trustees
Revisions adopted 1/21/2016 Minutes of the Trustees
Revisions adopted and moved to UW Regulation 6-1 on 9/14/2018 Board of Trustees meeting

UW Regulation 1-102(I)(N), Attachment D adopted Minutes of the Trustees, July 17, 2014
Revisions adopted and moved to UW Regulation 6-1 on 9/14/2018 Board of Trustees meeting

University Regulation 32; adopted 7/17/2008 Board of Trustees meeting
Revisions adopted 9/12/2014 Board of Trustees meeting
Reformatted 7/1/2018: previously UW Regulation 2-32, now UW Regulation 6-2

UNIVERSITY OF WYOMING REGULATIONS

Subject: Project Development Policy and Procedure for UW Capital Construction Projects
Number: UW Regulation 6-9

I. PURPOSE

To provide a process for capital construction projects at the University of Wyoming.

II. DEFINITIONS

Capital Construction Project: Projects that consist of new construction, demolition, renovation and capital renewal of or to any University building or facility and any other improvement necessary for the University building or facility, major maintenance as defined in W.S. § 16-6-101(a)(v) and major building and facility repair and replacement as defined in W.S. § 21-15-109(a)(iii).[1]

Renovations: Projects that include the process of improving a broken, damaged or outdated structure, which includes but is not limited to restoration, refurbishment, reconstruction, remodeling, updating, modernization, and refitting.

University Capital Construction Project: Those projects that require planning levels I, II, and II under Wyoming law (W.S. § 9-5-108). These projects are funded in whole or in part by state funds or University Pledged Revenues and are generally provided as a result of a budget request approved for submission by/to the Board of Trustees. For purposes of this Regulation, Capital Construction Projects include new construction in any amount and renovations~~, major maintenance~~ or other capital construction projects for more than $5,000,000.[1]

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III. CAPITAL CONSTRUCTION PROJECTS

The solicitation and performance of Capital Construction Projects for the University that do not meet the definition of University Capital Construction Project shall be done in compliance with all applicable laws, University Regulations, and University processes and procedures which shall be administered by the Vice President for Campus Operations or

[1] This definition for Capital Construction Project is consistent with Wyoming statutes and covers a wide range of projects that fall under Section III of this Regulation. A portion of projects that meet this definition will also meet the criteria for a University Capital Construction Project and are governed by the specific University processes set forth within Sections IV through VI of this Regulation.

designee. The procurement of Capital Construction Projects at the University shall be in compliance with W.S. § 9-2-3006.

IV. UNIVERSITY CAPITAL CONSTRUCTION PROJECTS

All University Capital Construction Projects shall be subject to the processes set forth below.

A. Planning

University Capital Construction Projects shall be developed by ~~the Division of Administration~~UW Campus Operations in consultation with campus and other university constituencies and approved by the Board of Trustees. The Guiding Principles in Section V shall apply to this policy and procedure. No planning shall proceed without prior approval of the Board of Trustees.

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B. Project Concept and Intent

For University Capital Construction Projects, UW's Planning Team, as appointed and charged by the UW Vice President for Campus Operations or designee, shall meet with the primary campus department(s) requesting the project to create a "Statement of Need" or "Project Vision Statement" with the essential purpose and basic elements of the program requirements for the project. The Statement of Need shall include basic information, e.g. "this building renovation is planned to renovate the engineering building with program elements to assist UW in achieving Tier 1 Engineering status." This document may be relatively short with only the basic information regarding the purpose and functionality of the project and shall be approved by the Board of Trustees.

C. Level I (Reconnaissance Study)

For University Capital Construction Projects, the Planning and Construction Management Office will prepare the Level I reconnaissance study. UW typically does not request state funds for Level I reconnaissance studies, but pays for the work from available resources. The Planning and Construction Management Office shall work with the Planning Team (which shall consist solely of university employees and appropriate stakeholders) to develop the Level I reconnaissance study. The Division of Campus Operations shall ensure that stakeholders working with the Planning Team include a variety of constituencies, including policymakers and at least one member of the Board of Trustees.

The Level I reconnaissance study shall include all information required by Wyoming law (W.S. § 9-5-108).

Upon completion of the Level I reconnaissance study, the Vice President for Campus Operations or designee shall review and may direct further work or modifications to the Document. If the Vice President or designee, after review, approves the Document, the Vice President or designee, subject to the approval of the President, will submit it to the Facilities Contracting Committee of the Board for review, prior to consideration by the Board of Trustees.

D. Level II (Feasibility Study)

Upon completion of the Level I reconnaissance study and review and approval by the Board of Trustees, the Vice President for Campus Operations, subject to the approval of the President, shall submit a recommendation for funding for a Level II feasibility study to the Facilities Contracting Committee for review prior to consideration by the Board of Trustees. This typically includes a recommendation for a state budget request for funding.

If funding is secured for a Level II feasibility study, a Consultant will be selected through an RFP/RFQ process with criteria including a focus on planning and conceptual estimating to achieve an appropriate initial or preliminary budget in advance of design drawings.

The Vice President for Campus Operations or designee shall select the firm and enter into contract negotiations with the selected firm. The negotiations shall be based on contract templates with terms and conditions that have been reviewed by the Office of General Counsel. No contract shall be executed for Level II services except upon recommendation of the Facilities Contracting Committee of the Board of Trustees and prior approval by the full Board of Trustees.

The Consultant shall prepare a Level II feasibility study in collaboration with the Planning Team and stakeholders.

The Level II feasibility study shall include all information required by Wyoming law (W.S. § 9-5-108) and additionally shall include the following: a program of spaces required in the facility; the functional, adjacency and proximity requirements for each space; conceptual illustrations, including floor plans as required for conceptual construction cost estimating; and the anticipated project budget. The Level II feasibility study shall also identify target dates for occupancy and operational use of the project. Further:

1. In the Level II feasibility study, the project requirements—including time and the space requirements, primary building systems, and unique attributes of the various program elements—shall be identified through meetings with the UW Planning Team, stakeholders, and other UW staff, as appropriate. The project requirements and space program shall determine the total assignable square feet

(ASF) of new space to be included in the proposed project.

2. If the project involves a new building, the Level II feasibility study shall also include analysis of the appropriate location for the building. The Vice President for Campus Operations or designee shall develop a recommendation for location for the building in consultation with campus and external constituencies. The Vice President for Campus Operations or designee, subject to the approval of the President, shall submit a recommendation for location for the new building to the Facilities Contracting Committee of the Board for review, prior to consideration by the Board of Trustees. Depending upon the nature and complexity of the project, this recommendation may be submitted prior to completion of the Level II feasibility study in accordance with paragraph 3. The location of any new building must be approved by the Board of Trustees.

3. UW shall utilize external consultants with planning/design experience in the particular building type and the regional construction market to estimate the anticipated design and construction costs for the building being considered, including costs associated with landscaping. This information—together with the anticipated durations—shall be used to establish the Initial Project Budget and Initial Project Schedule.

4. The project cost estimate may be prepared by an independent cost estimating sub-consultant of the Consultant hired by UW, and shall be reviewed and adjusted as appropriate in collaboration with the Planning Team and, once approved, shall become the Initial Project Budget for the project.

5. In developing the Initial Project Budget, the Consultant and their cost estimating sub-consultant, if any, shall use their expertise and relevant knowledge of the local construction market along with recognized industry publications, government labor and material cost indexes, available costs of similar projects by peer institutions, the knowledge of the Planning and Construction Management Office, stakeholder input, and any illustrations, examples, drawings or other information available or developed as part of their contract deliverables. The construction cost estimate will also include adjustments for cost escalation as appropriate based upon the approximate schedule for construction.

6. The Level II feasibility study shall include an estimate of the additional operations and maintenance costs for the project when it is fully operational.

7. The construction cost component of the Initial Project Budget is used as a basis for estimates for the cost of other components. The following are typical percentages of the construction and other project costs for the listed

components, but may vary depending upon the project:

15% Owner's Construction Contingency

5% Owner's Bid Contingency

10% Design Fees (Including CMAR Preconstruction Services fee, if CMAR is used)

4% Furniture, Furnishings & Equipment (FF&E)

3% Audio-Visual/Information Technology Equipment and Cabling (AV/IT)

0.75% Moving Expenses

4% Administrative Expenses, including but not limited to:

- **a.** Owner's Consultants (Geotechnical Engineer, Site Surveyor, Industrial Hygienist, Commissioning Authority, Quality Control Engineer);
- **b.** City and state plan review fees;
- **c.** Planning and Construction Management Office staff time allocated to the project;
- **d.** University Operations staff time and materials; and
- **e.** Temporary utilities.

The Initial Project Budget would be presented in categories similar to the example below:

FOR ILLUSTRATION ONLY

Construction Budget		$ -
	Construction/GMP	$ -
	Owner Contingency for Bid Alternates	$ -
	Total Construction Budget	$ -
Soft Costs		$ -
	Owner Construction Contingency	$ -
	Design & Project Administration Costs	$ -
	Furniture, Furnishings & Equipment (FF&E)	$ -
	AV/IT	$ -
	Total Soft Costs	$ -
	Total Project Budget	$ -

E. Level III (Design and Construction) – Funding

Upon completion of the Level II feasibility study, and after review and approval by the Vice President for Campus Operations or designee, the Vice President for Campus Operations or designee, subject to approval of the President, shall submit a recommendation for funding to the Facilities Contracting Committee for review prior to submission to the Board. The recommendation shall include both sources of funding for the project and a proposed project budget. This typically includes a recommendation for a state budget request for funding.

F. Level III (Design and Construction) – Design

If Level III design and construction funding is secured, the Vice President for Campus Operations or designee, subject to approval of the President, shall submit a recommendation for a construction delivery method to the Facilities Contracting Committee for review prior to submission to the Board for approval. Of the construction delivery methods permitted by law (W.S. § 16-6-701), the following are approved by the Board for use at the University: Design-bid-build; Construction Manager-at-Risk (CMAR); and Design-Build.

The Vice President for Campus Operations or designee shall ensure that a Request For Qualifications (RFQ), Request For Proposals (RFP) process is used to select the firm(s) that will design the project. Except in unusual circumstances, the design process shall not commence unless adequate funding for construction of the project has been secured.

The Vice President for Campus Operations or designee, subject to approval of the President, shall select a design firm and shall pursue negotiations with the selected firm. The negotiations shall be based on contract templates with terms and conditions that have been reviewed by the Office of General Counsel. No contract shall be executed for Level III design services except upon recommendation of the Facilities Contracting Committee of the Board of Trustees and prior approval by the full Board of Trustees.

Prior to execution of the agreement, the Vice President for Campus Operations or designee shall establish a project budget which shall be submitted to the Facilities Contracting Committee for review prior to submission to the Board for approval. Once the Board approves the project budget, no modifications which would increase the construction or project budget shall be made without the approval of the Board.

When work under the design agreement commences, the Vice President for Campus Operations or designee shall designate a project manager who will be responsible for all communications on behalf of the university with the design firm.

The Vice President for Campus Operations or designee shall also establish in writing a chain of command – organizational chart for the design phase of each project. This organizational chart shall identify lines of authority and reporting responsibilities. The project manager shall follow the guidelines in Section VI. The Planning Team shall serve as an advisory group to the project manager. The Vice President for Campus Operations or designee shall keep the Facilities Contracting Committee apprised of progress of the design process.

The design process shall have the following guiding principles:

1. The exterior design of the facility and associated landscaping shall be consistent with campus design standards pursuant to the UW Historical Preservation Plan, Long Range Development Plan, Design Guidelines and Construction Standards and any other relevant documentation.

2. The facility will be constructed as to comply with all applicable code requirements, including the Americans with Disabilities Act.

3. The facility will be designed so that operations and maintenance can be accomplished effectively and efficiently.

4. The facility shall meet the program requirements envisioned by the principal users of the facility.

Interior Design and Program:

On all University Capital Construction Projects, the Vice President for Campus Operations or designee shall provide a report to the Facilities Contracting Committee regarding the development of the interior design. Items to be included in the report are as follows:

1. Floor plans reflecting the approved layout by the Planning Team.

2. A narrative demonstrating why the layout meets the expectations of those anticipated programs which will occupy the space.

3. A narrative demonstrating how the design reflects the intent outlined in the levels I and II documents, thus meeting the intent by which the State or University funded the project.

The interior design and program must be reported to the Facilities Contracting Committee prior to proceeding with the Design Development phase of design. The Vice President for Campus Operations or designee shall submit the final interior design to the Facilities Contracting Committee for review prior to submission to

the Board for approval, and in no case shall the approved interior design be modified except upon prior approval of the Board.

Exterior Design Advisory Committee:

On all University Capital Construction Projects, the Vice President for Campus Operations shall appoint an Exterior Design Advisory Committee, in consultation with the Board's Facilities Contracting Committee. Landscaping for all projects in excess of $5,000,000 shall be referred to the Exterior Design Committee for review and input. The Exterior Design Committee shall have members as follows:

Commented [TE3]: Facilities Contracting Committee

1. One member of the Board of Trustees, appointed by the President of the Board
2. One member of the Wyoming Legislature
3. One member of the Division of Campus Operations
4. One representative of the community who is not an employee of the University
5. One representative of the unit that will primarily use the building
6. When utilizing private funds, one representative of the UW Foundation.

The Exterior Design Committee shall be chaired by the appointee who is a member of the Board of Trustees. The Vice President for Campus Operations or designee shall provide staff support for the committee and such information as the Committee requires. This Committee shall meet with the design firm and provide input to the design firm on the exterior design of the project buildings. The design of all new or renovated buildings shall be consistent with the existing historical buildings on campus and incorporate elements consistent with the UW Historic Preservation Plan and any applicable Long Range Development Plan/s. The Committee shall hold at least one community/public meeting to seek input. The design firm shall meet with the Exterior Design Committee prior to submitting any exterior design, even in draft form, to the Facilities Contracting Committee or the University.

The design firm shall take the Committee's input into consideration in designing the exterior of the building and associated landscaping. The design firm shall document all departures from the Historic Preservation Plan creating the exterior building design and landscaping. The proposed exterior design and landscaping shall be submitted to the Facilities Contracting Committee of the Board of Trustees for review and approval. This process may require multiple iterations of the design at no additional cost to the University prior to the approval. Once the Committee approves the exterior building design and landscaping, the balance of the design

process shall thereafter continue. If the design team proposes to modify the approved exterior design and landscaping for any reason, the design team shall immediately notify the Project Manager in writing and provide the Project Manager a detailed description of those proposed modifications.

The Vice President for Campus Operations or designee shall submit the final exterior design to the Facilities Contracting Committee for review prior to submission to the Board for approval, and in no case shall the approved exterior design be modified except upon prior approval of the Board.

The exterior design advisory committee process must be complete prior to the design team commencing with the Design Development phase of design.

G. Level III (Design and Construction) – Construction

The selection of a contractor and agreement for construction services will reflect the construction delivery method approved by the Board. The Vice President for Campus Operations or designee shall ensure that a competitive process is used to select the firm(s) that will construct the project. The construction process shall not commence unless adequate funding for construction of the project has been secured.

The Vice President for Campus Operations or designee, subject to approval of the President, shall select a construction firm. In accordance with paragraph F of this policy, if CMAR or Design-Build is the approved delivery method, the Vice President for Campus Operations or his designee shall pursue negotiations with such firm. The negotiations shall be based on contract templates with terms and conditions that have been reviewed by the Office of General Counsel. If design-bid-build is the approved delivery method, award will be determined by the lowest responsive and responsible bid. No contract shall be executed for construction except upon recommendation of the Facilities Contracting Committee of the Board of Trustees and prior approval by the full Board of Trustees.

The Vice President for Campus Operations shall also establish in writing a chain of command – organizational chart for the construction phase of each project. This organizational chart will identify lines of authority and reporting responsibilities. The project manager shall follow the guidelines in Section VI.

Construction Process

For all construction delivery methods, the following apply:

1. The Board of Trustees must approve ~~all~~ construction contracts for University Capital Construction Projects, including the Guaranteed Maximum Price

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(GMP), prior to authorization to proceed to construction. Except in unusual circumstances, the GMP shall be based on approximately 90% completion of construction documents.

2. No changes resulting in a use of the owners' contingency without prior approval of the ~~Trustees~~ President can be made except for changes which are not more than $50,000.00. However, in no event shall the cumulative total of all changes result in an amount which exceeds 40% of the owner's contingency fund without ~~board~~ Presidential approval.

Commented [TE5]: Facilities Contracting Committee

3. No project components which are designated as contingency funds shall be expended without the prior approval of the Vice President for Campus Operations or designee. The Vice President for Campus Operations or designee shall keep the Facilities Contracting Committee apprised of the extent to which these funds are expended.

H. Contract Documents

All Contracts and Agreements for design and construction of University Capital Construction Projects as defined in this Regulation shall (1) be consistent with and incorporate material provisions of this Regulation; and (2) include a provision that the contractor acknowledges it has read and understands this Policy.

V. UNIVERSITY OF WYOMING CAPITAL CONSTRUCTION GUIDING PRINCIPLES

These guiding principles are intended to address issues which have arisen during recent construction projects. They are intended to be the initial set of guiding principles for University Capital Construction Projects as defined within the Policy and are expected to be modified, refined and adapted as UW proceeds with construction projects.

A. The exterior design of the facility and associated landscaping shall be consistent with campus design standards pursuant to the UW Historical Preservation Plan. The Architect and Engineer shall focus its objectives to achieve a varied but cohesive architectural style that enhances the character of the University and respects its history.

B. The building shall be located and sited consistent with the current UW Long Range Development Plan.

C. Facilities will incorporate today's most advanced thinking in construction design, programmatic design, and sustainability, while providing flexibility for programmatic growth, new technologies and long term use and functionality of the facility.

D. Investments in facilities will demonstrate wise stewardship of funds, taking full advantage of opportunities to reduce costs through standardization, shared resources and institutional collaboration.

E. Anticipate and provide plans to address infrastructure requirements of the campus in the most efficient and least intrusive manner possible.

F. Each University Capital Construction Project shall have its own guiding principles developed by the college or unit intended to address the programmatic and functionality of the proposed facility which supplement, but not deviate from, these guiding principles for that specific project. The college or unit shall consult with the ADA Coordinator in developing these guiding principles. During the project concept and intent phase and prior to approval of the Statement of Need or Project Vision Statement (see section IV.B.), the Vice President for Campus Operations or designee shall submit the project specific guiding principles to the Facilities Contracting Committee and the Board of Trustees as an information item. These two sets of principles will be reviewed at the start of each design meeting to ensure the design reflects the principles.

VI. UNIVERSITY OF WYOMING CAPITAL CONSTRUCTION PROJECTS PROJECT MANAGEMENT GUIDELINES

The following guidelines shall be incorporated by the University Project Manager into the management of all University Capital Construction Projects:

A. The University Project Manager shall maintain a document continuously tracking outstanding/ unresolved issues for the project. The document shall contain the following information:

1. Issue number
2. Description of the outstanding item
3. Responsible party
4. Date created
5. Date required
6. Date resolved

B. The University Project Manager shall create a project list serve that identifies all individuals associated with each project. This list shall include the following information:

1. Name
2. Firm/ Organization
3. Role

4. Phone number
5. Email address

C. The University Project Manager shall host and manage a project document sharing website. The site shall be accessible by all parties included on the project list serve. The site shall be updated weekly with the most current documents. The website, at a minimum, shall contain the following documents:

1. Meeting minutes
2. An open items/ issues log
3. Audio recordings of all design and construction meetings
4. Current design/ construction documents
5. Value engineering/ cost control logs
6. Project list serve

Responsible Division/Unit: Division of Campus Operations

Source: None

Links: http://www.uwyo.edu/regs-policies

Associated Regulations, Policies, and Forms: None

History:
UW Regulation 1-102(I)(B), Attachment H approved by the UW Board of Trustees July 2015
Revisions adopted September 2015
Revisions adopted January 2016
Revisions adopted March 2018

UW Regulation 6-9 adopted 9/14/2018 Board of Trustees meeting (previously UW Regulation 1-102(I)(B), Attachment H)
Revisions adopted 7/16/2021 Board of Trustees meeting
Revisions adopted 11/21/2024 Board of Trustees meeting

UNIVERSITY OF WYOMING REGULATIONS

Subject: Signature Authority
Number: UW Regulation 7-2

I. PURPOSE AND POLICY

Unless otherwise limited by UW Regulation or reserved by the Board of Trustees, the President shall have authority to approve and/or sign University contracts, federal contracts, agreements, memorandums of understanding, and procurements that involve an external party, require consideration (paid or received) ~~valued less than $2,000,000 (one-time or in aggregate), and for which the term is less than ten years~~.[1] The President may delegate this authority to University Officers for such contracts, federal contracts, agreements, memorandums of understanding, and procurements that require consideration (paid or received) valued less than $1,000,000 (one-time or in aggregate) and for which the term is less than five years.

Commented [TE1]: Executive Committee

At each regular meeting of Board of Trustees (excluding conference calls), the President shall provide a written report to the Board of Trustees identifying each contract, federal contract, agreement, memorandum of understanding, or procurement valued at $~~50,000~~ 2,000,000 or above (one-time or in aggregate) signed by the President or designee under this provision.

Commented [TE2]: Executive Committee

II. RESERVATION OF AUTHORITY

Notwithstanding the authority listed above, the Board of Trustees specifically reserves authority to approve and/or sign contracts, federal contracts, agreements, memorandums of understanding, and procurements for the following:

A. All aspects of a University C~~c~~apital C~~c~~onstruction Project, as defined in UW Regulation ~~1-102(B)~~6-9, including but not limited to planning; project concept and intent; Level I reconnaissance studies; Level II feasibility studies; funding for Level III design and construction; construction delivery method (design-bid-build, construction manager at risk, or design-build); the selection and employment of architects; the adoption of project budget, plans, specifications, and details for the construction of such buildings; the receiving of bids and awarding of contracts for design and construction of buildings; exterior design and landscaping; and the Guaranteed Maximum Price (GMP) or lump sum bid amount~~; and use of the owners' contingency (if $25,000 or above)~~ (see UW Regulations ~~1-102(B) and~~ 6-1 and 6-9);

Commented [TE3]: Facilities Contracting Committee

[1] ~~This ten-year limitation does not apply to Section II.K.~~

~~B. Major maintenance for $500,000 or above (defined in W.S. 16-6-601(v) as the repair or replacement of complete or major portions of building and facility systems at irregular intervals which is required to continue the use of the building or facility at its original capacity for its original intended use and is typically accomplished by contractors due to the personnel demand to accomplish the work in a timely manner, the level of sophistication of the work or the need for warranted work);~~

Commented [TE4]: Facilities Contracting Committee

~~C.~~B. Sale or purchase of real property, improvements to real property, and timber sales ~~(see UW Regulation 1-102(C))~~;

Commented [TE5]: Housekeeping edits

~~D.~~C. Other matters involving real property, including but not limited to the lease, permit, or license of real property for $1,000,000 or above or longer than 5 years; easements (unless for a public utility); water rights and development; and oil, gas and mineral leases where the expected bonus is $100,000 or above~~; and federal or state government leases, permits, or licenses for longer than one year or more than $50,000~~;

Commented [TE6]: Facilities Contracting Committee

~~E.~~D. Equipment leases for $100,000 or above or longer than one year;

~~F.~~E. Purchases and installations of public art that are the permanent property of the University and are intended to be installed for a specific period of time (limited or extended) or in perpetuity ~~(see UW Regulation 1-102(M))~~;

Commented [TE7]: Housekeeping edits

~~G.~~F. The settlement of claims against the University for $100,000 or above ~~(see UW Regulation 1-102(A))~~;

Commented [TE8]: Housekeeping edits

~~H.~~G. The President's employment contract;

~~I.~~H. Employment contracts for longer than one year (one-time or in aggregate) or with no termination date, excluding multi-year athletic head coach contracts for football and men's and women's basketball (see UW Regulation 1-1);

Commented [TE9]: Executive Committee

~~J.~~I. All contracts, agreements, or memorandums or understanding with an open-ended or indefinite term;

~~K. The patent, copyright, sale, license, or use of University inventions, discoveries or works by an outside user where negotiated terms fall outside of the typical ranges and are not compensated for elsewhere (see UW Regulation 9-1);~~

Commented [TE10]: Research and Economic Development Committee

~~L.~~J. The sale, assignment, and transfer of stocks, bonds, evidences of interest, evidences of indebtedness and/or other obligation, and all other securities, corporate or otherwise, now or hereafter held by the University in its own right or in any fiduciary capacity ~~(see UW Regulation 1-102(G))~~;

Commented [TE11]: Housekeeping edits

~~M.~~K. Agreements, resolutions and any other documentation required to establish, maintain, and terminate security cash accounts with security dealers and brokers for the purpose of taking ownership and possession of cash, bonds, stocks and other securities held by such dealers and brokers which have been directed to the University by gift, bequest or any other act of transfer ~~(see UW Regulation 1-102(G))~~;

~~N.~~L. Loans; loan guarantees; and bonds or other forms of debt obligations for $500,000 or above, including the lease, ground lease, preliminary official statement, and continuing disclosure statement;

~~O.~~M. Acceptance of any gift or donation that requires a matching obligation of the University or the State of Wyoming, creates a future obligation of University resources, or alters its academic priorities;

~~P.~~N. Modification to UW Foundation fees for managing endowments;

~~Q.~~O. Depositories for University funds;

~~R.~~P. Joint powers agreements;

~~S.~~Q. Interstate agreements;

~~T.~~R. All contracts, federal contracts, agreements, memorandums of understanding, or procurements that have such a serious political, social, or financial impact on the University or the public that the Board of Trustees must review, as determined by the President of the University; and

~~U.~~S. Any contracts and agreements required by law to be signed by an officer of the Board of Trustees or required by UW Regulation, policy, or procedure to be approved by the Board of Trustees.

Responsible Division/Unit: Office of the President

Source: None

Link: http://www.uwyo.edu/regs-policies

Associated Regulations, Policies, and Forms: UW Regulation 1-1; UW Regulation 1-102(A) (Settlement Authority); UW Regulation 1-102(B) (Capital Construction for Major Projects); UW Regulation 1-102(C) (Retention or Disposal of Real Property); UW Regulation 1-102(G) (Authorization for Stock Transfers); UW Regulation 1-102(M) (Public Art Policy); UW Regulation 6-1 (Physical Plant); UW Regulation 9-1 (Patents and Copyrights)

History: Adopted 11/15/2017 Board of Trustees meeting

Commented [TE12]: Housekeeping edits

Commented [TE13]: Biennium Budget Committee

Renumbered 7/1/2018: formerly UW Regulation 3-1, now UW Regulation 7-2
Revisions adopted 1/26/2023 Board of Trustees meeting

Capital Construction Progress Report as of October 27, 2026

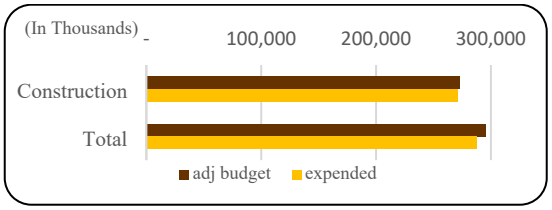
PROJECTS IN CONSTRUCTION

1. UW Student Housing and Dining (includes Phase 3 Landscaping)

Design Documents
- Start - January 2021
- Completion - November 2021

Construction Documents
- Start - January 2022
- Completion - June 2022

Construction
- Start - Fall 2022
- Est Completion - July 2027



Contractor: JE Dunn Construction
BOT approval – June 10, 2020

Contractor: GH Phipps
BOT approval – January 22, 2026

Architect: alm2s
BOT approval – July 18, 2019

Original Project Budget (May 2021) $210,308,891(a)
Adjusted Project Budget $295,658,891 (d)

Table 1.1: Funding- Student Housing and Dining

Funding Sources:	Original Anticipated:	Actual:
UW – Housing Reserve Account	8,681,675.00	
UW – Construction Reserve Account	2,143,000.00	
Other Anticipated Costs- Funding TBD	199,484,216.00	1,000,000.00
UW – Housing Bonds and Earned Interest		215,525,971.25
State Appropriation 2023, SF0146, Enrolled Act 84, Sect 067, Sect 11(a)		72,933,050.92
Major Maintenance		6,248,933.83
VP Admin Indirect Cost		200,000.00
Total Project	**210,308,891.00**	**295,907,956.00**

Original budget was $210,308,891 and was increased to $290,308,891 because of inflation. Decreased budget by $750,000 after approval from Board of Trustees in May 2024 to fund the West Campus Energy Plant Boiler Build-Out project. Funds reallocated accordingly. Budget increased overall by $6,100,000 after approval from Board of Trustees in January 2026 to fund the Housing Phase 3 Landscaping project with funds reallocated from other projects. Budget increased by $249,065 after approval from Board of Trustees in January 2026 for unanticipated costs.

Table 1.2: Project Expenses- Student Housing and Dining

(In Thousands)	Budget	Additional Funding/Adj	Use of Contingency	Adj Budget	Expenditures	Obligations	Remaining Balance
	(a)	(b)	(c)	(a+b+c)=(d)	(e)	(f)	(d+e+f)=(g)
Construction	183,367	82,866	6,870	273,103	(270,840)	(2,263)	**-**
Contingency	9,761	(1,428)	(7,215)	1,118	**-**	**-**	**1,118**
Design	9,231	365	354	9,950	(9,727)	(173)	**50**
FF&E	3,585	2,630	-	6,215	(4,403)	(6)	**1,806**
Tech	1,500	79	-	1,579	(675)	-	**904**
Admin	2,865	1,087	(9)	3,943	(2,551)	(177)	**1,215**
Total	**210,309**	**85,599**	**-**	**295,908**	**(288,196)**	**(2,619)**	**5,093**

Project History Summary: Student Housing and Dining

Pre-construction Fees	$ 349,657.00
Guaranteed Maximum Price (Final with South Hall added)	$258,317,088.00
Change orders (Student Housing & Dining)	$ 8,981,003.36
TOTAL	**$267,647,748.36**
Contract Substantial Completion Date – North Hall	July 1, 2025
Contract Substantial Completion Date – South Hall	December 16, 2025

Project History Detail: Student Housing and Dining

Statement of Contract Amount (JE Dunn)

Original contract	Pre-construction fees	**$349,657**
Amendment #2	Initial Guaranteed Maximum Price (includes pre-construction)	27,961,914
Amendment #3	Final Guaranteed Maximum Price (excludes pre-construction)	170, 246, 987
Amendment #4	South Hall added to Guaranteed Maximum Price	88,070,101
Change Order #1	Asbestos abatement on existing steam lines	289,541
Change Order #2	Cut and cap existing underground hydronic lines	30,757
Change Order #3	Leak investigation and repair chilled water lines	32,098
Change Order #4	Install 8" sanitary sewer in 15th Street	244,823
Change order #5	Build/Install roundabouts on 15th Street at Ivinson & Willett	4,461,228
Change Order #7	Provide raked joints for exterior masonry *(funded from CMAR GMP contingency)*	0
Change Order #8	Concrete paving for round-a-bout	144,157

Change Order #9	Additional revisions to round-a-bout – Sorority Row to Ivinson)	88,553
Change Order #10	Hardscape coordination	35,727
Change Order #11	Tunnel cleanout relocation	5,299
Change Order #12	Key blanks for North and South Halls	5,976
Change Order #13	Replacement kitchen equipment	17,949
Change Order #14	S2 integration to Netbox TrakWEB database for North and South Hall key cabinets	7,889
Change Order #15	Revisions to 15th Street round-a-bout	30,139
Change Order #16	Guardrail/handrail revisions	30,278
Change Order #17	Steam line investigation	8,745.36
Change Order #18	Closet curtain backing	120,391
Change Order #19	15th Street revisions	206,541
Change Order #20	South Hall site work revisions as required to occupy the building	2,414,275
Change Order #22	Jufeba proffer trays (dining)	9,957
Change Order #23	Hobart accessories (dining)	39,176
Change Order #24	Round-a-Bout modifications for statue installation	255,308
Change Order #25	Card reader for North Hall elevator	3,666
Change Order #26	Ivinson monument pier footing modifications	1,718
Change Order #27	Card reader on North Hall door S7-1	16,008
Change Order #28	Elevator revisions (South Hall)	8,909
Change Order #29	Wood trim around Nana wall (South Hall)	4,562
Change Order #30	Cat6a data in North & South halls	13,741
Change Order #31	Landscaping revisions (North Hall)	5,084
Change Order #32	Dock striping/signage adjustments (North Hall)	35,344
Change Order #33	Traffic control for statue setting	5,739
Change Order #34	Striping/Signage/Hardscapes	19,808
Change Order #35	Window film South Hall study rooms	3,611
Change Order #36	Guardrail at kitchen floor sink	5,706
Change Order #37	Gas pressure regulators on each water heater for North & South Halls	17,952
Change Order #38	Building outlets/door hardware/exterior items for North Hall	45,052
Change Order #39	Drainage revisions (South Hall west courtyard)	42,857
Change Order #40	South access drive hardscapes	1,917
Change Order #41	Shower threshold dams	14,054
Change Order #42	Millings at south access drive	4,272
Change Order #43	Hobart accessories	961
Change Order #44	North Hall camera revisions	12,042
Change Order #45	South Hall portico drainage revisions	11,605
Change Order #46	Drainage revisions – Half Acre/South Hall	30,709

Change Order #47	Fencing repair	5,509
Change Order #48	Revisions along 15th Street	42,834
Change Order #49	Revisions to unsuitable subgrade for light pole	23,368
Change Order #50	Framing/drywall for ceiling in Room 1203K	1,598
Change Order #51	Grease duct access doors	16,892
Change Order #52	Purchase existing fencing	12,426
Change Order #53	CREDIT – change order #49 rejected	(23,368)
Change Order #54	Misc landscape/hardscape modifications	43,164
Change Order #55	Relocation of shutoff valve to fireplace wall	3,631
Change Order #56	Steel handrail for area well & cage around gas shutoff valve	20,884
Change Order #57	Add cooler & freezer to generator	49,941
Adj contract		**267,647,748.36**

Project History Summary: Student Housing and Dining (Landscaping)

Construction contract	$ 5,158,000.00
Change orders	$ 298,119.23
TOTAL	**$ 5,456,119.23**
Contract Substantial Completion Date – Landscaping	July 1, 2027

Project History Detail: Student Housing and Dining (Landscaping)
Statement of Contract Amount (GH Phipps)

Original contract		**$5,158,000**
Change Order #1	Water vault	20,662.23
Change Order #2	Remove/Replace evergreens	10,529
Change Order #3	Soil treatment remediation	249,065
Change Order #4	Sidewalk repair	4,214
Change Order #5	Stone base for new plaque	13,649
Adj contract		**5,456,119.23**

Project History Summary: Student Housing and Dining TOTAL

GMP (JE Dunn) and Construction contract (GH Phipps) **$ 273,103,867.59**

Project Update: UW Student Housing and Dining

Work Completed/In Progress:

- Site work activities are complete.
- North and South Hall warranty completion.
- North and South Hall commissioning completion.
- South Hall 11-month warranty walk through scheduled for November.
- Phase 3 Landscaping in progress:
  - Area 401 (Education Lot) fence relocated after move-in activities.
  - Area 401 Demolition is nearing completion.
  - Area 401 Underground utilities are progressing.

- Area 401 hardscapes layout and grading progressing.
- Area 401 basketball court is laid out and graded.
- Area 402 (South of Education Building) is complete and turned over to UW.
- Area 402 Punch-list is complete.
- Area 403 (North of College of Business) Site wall complete.
- Area 403 Trees and sod are complete.
- Area 403 Irrigation is complete.
- Area 403 Punch-list has been created and contractor is working on corrections.
- Area 403 Fence is being removed on November 4, 2026 and area is being turned over to UW.
- Union loading dock is complete.
- Reviewing submittals ongoing.

Issues Encountered with Proposed Resolution for Each:

- We discovered a treated soil layer roughly 8 to 10 inches thick under the existing parking lot. We have consulted the design team and have received direction on how to proceed. The treated soil will be removed and replaced where necessary with suitable soils under the lawn area and we will wheel roll any of the concrete areas to ensure that the soils are suitable for the new concrete paving.

Work Planned for Upcoming Month:

- Area 403 punch-list completion.
- Area 401 Utilities, grading and hardscapes.

UW Housing Phase I
Housing Projects Summary:

Project	Bonds + Earned Interest	State Appropriation	Major Maintenance	Other (TBD)	Other (VP Admin)	Other (Grant)	Other (City of Laramie)	Total	Expenditures + Obligations	Remaining Balance
Student Housing & Dining (See Item #1)	$ 215,525,971	$ 72,933,051	$ 6,248,934	$ 1,000,000	$ 200,000	$ -	$ -	$ 295,907,956	$ 290,814,158	$ 5,093,798
West Campus Energy Plant: Boiler Build-Out (Complete)	$ -	$ 750,000	$ 1,329,998	$ -	$ -	$ -	$ -	$ 2,079,998	$ 2,079,998	$ -
Irvinson Parking Garage (Complete)	$ 24,955,226		$ 94,774	$ -	$ -	$ -	$ -	$ 25,050,000	$ 25,024,880	$ 25,120
Wyoming Hall Utility Relocation (Complete)	$ 13,351,911		$ 32,818	$ -	$ -	$ -	$ 88,686	$ 13,473,416	$ 13,473,416	$ -
Bus Garage/Fleet Relocation (Complete)	$ 2,657,501		$ -	$ -	$ 204,134	$ 5,053,316	$ -	$ 7,914,950	$ 7,914,950	$ -
Wyoming Hall Deconstruction (Complete)	$ 1,492,288		$ 1,838	$ -	$ -	$ -	$ -	$ 1,494,127	$ 1,494,127	$ -
West Campus Satellite Energy Plant (Complete)	$ 616,773		$ -	$ -	$ -	$ -	$ -	$ 616,773	$ 616,773	$ -
563 N. 14th Street Property Purchase (Complete)	$ 300,659		$ -	$ -	$ -	$ -	$ -	$ 300,659	$ 300,659	$ -
Fleet Rental Services (Complete)	$ -		$ -	$ -	$ 203,519	$ -	$ -	$ 203,519	$ 203,519	$ -
TOTAL	$ 258,900,328	$ 73,683,051	$ 7,708,363	$ 1,000,000	$ 607,653	$ 5,053,316	$ 88,686	$ 347,041,397	$ 341,922,479	$ 5,118,918

Athletics Facilities

2. War Memorial Stadium: West Stands Renovation (Lower Stands, Concourse & Plaza, Loge & Press Boxes)

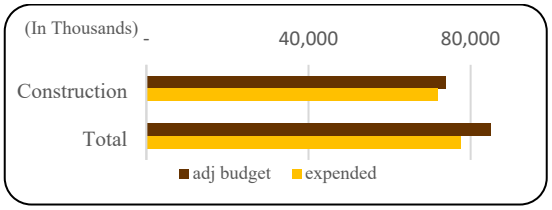
Design Documents
- Start - May 2022
- Completion - October 2022

Construction Documents
- Start - November 2022
- Completion - March 2023

Construction
- Start - December 2023
- Completion - January 2026

Contractor: GE Johnson Construction Wyoming
BOT approval – July 15, 2022

Architect: Arete Design Group
BOT approval – May 14, 2020



Original Project Budget (May 2022) $57,500,000 (a)
Adjusted Project Budget $81,900,000 (d)

Table 2.1: Funding- War Memorial Stadium: West Stands Renovation

Funding Sources:	Original Anticipated:	Actual:
State Appropriation 2021, HB0121, Enrolled Act 73, Section 3 (a) (ii)	6,000,000	6,000,000
UW Foundation – donor funds	19,500,000	17,700,233.61
State Appropriation 2021-2022, SF0067, Enrolled Act No. 19	13,500,000	11,650,000
State Appropriation 2023, SF0146, Enrolled Act 84, Section 067		28,299,766.39
Major Maintenance (2023-2024)	6,800,000	6,800,000
Major Maintenance (prior to 2027)		4,000,000
UW Construction Reserve	11,700,000	11,450,000
Total Project	**57,500,000**	**85,900,000**

Original project was $57,500,000 and increased to $84,900,000 because of inflation. Budget reduced by $3,000,000 after approval from the Board of Trustees in January 2026 to fund the Housing Phase 3 Landscaping project. Budget increased by $4,000,000 after approval from the Board of Trustees in September 2026 to fund video board upgrades.

Table 2.2: Project Expenses- War Memorial Stadium: West Stands Renovation

(In Thousands)	Budget	Additional Funding/Adj	Use of Contingency	Adj Budget	Expenditures	Obligations	Remaining Balance
	(a)	(b)	(c)	(a+b+c)=(d)	(e)	(f)	(d+e+f)=(g)
Construction	34,696	33,444	5,829	73,969	(72,041)	(1,928)	**-**
Contingency	13,240	(10,221)	(1,683)	1,336	**-**	**-**	**1,336**
Design	4,294	(947)	(254)	3,093	(3,017)	(76)	**-**
FF&E	2,140	495	(2,109)	526	(518)	-	**8**
Tech	1,706	5,084	(1,077)	5,713	(1,043)	(36)	**4,634**
Admin	1,424	545	(706)	1,263	(1,072)	(131)	**60**
Total	**57,500**	**28,400**	**-**	**85,900**	**(77,691)**	**(2,171)**	**6,038**

Project History Summary: War Memorial Stadium: West Stands Renovation

Pre-construction fees	$ 143,000.00
Guaranteed Maximum Price	$67,996,706.00
Change Orders	$ 5,829,510.80
TOTAL	**$73,969,216.80**
Contract Substantial Completion Date	January 23, 2026

Project History Detail: War Memorial Stadium: West Stands Renovation

Statement of Contract Amount (GE Johnson)

Original contract	Pre-construction fees	**$143,000**
Amend#1	Guaranteed Maximum Price (excludes Pre-construction fees)	67,996,706
Change Order #1	Replace existing waste line (upper bowl)	150,136
Change Order #2	Asbestos abatement	14,087
Change Order #3	Additional hardware	17,314
Change Order #4	Revised roofing & drywall/spray foam insulation; credit - removal of rigid insulation	8,380
Change Order #5	Revision to finish selections for ceiling, flooring & paint	25,315
Change Order #6	Revise louvers, ductwork, BIM modeling	10,966
Change Order #7	Glazing & fire sprinkler revisions	33,384
Change Order #8	Re-route sewer main	7,246
Change Order #9	Re-route waterline	67,685
Change Order #10	Split air handling unit with direct expansion (DX) coil for maintenance and serviceability	94,000
Change Order #11	Expansion of visiting team locker room	520,939
Change Order #12	Rotate fan coil units & move supply grilles	23,862

Change Order #13	Change roof fastening/metal panels for light fixtures	39,698
Change Order #14	Modifications to field level can lights	18,653
Change Order #15	Drywall additions at press level	5,643
Change Order #16	Bridge club entry ceiling change	24,394
Change Order #17	Combine freezer and cooler into one large unit	22,982
Change Order #18	IT/AV additions (including DVSports replay)	218,160
Change Order #19	Environmental graphics	283,192
Change Order #20	Steel modifications	41,120
Change Order #21	Additional TV displays and system feeds (approved at May BOT meeting)	316,547
Change Order #22	Additional flashing, trim, duct work not in original design	47,116
Change Order #23	Additional joint sealant around K frames and upper stadia	11,779
Change Order #24	Video/communication cabling for sports replay	19,101
Change Order #25	Lighting fixtures/paint beams/hose bib/hardware/tile wall	30,282
Change Order #26	Add parapet/interior drainpipe for drainage modifications	39,877
Change Order #27	Add Tyvek to plaza ceiling	10,432
Change Order #28	Installation of (8) donor pillars	597,869
Change Order #29	Fencing and gates	979,353
Change Order #30	Elevator chase storm drainage	47,458
Change Order #31	Enclosure for audio visual column/conduit pathway	43,377
Change Order #32	Pathways & fiber to video control room	49,876
Change Order #33	Nitrogen generator for dry sprinkler system	5,169
Change Order #34	Replacement of windows	18,861
Change Order #35	Addition of wireless local area network (WLAN) & coax locations	43,597
Change Order #36	Added pathway/cabling for replay ring down	49,194
Change Order #37	Revised infrastructure/hardscape for freezer & cooler	31,685
Change Order #38	Added innerducts at AV/IT column	37,976
Change Order #39	Roof deck support steel	36,521
Change Order #40	Paint fire conduit	4,045
Change Order #41	Overhead door holder & stop mounting	6,569
Change Order #42	Add raceway/EM circuitry for MUSCO lighting & control panel	17,952
Change Order #43	Paint wall graphics in lieu of vinyl	44,183
Change Order #44	Soffit and insulation	28,318
Change Order #45	Re-feed of cabling	16,067
Change Order #46	Concourse pull back	42,900
Change Order #47	Visitor locker room lighting/fire alarm devices	4,583

Change Order #48	MEP exterior access panels	14,294
Change Order #49	Air barrier installation & sealing	40,424
Change Order #50	Fence/gate changes & irrigation modifications	47,847
Change Order #51	Concourse joint sealant	4,956
Change Order #52	Fiber install for play clocks	43,258
Change Order #53	Ribbon board fiber	15,851
Change Order #54	Revise club vestibule column finishes	8,023
Change Order #55	Relief damper	3,213
Change Order #56	DTV extension	15,111
Change Order #57	TK elevator standby coverage	35,743
Change Order #58	Generator maintenance service agreement	3,510
Change Order #59	Metal panel additions at loge box	36,908
Change Order #60	Additional soffit framing, insulation, ACM metal addition	35,206
Change Order #61	Press box insulation	18,498
Change Order #62	Misc. structural clarifications	20,217
Change Order #63	Press level glazing/partition revisions	16,846
Change Order #64	A/V clarifications in PA room	14,329
Change Order #65	Countertop reinforcement – Rms 41,44,58	6,884
Change Order #66	Press box corridor wall layout shift	16,453
Change Order #67	Power pull for Verizon antennas	5,327
Change Order #68	MEP chase enclosures	25,666
Change Order #69	Vomitory pipe chase finish	10,512
Change Order #70	Misc paint & finishes	17,646
Change Order #71	Duct bank under cooler & misc site concrete	38,731
Change Order #72	MEPF chase slab & N elevator pit wall	10,164
Change Order #73	Loge box sign numbering	44,595
Change Order #74	Added power for club level kitchen	8,266
Change Order #75	Loge windscreen & rail	47,481
Change Order #76	Misc site concrete & truncated dome	5,797
Change Order #77	Additional site concrete	45,475
Change Order #78	Press Box countertop break metal at curtainwall	12,134
Change Order #79	Thermostat confirmation	5,161
Change Order #80	Power addition for controls	7,287
Change Order #81	Signage package detail clarification	2,354
Change Order #82	Field level steel for metal panel	31,712
Change Order #83	Loge area windscreens & rail (demo/paint)	8,844
Change Order #84	West stands bird netting	48,725
Change Order #85	Drain piping at elevator & club roof diverter	41,907
Change Order #86	Weifield – project acceleration	26,500
Change Order #87	B&W – project acceleration	47,955
Change Order #88	Downspouts & storm piping addition	32,177
Change Order #89	Visitor locker room expansion openings finish	17,798
Change Order #90	Roofing repairs & terminations	42,192

Change Order #91	Game day standby time (E2Optics & MSI)	23,154
Change Order #92	Project acceleration to maintain critical path/game day schedule	40,506
Change Order #93	Storm drain piping at club level/roof diverters, metal gutters, and downspouts	41,193
Change Order #94	Addition of steel edge/corner detailing at metal panel	29,559
Change Order #95	Acceleration of completion of TVRP cabling installation (E2 Optics)	43,694
Change Order #96	Lobby stair railing modifications	29,150
Change Order #97	K-Frame column & DVSport accelerations	44,737
Change Order #98	Field Level & IT 49 accelerations (E2 Optics)	39,510
Change Order #99	Club Level accelerations (E2 Optics)	45,790
Change Order #100	Field Observation & Field/Press Box modifications (Puma Steel)	21,127
Change Order #101	Replace Club Level transformer	31,363
Change Order #102	Concourse Level accelerations (E2 Optics)	43,669
Change Order #103	Flashing detail (k-frames)	10,922.30
Change Order #104	Steel support modifications for Loge Box countertops	46,765
Change Order #105	Install S2 for elevators	5,055
Change Order #106	Traffic coating system in Loge Box area	49,500
Change Order #107	Additional concrete beneath ramp near freezer/cooler pad	44,352.50
Change Order #110	Plaza ceiling cove light insulation addition	9,135
Change Order #111	Stair railing (fabrication & painting)	40,509
Adj contract		**73,969,216.80**

Project Update: War Memorial Stadium: West Stands Renovation

Work Completed/In Progress:
• 11-month warranty walk items.

Issues Encountered with Proposed Resolution for Each:
• None at this time.

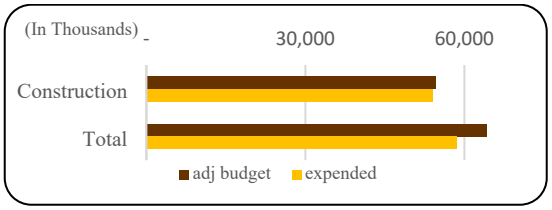
Work Planned for Upcoming Month:
• Complete final warranty items. • Issue final completion.

3. UW Aquatics Center

Design Documents
- Start - November 2023
- Completion - May 2024

Construction Documents
- Start - April 2024
- Completion - August 2024

Construction
- Start - October 2024
- Completion - May 2026



Contractor: GE Johnson
BOT approval – July 15, 2022

Architect: Arete Design Group
BOT approval – May 14, 2020

Original Project Budget (May 2022) $42,500,000 (a)
Adjusted Project Budget $64,178,314 (d)

Table 3.1: Funding- UW Aquatics Center

Funding Sources:	**Original Anticipated:**	**Actual:**
UW Foundation – donor funds	500,000.00	500,000.00
State Appropriation 2021-2022, SF0067, Enrolled Act No. 19	21,500,000.00	21,392,833.62
State Appropriation 2023, SF0146, Enrolled Act 84, Section 067	-	14,617,182.69
Major Maintenance (2023-2024)	9,500,000.00	9,500,000.00
Major Maintenance (2025-2026)	5,500,000.00	5,500,000.00
UW Construction Reserve/TBD	5,500,000.00	12,668,297.69
Total Project	**42,500,000.00**	**64,178,314.00**

Original project was $42,500,000 and increased to $62,335,714 because of inflation. Budget was increased by $3,000,000 for additional foundation and structural construction. $157,400 allocated to design of 22nd & Willett Streets Roundabout. Budget was reduced by $1,000,000 after approval from the Board of Trustees in January 2026 for the Housing Phase 3 Landscaping project.

Table 3.2: Project Expenses- UW Aquatics Center

(In Thousands)	Budget	Additional Funding/Adj	Use of Contingency	Adj Budget	Expenditures	Obligations	Remaining Balance
	(a)	(b)	(c)	(a+b+c)=(d)	(e)	(f)	(d+e+f)=(g)
Construction	25,399	27,169	2,011	54,579	(54,028)	(551)	**-**
Contingency	9,865	(5,547)	(2,359)	1,959	**-**	**-**	**1,959**
Design	3,158	(138)	348	3,368	(3,294)	(74)	**-**
FF&E	1,502	(412)	-	1,090	(236)	(13)	**841**
Tech	1,610	(1,010)	-	600	(267)	-	**333**
Admin	966	1,616	-	2,582	(753)	(338)	**1,491**
Total	**42,500**	**21,678**	**-**	**64,178**	**(58,578)**	**(976)**	**4,624**

Project History Summary: UW Aquatics Center

Pre-construction Fees	$ 136,000.00
Revised Guaranteed Maximum Price	$ 53,373,776.00
Change Orders	$ 1,069,170.00
TOTAL	**$ 54,578,946.00**
Contract Substantial Completion Date	August 1, 2026

Project History Detail: UW Aquatics Center

Statement of Contract Amount (GE Johnson)

Original contract	Pre-construction fees	**$136,000**
Amend #1	Guaranteed Maximum Price (excludes Pre-construction fees)	49,737,537
Change order #1	Deduct for removal of building permit from CMAR's scope; reduced energy consumption allowance; reduced gravel refresh at parking lots	(301,823)
Amend #2	Revised Guaranteed Maximum Price (net of change order #1)	53,373,776
Change order #2	Revisions to north exterior elevation	289,471
Change order #3	Added Pre-Construction Fee	48,000
Change order #4	Surface agitator at dive pool	26,383
Change order #5	Exterior masonry changes	15,800
Change order #6	Pilaster cap flashing	22,630
Change order #7	Parapet cap framing/joint sealants	42,886
Change order #8	Finish stucco on pilasters (return to job site)	37,682
Change order #9	Locker room revisions	23,098
Change order #10	Change north wall to brick	27,350
Change order #11	Crosswalk striping	25,489

Change order #12	Recast front entry stone; increased substantial completion by 33 days	27,373
Change order #13	Remote generator annunciator	2,377
Change order #14	Environmental graphics package	74,724
Change order #15	Access controls	17,717
Change order #16	Corbett pool infill	446,960
Change order #17	CREDIT: Architect's additional design services for plaster remediation	(58,770)
Adj contract		**54,578,946**

Project Update: UW Aquatics Center

Work Completed/In Progress:

- Aquatics Center is complete and in use.
- Punch-list completion.
- Commissioning completion.
- Warranty.
- Audio visual (A/V) upgrades are complete.
- Corbett infill is complete.
- Corbett punch-list is complete.
- Final A/V install scheduled for winter break.

Issues Encountered with Proposed Resolution for Each:

- None at this time.

Work Planned for Upcoming Month:

- A/V upgrades on the Corbett Classrooms.
- Warranty