

THE UNIVERSITY OF WYOMING

BOARD OF TRUSTEES “SPECIAL” MEETING REPORT

July 19, 2012

9:00-11:30 a.m.

Meeting in the Gillette College Tech Center, Boardroom

3251 South 4-J; Gillette, Wyoming

AGENDA

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I. AGENDA ITEM TITLE:

Approval of Design firm for Outreach, Research and Extension Center at Sheridan, Collins

CHECK THE APPROPRIATE BOX(ES):

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The 2011 Wyoming Legislature appropriated \$350,000 to UW to conduct a Level II planning study for the facility. A planning team comprised of members from Sheridan College and the University of Wyoming completed a Level I study for the facility. The Level II work has been in abeyance due to the offer to sell the Watt Building on the Sheridan campus. The 2012 Wyoming Legislature appropriated an additional \$5.3 million for the purchase of the Watt Building, its reconstruction and additions to accommodate the UW programs and to establish the horticulture education programs at Sheridan College.

The 17,203 gross ft² (14,850 main floor) recently-purchased Watt Building cannot accommodate all of the University's priority-one needs identified in the Level I study. The building will have to undergo renovation and construction of some additional buildings. The scope of the Level I will be re-evaluated to fully utilize the Watt Building with the highest priorities of Outreach School, Agriculture Experiment Station, Cooperative Extension Service, Student Services, and Manufacturing Works. For the Level II study and subsequent Level III, UW will retain a qualified design firm to support and assist the University Facilities Planning Office and the Outreach, Research and Extension Center at Sheridan Team in further analyzing program priorities, building square footage, and the design and construction of buildings within the approximate \$2 million remaining budget. The reconstruction and additions to the Watt Building will be scheduled around the Sheridan College academic calendar and continued use of the building until May 2013. Having the facilities complete for a fall 2013 initiation of the horticulture program is the goal for the design and construction.

The purpose of the facility is to strengthen the University's partnership with Sheridan College and to provide an enhanced and consolidated UW program in agriculture and horticulture as well as a unified site for outreach instruction for UW students in Sheridan. The facility would bring the University's programs of the Outreach School, Agriculture Experiment Station, Cooperative Extension Service, Student Services, and Manufacturing Works together in one location. One of the compelling reasons for pursuing this project was an offer from Whitney Benefits, a Sheridan foundation, to lease the adjacent Adams Ranch, at no or little cost, to UW to support the enhanced educational program.

The professional architect/engineering services were publicly advertised with qualification responses received on June 29, 2012. Interviews were scheduled on July 13, 2012. Six statements-of-qualification were received. Three respondents were interviewed. The recommendation of the Outreach, Research and Extension Center at Sheridan planning team and the Facilities Planning office in rank order is:

- Malone Belton Abel, P.C., Sheridan, Wyoming
- CTA Architects, Gillette, Wyoming and Billings, Montana
- TSP, Inc., Sheridan, Wyoming and Sioux Falls, South Dakota

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

- August 2010 – Board of Trustees approved the FY 2011-2012 General Fund and capital construction supplemental budget requests for University of Wyoming, which included planning funds for UW/Community College Joint Facilities – Sheridan & LCCC.
- August 2011 – Board of Trustees approved the FY 2013-2014 biennium Operating Budget Request for the University of Wyoming, which included \$20M for state funding of academic facilities match, of which \$3.5M in matching funds (total of \$7M) was requested for the UW/Sheridan College joint facility.
- March 2012 – Board of Trustees were provided a legislative update on the 2012 Budget Session, which included the appropriation of \$5.3M for the UW/Sheridan College joint facility including Watt Building purchase (\$1.8M – General Fund; \$3.5M AML).
- May 2012 - Board of Trustees approved the purchase of the Watt Building.

WHY THIS ITEM IS BEFORE THE BOARD:

Authorization is required from the Board of Trustees to contract the architect/engineering services for the ORECS capital construction project.

ARGUMENTS IN SUPPORT:

- The Watt Agriculture Center already contains several of the spaces identified by the Level I study (offices, classrooms, laboratory, and kitchen).
- The purchase of the Watt building allows the University the opportunity to complete the project within the appropriated budget and within the aggressive timeline for occupancy.
- The Watt building is located adjacent to Sheridan College’s Agriculture facilities and the location will promote collaboration between the University and Sheridan College on agriculture and horticulture research programs.
- The highly valued Adams Ranch is next to the Watt Building and will be integrated into UW’s enhanced agricultural and horticultural program. The Whitney Foundation, Sheridan College and UW are considering leases for UW's use of the ranch.
- The land surrounding the building will accommodate the additional facilities and doesn’t currently conflict with Sheridan College development plans.
- The funding is available through appropriations for the purposes of completing the design and construction of the Outreach, Research and Extension Center at Sheridan.

ARGUMENTS AGAINST:

None

ACTION REQUIRED AT THIS BOARD MEETING:

Authorization to contract with Malone Belton Abel, P.C. for the ORECS.

PRESIDENT'S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming authorize contracting with Malone Belton Abel, P.C. for the Outreach, Research and Extension Center at Sheridan, WY.

II. AGENDA ITEM TITLE: Approval of CMAR for Performing Arts, Collins

CHECK THE APPROPRIATE BOX(ES):

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The 2011 Legislature appropriated funding for the Level II design documents and the completion of design through construction documents. The funding included the acquisition of a construction manager-at-risk to assist with the construction. The Performing Arts project is the second phase of the Fine Arts projects. With Trustee approval, the design team of Tobin and Associates in association with Hammel Green and Abrahamson has completed the design phases and is prepared to continue into the construction documents. With the limited budget for the project that includes a 2012 legislative appropriation, portion of the 2012 Bond Issue and funds from the 2012 Major Maintenance Appropriation it is important that the process of design and construction is integrated to be as efficient and effective as possible in order to maximize the facilities to further the programs of Music and Theatre & Dance. The original CMAR lost their resident status and the replacement of the CMAR became necessary for completing the process of design and construction.

The Facilities Planning Office again advertised for CMAR qualifications April 20, 2012 through May 3, 2012. Seven responses were received on May 10, 2012. The qualifications were narrowed to three resident firms by the Performing Arts planning team, the architect and the Facilities Planning Office. Requests for Proposals were issued to the three teams and all responded with proposals on June 19, 2012. The competing teams were provided the proposed construction budget and Level II planning document for the project's scope.

The Performing Arts planning team, the architect and the Facilities Planning office considered the qualifications and the proposals of the CMAR firms preconstruction personnel, construction personnel, financial stability, experience in higher education with emphasis on performing arts facilities, experience with LEED projects, past experience with work completed at the University, the proposed construction time and proposed fees to accomplish the project. Based upon the best qualifications and value the recommended ranking of the CMARs for the final negotiations of an agreement are:

1. Sampson Construction Company, Inc., Cheyenne, Wyoming
2. G. E. Johnson Construction Company, Jackson, Wyoming
3. AP Wyoming, Cheyenne, Wyoming

All CMAR's have been certified as resident contractors by the State of Wyoming, Division of Workforce Services.

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

May 4-6, 2011 – Approval of the Performing Arts design team

WHY THIS ITEM IS BEFORE THE BOARD:

This request of the Board is to permit use of qualified CMAR to assist with the costs and constructability through the design process and to construct the Performing Arts Facility renovations and additions to the Fine Arts Building.

ARGUMENTS IN SUPPORT:

The funding is available to proceed with the project through the design and construction documents and the funding will be complete with the approval of the 2012 Bond Issue that includes the Performing Arts project. The CMAR will provide a guaranteed maximum price as soon as possible with the development of the construction documents. The construction period proposed by the CMAR is approximately 16-18 months.

ARGUMENTS AGAINST:

None

ACTION REQUIRED AT THIS BOARD MEETING:

Trustee approval for the CMAR to complete the design and construction services for the Performing Arts project with the intention of starting construction as soon as possible after the first of the calendar year 2013.

PRESIDENT'S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming authorize a contract with CMAR utilizing the recommended ranking of the firms indicated above for the Performing Arts renovation and additions to the Fine Arts Building.

III. AGENDA ITEM TITLE:

Approval of Siting for Jacoby Golf Facility (3501 Willett Drive, Laramie), Collins

CHECK THE APPROPRIATE BOX(ES):

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The UW Golf program includes intercollegiate teams for men and women. Each team averages approximately ten student-athletes. The coaching staff includes the head coach, one assistant coach, and an assistant golf course manager.

The University owns the Jacoby Golf Course. It is an 18-hole course with clubhouse and cart barn/maintenance facility. Practice facilities include the outdoor driving range, a practice putting green, and a practice chipping green. No indoor practice/training facilities currently exist on-site. The clubhouse includes a pro shop, a small concession/cafe, restrooms/locker rooms, and one office for the course manager.

The golf programs currently have two on-campus indoor facilities, both located in converted spaces within the Fieldhouse. The hitting bay is located within a former handball/racquetball court. The putting green/team lounge is located in converted office space on the upper floor of the Fieldhouse.

The intercollegiate teams compete in the spring and fall, however, training and practice occurs year-round. The University of Wyoming is the only current Mountain West Conference school besides San Diego State University that does not benefit from an indoor practice facility that is associated with a driving range.

The climate in Laramie creates a significant impediment to the program's student athletes and their development. The teams travel extensively to practice, especially during the spring semester.

The goal is to create an indoor golf practice facility at Jacoby Golf Course that can become an essential practice and training tool for the intercollegiate golf team members. An indoor facility will extend the driving range use by 60-90 days each year. Indoor hitting bays and a golf simulator will foster year-round use.

The new facility is centered around a large multi-purpose practice space that includes 4 hitting bays (that can function as either indoor netted bays or driving range tees) plus a large putting surface that can accommodate chipping as well. Each hitting bay can be set up for a video analysis system. An outdoor synthetic chipping green surface will be located adjacent to the

hitting bays. A single-bay golf simulator completes the practice/analysis components. Support facilities include a team room with seating, TVs, a computer station and a small counter for food service. The team room is adjacent to the practice area and may be used for some booster or community hospitality events. A small bag storage room for the teams is adjacent as is a restroom for each gender. An office is provided for the head coach and one assistant coach. The building can accommodate a future hall of fame display area.

The total projected cost for the 3,450 ft² facility is \$1,200,000. The project is funded through private donations.

The proposed and only logical site is at the base of the Jacoby Golf Course driving range. It is approximately 120 yards north and slightly west of the existing club house.

Hein-Bond Architects of Casper, Wyoming will complete the architectural services for the project.

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

None

WHY THIS ITEM IS BEFORE THE BOARD:

This request of the Board is to approve the site for UW's Indoor Golf Practice Facility. The University of Wyoming Board of Trustees policy requires the site of all new capital projects be approved prior to construction.

ARGUMENTS IN SUPPORT:

The ownership of the land and Jacoby Golf Course is under the auspices of the University of Wyoming Board of Trustees.

ARGUMENTS AGAINST:

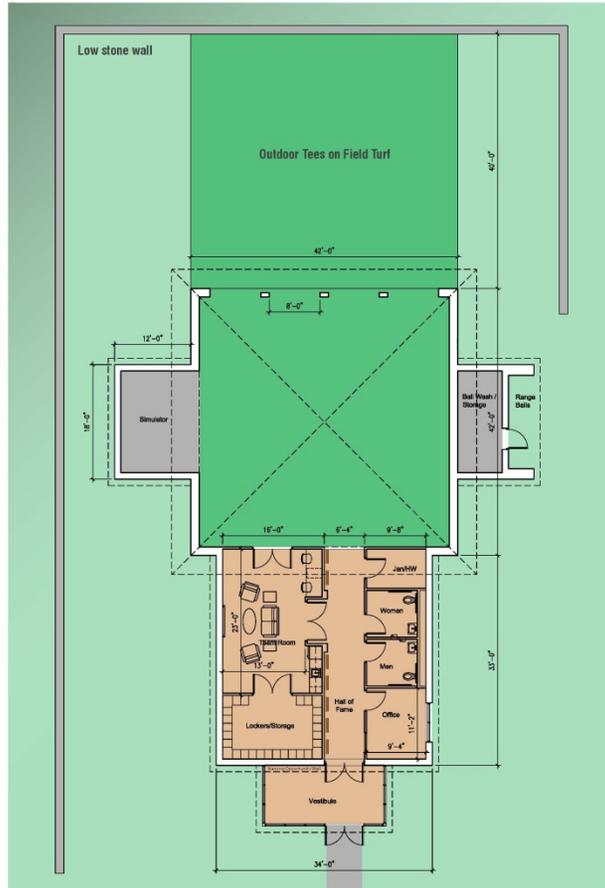
None

ACTION REQUIRED AT THIS BOARD MEETING:

Trustee approval of the Indoor Golf Practice facility site on the Jacoby Golf Course, approximately 120 yards northwest of the clubhouse.

PRESIDENT'S RECOMMENDATION:

The President recommends that the Board of Trustees of the University of Wyoming approve the site for the Indoor Golf Practice Facility on the Jacoby Golf Course.



Indoor Practice Facility Floor Plan



JACOBY GOLF COURSE SITE PLAN



University of Wyoming
 Athletics Facilities Master Plan



ARCHITECTS
 SINK COMBS DETHELEFS
 SPORTS

IV. AGENDA ITEM TITLE: Supplemental Budget Request Discussion, Buchanan/Lowe

CHECK THE APPROPRIATE BOX(ES):

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

Interim Vice President for Fiscal Administration Janet Lowe will provide information on the FY 2013-2014 Supplemental Budget Request to the Board of Trustees at the meeting.

V. AGENDA ITEM TITLE:

Economic Development in Albany and Campbell Counties, Gern

CHECK THE APPROPRIATE BOX(ES):

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

On Thursday July 12 the Campbell County Economic Development Corporation voted unanimously to for a task force to examine developing a business incubator with the University of Wyoming. The Task Force will be co-Chaired by Joel Dingman, president of the CCEDC and William Gern, UW Vice President for Research and Economic Development. The Task Force will be supported by Mr. Philippe Chino, CEO of the CCEDC and Dr. Jon Benson and Christine Langley of the University of Wyoming's, Wyoming Technology Business Center. The Task Force will examine the potential cost of a building to be owned by a governmental entity in Campbell County and staffing the services, provided by the University of Wyoming to the incubator facility. The Task Force has approximately 1 year to complete their work and report to the CCEDC and Trustees.

VI. AGENDA ITEM TITLE:

Approval of Bond Issue for Performing Arts, White Hall, and Half Acre, Lowe

CHECK THE APPROPRIATE BOX(ES):

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

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The Board of Trustees is being asked to approve the Series 2012 Facilities Improvement and Refunding Revenue Bonds ("the Series 2012 Bonds"). There are three capital construction projects described below that involve the issuance of revenue bonds.

As authorized by the Board of Trustees, the University of Wyoming's 2013-2014 Biennium Budget Request included as its highest priority for capital construction, an item seeking a general fund appropriation of \$32.4 million to support completion of construction documents as well as construction costs for the Performing Arts building renovation and expansion. Facilities critical to maintaining the requirements necessary for student success, to maintain recruiting and retention of both students and faculty, and to obtain future accreditation were the priorities for this project. Instead of a general fund appropriation, the Wyoming Legislature appropriated \$14.2 million from the earnings of the permanent Wyoming mineral trust fund and granted the University of Wyoming the authority to issue revenue bonds and raise private donations for amounts up to \$14.2 million. Federal mineral royalty and/or major maintenance funds will be used to complete the project.

The 2013-2014 Biennium Budget Request also included requests to issue revenue bonds for renovations of White Hall and Half Acre Gymnasium. The Legislature granted authority to issue \$10 million in revenue bonds for the White Hall project and \$12 million for Half Acre. Both of these bond issues are supported by student fees.

The total project cost for renovation of White Hall, and the associated improvements to Downey, McIntyre and Orr Residence Halls, is projected to be \$14 million. Together with \$4 million in auxiliary cash reserves, the \$10 million in bond proceeds will support completion of the construction documents and the construction itself. The renovation of White Hall will transform the existing 12-story dormitory into a residence hall to serve students for the foreseeable future. It will incorporate new life-safety upgrades, including building-wide fire suppression systems, pressurized smoke control systems and a fully integrated fire alarm system. Enhancements to the electrical distribution system will provide adequate power for all modern electrical devices in the rooms and interior lighting upgrades. Interior design improvements, such as new carpeting, inviting lounge space, computer labs and study rooms with comfortable furnishings will complete the renovation. Construction began in May 2012 in order to complete the project and be ready for students to occupy the hall in August 2013.

The Half Acre Recreation and Wellness Center will be constructed with a holistic concept of wellness. Implementing a new and improved Campus Recreation experience integrating Kinesiology and Wellness, the students, faculty and staff will provide the opportunity to integrate the seven aspects of wellness (physical, emotional, social, intellectual, occupational, spiritual and environmental) all under a single roof. In addition to more cardiovascular exercise machines, more free-weight stations, and more space for multi-activity sports, the renovation will provide informal gathering and social spaces, creating an environment that encourages users to pause, rest, socialize and further enrich their experience at the University of Wyoming. The projected cost of the Half Acre Gymnasium renovation and addition is \$27 million. The Legislature appropriated \$15 million in general funds, and the financing will be complete with the issuance of \$12 million in student-fee-supported revenue bonds.

In addition, a portion of the proceeds of the Series 2012 Bonds may be used to advance refund a portion of the Series 2005 University of Wyoming Facilities Improvement Revenue Bonds (the "Series 2005 Bonds"), currently outstanding in the amount of \$12,545,000. The par value of the Series 2005 Bonds to be advance refunded will be up to \$9,725,000.

PRIOR RELATED BOARD DISCUSSIONS/ACTIONS:

The Trustees have had numerous discussions regarding these capital construction projects and have approved each step in the capital construction process, including the discussion and approval of student fees supporting the projects. The Board was briefed most recently at their May 2012 Board meeting about the upcoming Series 2012 revenue bond issue.

The Board approved a Reimbursement Resolution related to the White Hall project at the May 2012 meeting.

WHY THIS ITEM IS BEFORE THE BOARD:

The Board's approval to issue bonds is required by state law (University Securities Law W.S. 21-17-402 through 21-17-450) and Board policy. Following adjournment of the Business Meeting of the Board, officers of the Board will be asked to sign legally required bond documents.

ARGUMENTS IN SUPPORT:

The Board authorized the University to seek legislative approval to issue revenue bonds for the White Hall and Half Acre projects. The Legislature authorized the University to issue revenue bonds for the Performing Arts, White Hall and Half Acre projects. The Governor supported these legislative actions.

The Board has directed University officials to identify and bring forward opportunities for refunding when borrowing rates are favorable and interest savings are material.

ARGUMENTS AGAINST:

None

ACTION REQUIRED AT THIS BOARD MEETING:

Board approval of The Trustees of the University of Wyoming Facilities Improvement and Refunding Revenue Bonds Series 2012 in the amount of up to \$45.7 million in revenue bonds, \$34.2 million as authorized by the 2012 Legislature and up to \$11.5 million for the advance refunding of the Series 2005 Bonds. In addition, as required by law, officers of the Board will sign the appropriate bond documents immediately following adjournment of the Board meeting.

PRESIDENT'S RECOMMENDATION:

The President recommends approval of The Trustees of the University of Wyoming Facilities Improvement and Refunding Revenue Bonds Series 2012 as described in the item above.