

THE UNIVERSITY OF WYOMING

MINUTES OF THE TRUSTEES

**SPECIAL MEETING
Friday, February 13, 2009**

Final Minutes can be found on the University of Wyoming Board of Trustees website
at www.uwyo.edu/trustees

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

**Friday, February 13, 2009
8:00-9:00 a.m.; in Old Main Boardroom/Conference Call
[no Trustees participated in person]**

AGENDA

Call to Order	1
Roll Call	1
Executive Session	1
Public Session	1
1. War Memorial Stadium – East Suites and Renovations GMP (Guaranteed Maximum Price), Harris	
Adjournment	2

Attachments

Board of Trustees Narrative titled: <i>War Memorial Stadium – East Suites and Renovations, Guaranteed Maximum Price, Harris</i>	3
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Call to Order

President of the Board of Trustees Chuck Brown called the meeting to order at 8:02 a.m.

Roll Call

Members who participated included: Trustees Dave Bostrom, Chuck Brown, Dick Davis, Betty Fear, Warren Lauer, Jim Neiman, Dave Palmerlee, Ann Rochelle, James Trospen, and Howard Willson. Ex-officio Trustees Tom Buchanan and Kelsey Day were in attendance and sat in the Old Main Boardroom. State Superintendent Jim McBride was present. Ex-Officio Trustee Governor Dave Freudenthal did not participate, and neither did his representative Chief of Staff Chris Boswell. Trustees Haynes and Spicer did not participate on the conference call.

The Board went into Executive Session at 8:03 a.m. and returned to Public Session at 8:12 a.m.

Public Session

1. War Memorial Stadium – East Suites and Renovations GMP (Guaranteed Maximum Price), Harris

Vice President Phill Harris stated that Jen Coast, Manager for Capital Projects, is in the room to assist with answering any questions the Board may have regarding this topic.

Vice President Harris discussed the narrative regarding the War Memorial Stadium east suites and renovations GMP. He stated that the University has had an interesting challenge in getting the War Memorial Stadium suites and renovations GMP. He stated that his team had to do a couple rounds of analysis. He stated that when the University engaged the construction manager for this, we had a projected budget of \$22,528,200. The schedule for this project is very tight, and the University hopes to have it finished by fall 2010.

Vice President Harris recommended that the Board approve the recommendation for the GMP submitted in the amount of \$22,349,310.

Trustee Lauer moved to approve the recommendation; Trustee Bostrom seconded and the motion carried unanimously.

There was no other business to come before the Board.

Adjournment

The Board of Trustee President Chuck Brown adjourned the meeting at 8:28 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Shannon Sanchez", with a long horizontal flourish extending to the right.

Shannon Sanchez
Deputy Secretary, Board of Trustees

AGENDA ITEM TITLE:

War Memorial Stadium – East Suites and Renovations, Guaranteed Maximum Price, Harris

CHECK THE APPROPRIATE BOX(ES):

- Work Session
 Education Session
 Information Item
 Other Specify:

BACKGROUND AND POLICY CONTEXT OF ISSUE:

The War Memorial Stadium – East Suites and Renovations (WAR) are projects within the Athletics Strategic Plan incorporated into the Capital Facilities Plan. The project is funded with private donations matched with state appropriations and an allocation of deferred maintenance funds for the repairs and ADA improvements to the upper and lower stadium sections.

The projected budget for the construction of the new suites and club, lower concourse renovations and repairs to the upper east and lower east stadium is \$22,528,200.

The Construction Manager-at-Risk, Sampson Construction, has developed a Guaranteed Maximum Price (GMP) for acceptance by the Board of Trustees to allow the construction to start on portions of the project while the architect is completing the construction documents. The goal of the project at this time is to complete the lower stadium restrooms and concessions to improve the fan experience for fall 2009 while the remainder of the project is completed. Completion of the entire project is scheduled for fall 2010.

Sampson submitted their GMP based upon the preliminary design documents developed by the architect and submitted November 14, 2008. The GMP has been evaluated by the architect, Malone Belton Abel of Sheridan, WY associated the HOK Sport of Kansas City, MO and the Facilities Planning Office.

The GMP submitted and recommended for acceptance is \$22,349,310. A copy of the GMP cover letter is attached.

Prior Related Board Discussions/Actions:

Approval of the Construction Manager-at-Risk, Sampson Construction of Cheyenne, WY and Lincoln, NE, November 19- 21, 2009.

WHY THIS ITEM IS BEFORE THE BOARD:

This request of the Board is to approve the Guaranteed Maximum Price for the project with a goal of achieving a construction start on or before the end of March 2010.

ARGUMENTS IN SUPPORT:

The construction management at risk team can develop the cost and constructability of the project along with the design team completing documents to maximize the value of the project, maintaining the quality, while starting the project bidding and construction through a systematic approach to reduce the standard time of design and construction. Any excess funds within the Guaranteed Maximum Price will come back to the University. The Wyoming Legislature has passed legislation providing for this form of capital project delivery.

ARGUMENTS AGAINST:

None

ACTION REQUIRED AT THIS BOARD MEETING:

Board of Trustee approval authorizing the amendment to the CMAR Agreement for the Guaranteed Maximum Price acceptable to the University.

PRESIDENT’S RECOMMENDATION:

It is recommended that the Board of Trustees of the University of Wyoming approve the Guaranteed Maximum Price amendment to the CMAR Agreement to start the construction of the War Memorial Stadium – East Suites and Renovations.