

**THE UNIVERSITY OF WYOMING**

**MINUTES OF THE TRUSTEES**

**SPECIAL MEETING  
Friday, March 27, 2009**

Final Minutes can be found on the University of Wyoming Board of Trustees website at  
[www.uwyo.edu/trustees/meetings](http://www.uwyo.edu/trustees/meetings)

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

**Friday, March 27, 2009  
8:00-9:00 a.m.; in Old Main Boardroom/Conference Call  
[some Trustees participated in person]**

**AGENDA**

Call to Order .....1

Roll Call .....1

Public Session .....1

    1. Construction Manager At-Risk (CMAR) for Kendall House Renovations

Adjournment .....3

Memo to Board of Trustees: Construction Manager At-Risk (CMAR) for Kendall House  
Renovations.....4

### **Call to Order**

President of the Board of Trustees Chuck Brown called the meeting to order at 8:08 a.m.

### **Roll Call**

Those who participated on the conference call included: Trustees Dave Bostrom, Chuck Brown, Dick Davis, Betty Fear, Taylor Haynes, Warren Lauer, Jim Neiman, Dave Palmerlee, Ann Rochelle, James Trosper, and Howard Willson. Ex-Officio Trustees in attendance included ASUW President Kelsey Day (attending in person) and State Superintendent of Public Instruction Jim McBride. Trustee Mead did not participate. Ex-Officio Trustee President Tom Buchanan and Mr. Chris Boswell, Governor's Chief of Staff, did not participate.

### **Public Session**

#### **1. Construction Manager At-Risk (CMAR) for Kendall House Renovations**

Vice President for Administration Phill Harris led the discussion with the Board. He noted that this topic has been before the Board several times in the past, starting with a "Special" meeting in October 2006. Originally, the University had planned to do a design build for this project. We received bids, but after evaluation of the bids, found that all bids exceeded our probable cost; therefore, the University rejected the original bids and started redesign of the project. Vice President Harris stated that last month they re-advertised, received eight proposals and interviewed three firms for the project.

Vice President Harris recommended that the Board of Trustees authorize the Vice President for Administration to negotiate a CMAR contract with Drahota for preconstruction and construction services for the Kendall House renovations. Drahota is from Fort Collins, Colorado. Their proposal was for no cost for preconstruction services and \$131,567 for delivery of construction services, with a proposed construction schedule of 180 days. If unable to secure the contract, Vice President Harris will then move to the second firm, Heath Construction from Fort Collins, Colorado. Heath Construction's proposal was for \$5,000 cost for preconstruction services and \$129,000 for delivery of construction services, with a proposed construction schedule of 150 days. If unable to secure the contract, Vice President Harris will then move to the third firm, Arcon, Inc. from Laramie, Wyoming. Arcon's proposal was for \$18,710 for preconstruction

services and \$183,220 for delivery of construction services with a proposed construction schedule of 210 days.

Vice President Harris stated that Roger Baalman, Director for Facilities Planning, is present and available to answer any specific technical questions. Vice President Harris also stated that Drahota is currently doing work on the moot court project, and the University is very pleased with the work they are doing.

Trustee Lauer noted that the Board has been presented with two out-of-state firms with good bids and one local company. He then asked why they are not more competitive.

Vice President Harris stated that Drahota has nothing sequenced, so with already having a crew in town, it makes the proposal more competitive. Mr. Baalman commented that another reason Drahota was selected was because of their experience with green building and LEAD. Drahota was equally competitive on bidding for the moot court building.

Trustee Neiman inquired about the changes that were made to the project during the redesign phase.

Mr. Baalman stated that there were several specification changes. We scaled back about \$200,000 on the project, and simplified the landscaping.

Trustee Neiman inquired about reductions on cost per foot.

Mr. Baalman commented that we are seeing reductions in steel. Concrete seems to be holding price levels, and there is currently more labor available.

Trustee Davis moved to approve the recommendation as presented by Vice President Harris; Trustee Fear seconded, and the vote passed unanimously.

**Adjournment**

Trustee Brown adjourned the meeting at 8:19 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

# UNIVERSITY OF WYOMING

Vice President for Administration

Department 3982 • Room 318, Old Main • Laramie, WY 82071-3982

(307) 766-5766 • fax (307) 766-3436 • e-mail: PHarris@uwyo.edu

March 25, 2009

TO: Board of Trustees  
University of Wyoming

FROM: Phill Harris, Vice President  
Administration

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

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

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

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

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

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

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

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

CC: President Buchanan  
Roger Baalman