

BOARD OF TRUSTEES' FACILITIES CONTRACTING COMMITTEE MATERIALS

November 20, 2024 8:00 a.m. – 10:00 a.m.

UW Board of Trustees Facilities Contracting Committee Open Session Agenda November 20, 2024, at 8:00 am – 10:00 am

Closed Session: If necessary, a separate agenda and materials for the Closed Session.

Agenda #	Description	Page #		
	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). <i>Remains as agenda item until project completed.</i>			
1.	Consideration and Action: War Memorial Stadium West Stands Renovation – Construction Change Order for Visiting Team Locker Room Expansion	3		
2.	Consideration and Action: War Memorial Stadium West Stands Renovation – Amendment to the Architect Agreement for Expansion of the Visiting Team Locker Room			
3.	Consideration and Action: War Memorial Stadium West Stands Renovation – Construction Change Orders for North Ramp Waterline Reroute and Air Handling Unit	6		
4.	Consideration and Action: Law School Renovation and Expansion – Construction Change Order for Interior Resurfacing and Repainting	8		
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7.	Consideration and Action: Student Housing and Dining Art Piece – Guidelines	12		
8.	Consideration and Action: University of Wyoming Regulation 6-9	14		
	<u>Discussion Items</u>			
	Construction Project Enabling Actions or Information – As needed			
	Status of building projects under construction. Status, update, and summary of any and all issues (i.e. cost, design, change order, etc.) to <u>avoid all surprises</u> . 1) Parking Garage, 2) Housing, 3) AMK, 4) Law School 5) Natatorium 6) Stadium and 7) other—Mai. (NOTE-Closed Session on construction projects—if necessary). <i>Remains as agenda topic</i> .	28		

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>War Memorial Stadium West Stands Renovation – Construction Change</u> <u>Order for Visiting Team Locker Room Expansion</u>, Mai

☑ OPEN SESSION
□ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
☐ Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration is seeking Board approval for a construction change order to expand the visiting team locker room of the War Memorial Stadium West Stands Renovation project.

After reviewing the footprint of the visiting team locker room, Athletics has requested the space be enlarged to better meet the needs of the traveling team's staff and equipment. Currently, visiting teams utilize locker room space in the Fieldhouse and corridor space for staging equipment. The proposed design expands the footprint of the locker room by approximately 1,000 square feet to accommodate additional bench space and provide areas for equipment storage.

The work for these changes will begin immediately following Board approval and is anticipated to be complete for the 2025 football season. These changes will not impact the substantial completion date.

Funding for these change orders will come from the project's Owner's Contingency. This results in no change to the total project budget for the War Memorial Stadium West Stands Renovation project, including contingencies and administrative costs of \$84,900,000.

Administration requests authorization to proceed with the construction change order for the visiting team locker room expansion for an amount not-to-exceed \$531,126.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Committee recommendation to the full Board for approval of the construction change order with GE Johnson Construction Wyoming for the War Memorial Stadium West Stands Renovation project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to execute a change order with GE Johnson Construction Wyoming for expansion of the visiting team locker room for the War Memorial Stadium West Stands Renovation project in an amount not-to-exceed five hundred thirty-one thousand one hundred twenty-six dollars (\$531,126.00) funded from the Owner's Contingency."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>War Memorial Stadium West Stands Renovation – Amendment to</u> the Architect Agreement for Expansion of the Visiting Team Locker Room, Mai

☑ OPEN SESSION
□ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
\square Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration is seeking Board approval to execute an amendment to the Architect Agreement to expand the visiting team locker room for the War Memorial Stadium West Stands Renovation project.

After reviewing the footprint of the visiting team locker room, Athletics has requested the space be enlarged to better meet the needs of the traveling team's staff and equipment. Currently, visiting teams utilize locker room space in the Fieldhouse and corridor space for staging equipment. The proposed design expands the footprint of the locker room by approximately 1,000 square feet to accommodate additional bench space and provide areas for equipment storage.

The work for these changes will begin immediately following Board approval and is anticipated to be complete for the 2025 football season. These changes will not impact the substantial completion date.

This design amendment does not change the total project budget as sufficient funds remain within the Design Budget.

Administration requests authorization to execute a design amendment for the visiting team locker room expansion for an amount not-to-exceed \$63,403.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Recommendation to the full Board of Trustees for Administration to execute an amendment to the Architect Agreement with Arete Design Group for the War Memorial Stadium West Stands Renovation project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to execute an amendment with Arete Design Group for the expansion of the visiting team locker room for the War Memorial Stadium West Stands Renovation project funded from the Design Budget for a total amount not-to-exceed sixty-three thousand four hundred three dollars (\$63,403.00)."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>War Memorial Stadium West Stands Renovation – Construction</u> <u>Change Orders for North Ramp Waterline Reroute and Air Handling Unit, Mai</u>

☑ OPEN SESSION
□ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
\Box Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration is seeking Board approval for Construction Change Orders for mechanical improvements for the War Memorial Stadium West Stands Renovation project. This work includes a waterline reroute from under the north ramp and air handling unit upgrade.

A portion of the existing waterline extends under the north ramp of the west stands. As part of the West Stand Renovation project, the water line south of the ramp is being replaced. Now is an opportune time to extend a section of the new waterline around and out from under the ramp instead of connecting to the old line and leaving it under the ramp. The cost to complete this change order is \$67,685.

The air handling unit that will provide heating and cooling to the field level under the west stands is located on the concessions and restroom roof under the new club level. Given the location of this air handling unit and surrounding structure, service access to maintain and pull the coil is extremely difficult. It is proposed to split the single coil into two separate coils with dual circuits for controls. Splitting the coil will improve access for increased serviceability and maintenance of the unit. The cost to complete this change order is \$94,000.

Funding for these change orders will come from the project's Owner's Contingency. This results in no change to the total project budget for the War Memorial Stadium West Stands Renovation project, including contingencies and administrative costs of \$84,900,000. The work for these changes is anticipated to be completed no later than March 2025.

Administration is seeking authorization to execute construction contract change orders with GE Johnson Wyoming for the north ramp waterline reroute and air handling unit for a total amount not-to-exceed \$161,685.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Committee recommendation to the full Board for approval of the construction change orders with GE Johnson Construction Wyoming for the War Memorial Stadium West Stands Renovation project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to execute contract change orders with GE Johnson Construction Wyoming in the not-to-exceed amount of One Hundred Sixty-One Six Hundred Eighty-Five dollars (\$161,685.00) for the War Memorial Stadium West Stands Renovation project funded from Owner's Contingency."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>Law School Renovation and Expansion – Construction Change</u> <u>Order for Interior Resurfacing and Repainting</u>, Mai

☑ OPEN SESSION
□ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
\square Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration is seeking Board approval for a Construction Change Order for interior resurfacing and repainting for the Law School Renovation and Expansion project.

Additional work has been requested to resurface the concrete structure of the original building with a plaster skim-coat and painting to enhance the aesthetics of the interior wall.

The work for these changes will begin immediately following Board approval and is anticipated to be completed for the Spring 2025 semester.

This construction change order does not change the total project budget of \$38,300,000 as the funds will be covered within the project's Owner's Contingency.

Administration requests authorization to proceed with the interior resurfacing and repainting for the Law School Renovation and Expansion project for an amount not-to-exceed \$149,000.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9(III)(G), the Board of Trustees shall approve all change orders greater than \$50,000.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Committee recommendation to the full Board for approval of the construction change order with FCI Constructors of Wyoming for the Law School Renovation and Expansion project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to proceed with a Construction Change Order for interior resurfacing and repainting for the Law School Renovation and Expansion project funded via the Owner's Contingency with a total budget of one hundred forty-nine thousand dollars (\$149,000.00)."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>Marian H. Rochelle Gateway Center North Drive - Project Approval</u>, Mai

☑ OPEN SESSION □ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
\square Attachments/materials are provided in advance of the meeting.

EXECUTIVE SUMMARY:

Administration is seeking Board approval for the Marian H. Rochelle Gateway Center North Drive project.

The UW Foundation has requested that UW Operations remove and replace the concrete circular drive and sidewalks at the facility's north entrance. This project will also include the installation of a snowmelt system. The existing concrete is spalled and cracked. The original contractor attempted to scrape off the top inch of the concrete and apply a topcoat twice, but these efforts have not been successful.

Work is anticipated to commence in May 2025 with substantial completion October 2025.

The funding for this project will be from UW Foundation Agency Funds for a total project cost of not-to-exceed \$670,000.

Administration plans to bring a construction contract back to the Facilities Contracting Committee in January for consideration.

Administration requests authorization to proceed with the Marian H. Rochelle Gateway Center North Drive project for an amount not-to-exceed \$670,000 and to continue with design documents.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9, III (F), the Board of Trustees shall approve projects over \$500,000.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Recommendation to the full Board of Trustees for Administration to proceed with the Marian H. Rochelle Gateway Center North Drive project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to proceed with the Marian H. Rochelle Gateway Center North Drive project funded via UW Foundation Agency Funds with a total budget of six hundred and seventy thousand dollars (\$670,000.00)."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Memorial Fieldhouse Wrestling & Tennis Offices – Project Approval, Mai

☑ OPEN SESSION □ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
□ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
\square Attachments/materials are provided in advance of the meeting.
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EXECUTIVE SUMMARY:

Administration is seeking Board approval for the Memorial Fieldhouse Wrestling & Tennis Offices project.

UW Athletics has requested UW Operations to remodel existing interior office spaces to include upgrade of walls, doors, finishes, electrical and mechanical systems and roof access improvements.

Work is anticipated to commence December 1, 2024 with substantial completion March 1, 2025.

Funding allocated to the project is as follows: FY24 Unrestricted Operating Budget - \$80,000; Cowboy Joe Club Support Fund (FS 600688) - \$117,586; Campbell Fund (FS 600049) - \$150,000; FY25 Unrestricted Operating Budget - \$301,000; and UW Operations Support (FY25 MM) \$150,000, for a total funding of \$798,586.

Administration requests authorization to proceed with the Memorial Fieldhouse Wrestling & Tennis Offices project for an amount not-to-exceed \$798,586.

Administration further requests to execute the Agreement Between Owner and Contractor with GH Phipps Wyoming, LLC, in the amount of \$606,900 for the Memorial Fieldhouse Wrestling & Tennis Offices project.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 6-9, III (F), the Board of Trustees shall approve projects over \$500,000 and pursuant to UW Regulation 6-9(III), G., 1., the Board of Trustees must approve all construction contracts.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Recommendation to the full Board of Trustees for Administration to proceed with the Memorial Fieldhouse Wrestling & Tennis Offices project.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to authorize Administration to proceed with the Memorial Fieldhouse Wrestling & Tennis Offices project, for a total budget of seven hundred ninety-eight thousand five hundred and eighty-six dollars (\$798,586.00)."

"I further move to recommend to the full Board of Trustees to authorize Administration to execute the Agreement Between Owner and Contractor with GH Phipps Wyoming, LLC, in the amount not-to-exceed six hundred and six thousand nine hundred dollars (\$606,900.00) for the Memorial Fieldhouse Wrestling & Tennis Offices project.

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: Student Housing and Dining Art Piece – Guidelines, Mai

☑ OPEN SESSION	
□ CLOSED SESSION	
PREVIOUSLY DISCUSSED BY COMMITTEE:	
⊠ Yes	
\square No	
FOR FULL BOARD CONSIDERATION:	
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee.	report.
□ No	
✓ Attachments/materials are provided in advance of the meeting.	

EXECUTIVE SUMMARY:

Administration is seeking Board approval of the Student Housing and Dining Art Piece Guidelines.

The Student Housing and Dining project budget includes \$100,000 for art in public places. Per University Regulation 6-10, VIII, the University has opted into the Wyoming Arts Council Art in Public Buildings program to manage the selection process. A selection committee has been formed by the Wyoming Arts Council in accordance with W.S. 16-6-803 that consists of representatives from the community, the University, the art community, and the architect of record for the project. To help guide finalists in developing proposed art pieces, the Wyoming Arts Council has developed proposed project guidelines for review and approval by the UW Board of Trustees.

Once approved, the Wyoming Arts Council will provide these guidelines to artists who will develop proposed art pieces for presentation to the selection committee. After considering all proposals, the selection committee will make a recommendation for the selection of the art piece which will be presented to the UW Board of Trustees for approval. The recommendation for selection is anticipated to be presented to the UW Board of Trustees at the January 2025 board meetings.

The guidelines will not increase the overall project budget. While the art piece will not be installed until Fall 2025, there will not be an impact to the substantial completion date for the project.

Administration requests approval of the Student Housing and Dining Art Piece Guidelines as developed by the Wyoming Arts Council.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

The Student Housing and Dining Art Piece Guidelines are being submitted to the Board for approval at the request of the University.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Recommendation to the full Board of Trustees to approve the Wyoming Arts Council's guidelines for the Student Housing and Dining art piece.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees approval of the Student Housing and Dining Art Piece Guidelines as presented by the Wyoming Arts Council."

COMMITTEE MEETING MATERIALS

AGENDA ITEM TITLE: <u>University of Wyoming Regulation 6-9</u>, Mai

☑ OPEN SESSION
☐ CLOSED SESSION
PREVIOUSLY DISCUSSED BY COMMITTEE:
☐ Yes
⊠ No
FOR FULL BOARD CONSIDERATION:
☑ Yes [Note: If yes, materials will also be included in the full UW Board of Trustee report.]
□ No
☐ Attachments/materials are provided in advance of the meeting.
EXECUTIVE SUMMARY:

Administration is seeking Board approval for changes to the UW Regulation 6-9.

The purpose of Regulation 6-9 is to establish a process for capital construction projects at UW. This regulation required a routine update, as well as revisions to ensure compliance with the removal of DEI. Most of the changes recommended by UW Legal were intended to reflect the organizational shift from the Vice President for Finance and Administration to the Vice President for Operations.

Administration is recommending the Board to approve the changes to the UW Regulation 6-9.

WHY THIS ITEM IS BEFORE THE COMMITTEE:

Pursuant to UW Regulation 1-101, III, Article IX of the Bylaws of the Trustees of the University of Wyoming provides that rules for the government of the University shall be designated as UW Regulations. The President of the University shall propose to the Board new Regulations and modifications to and repeal of existing Regulations as necessary to provide for the organization and operation of the University.

ACTION REQUIRED AT THIS COMMITTEE MEETING:

Recommendation to the full Board of Trustees for approval of the changes to the UW Regulation 6-9.

PROPOSED MOTION:

"I move to recommend to the full Board of Trustees to approve of the changes to the UW Regulation 6-9."

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 \$500,000.

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 Senior Vice President for Finance and

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.

Administration Operations or 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 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.

B. Project Concept and Intent

For University Capital Construction Projects, UW's Planning Team, as appointed and charged by the UW Vice President for Finance and Administration 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 Administration 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 Finance and AdministrationOperations 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration Operations or designee shall develop a recommendation for location for the building in consultation with campus and constituencies. Vice President for Finance and external The Administration 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
- 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 Finance and Administration Operations or designee, the Vice President for Finance and Administration 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 Finance and Administration 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: Designbid-build; Construction Manager-at-Risk (CMAR); and Design-Build.

The Vice President for Finance and Administration 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 Finance and Administration 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 Finance and AdministrationOperations 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 Finance

and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration Operations shall appoint an Exterior Design Advisory Committee, in consultation with the Board's Facilities Contracting Committee. Landscaping for all projects in excess of \$500,000 shall be referred to the Exterior Design Committee for review and input. The Exterior Design Committee shall have members as follows:

- 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 Administration
- **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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 Finance and Administration 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 (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 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 approval.
- 3. No project components which are designated as contingency funds shall be expended without the prior approval of the Vice President for Finance and Administration Operations or designee. The Vice President for Finance and Administration 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.
- 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 Office of Diversity, Equity and InclusionADA 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 Finance and AdministrationOperations 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 Administration

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)

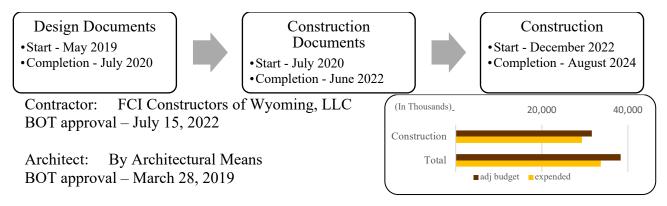
Revisions adopted 7/16/2021 Board of Trustees meeting

Capital Construction Progress Report as of October 30, 2024

PROJECTS IN CONSTRUCTION

https://www.uwyo.edu/administration/planning-and-construction/

1. College of Law Expansion & Renovation



Original Project Budget \$30,000,000 (a) Adjusted Project Budget \$38,300,000 (d)

<u>Table 1.1: Funding- College of Law Expansion & Renovation</u>

Funding Sources:	Original Anticipated:	Actual:
UW Foundation – donor funds	3,800,000.00	3,800,000.00
State Appropriation 2021-2022 (SF0067,	15,000,000.00	15,000,000.00
Enrolled Act No. 19)		
Major Maintenance (2023-2024)	11,200,000.00	19,200,000.00
UW College of Law Reserves		300,000.00
Total Project	30,000,000.00	38,300,000.00

Original budget was \$30,000,000 and was increased to \$38,000,000 because of inflation and increased utility scope. Additional \$300,000 approved to replace carpet in Law Library.

Table 1.2: Project Expenses- College of Law Expansion & Renovation

(In Thousands)	Budget (a)	Additional Funding/Adj (b)	Use of Contingency (c)	Adj Budget (a+b+c)=(d)	Expenditures (e)	Obligations (f)	Remaining Balance (d+e+f)=(g)
Construction	18,980	7,506	5,092	31,578	(29,275)	(2,303)	-
Contingency	6,297	754	(5,215)	1,836	_	_	1,836
Design	1,759	(25)	470	2,204	(2,185)	(19)	-
FF&E	1,154	45	(424)	775	(651)	(39)	85
Tech	714	(50)	(379)	285	(102)	-	183
Admin	1,096	70	456	1,622	(1,448)	(46)	128
Total	30,000	8,300	ı	38,300	(33,661)	(2,407)	2,232

Project History Summary: College of Law Expansion & Renovation

Pre-Construction	\$ 36,400
Guaranteed Maximum Price (Amendment #1)	\$30,657,013
Change orders	\$ 884,851
TOTAL	\$31,578,264
Contract Substantial Completion Date	August 2, 2024

Project History Detail: College of Law Expansion & Renovation

Statement of Contract Amount

Original contract	Pre-construction	\$36,400
Amendment #1	Guaranteed Maximum Price	30,657,013
Change Order #1	Miscellaneous data/telecom revisions	21,562
Change Order #2	Drywall and related repairs following selective	
	demolition	19,085
Change Order #3	Replace carpet in vestibules, install window	
	film in room 185 and paint vestibules/corridor	
	door frames	6,825
Change Order #4	Revisions to construction of concrete	
	mechanical tunnel	41,545
Change Order #5	Added micropiles to replace existing drilled	
	pier	18,603
Change Order #6	Added library interior finishes	461,046
Change Order #7	Fill slab void along gridline 19	29,394
Change Order #8	Zero dollar change order	0.00
Change Order #9	Additional electrical for environmental graphics	
	install	7,279
Change Order #10	Update structural graphics to reflect pilistar cap	
	steel plates	47,376
Change Order #11	Exterior insulation and finish systems (EIFS)	
	Restoration	232,136
Change Order #12	Zero dollar change order, revised substantial	
	completion date to August 2, 2024	0.00
Adj contract		\$31,578,264

Project Update: College of Law Expansion & Renovation

Work Completed/In Progress:

- Building is occupied.
- Begin warranty period.
- Issue substantial completion.

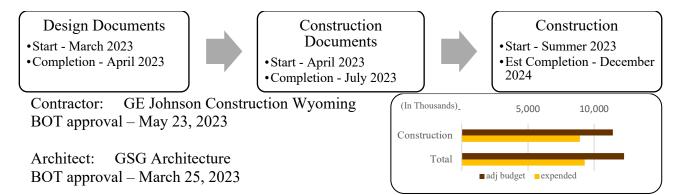
Issues Encountered with Proposed Resolution for Each:

• None at this time

Work Planned for Upcoming Month:

- Complete punch-list items.
- Complete test and balancing of mechanical systems.

2. Science Initiative Shelled Space Build-Out



Original Project Budget \$12,250,000 (a) Adjusted Project Budget \$12,250,000 (d)

<u>Table 2.1: Funding- Science Initiative Shelled</u> Space Build-Out

Funding Sources:	Original Anticipated:	Actual:	
State Appropriation 2023, SF0146,			
Enrolled Act 84, Section 067	12,250,000	12,250,000	
Total Project	12,250,000	12,250,000	

Table 2.2: Project Expenses- Science Initiative Shelled Space Build-Out

(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	11,669	-	(260)	11,409	(8,933)	(2,476)	-
Contingency	84	-	35	119	-	_	119
Design	250	-	-	250	(241)	(9)	-
FF&E	110	-	101	211	(47)	(164)	-
Tech	13	-	124	137	(6)	(131)	
Admin	124	-	-	124	(62)	(18)	44
Total	12,250	-	-	12,250	(9,289)	(2,798)	163

Project History Summary: Science Initiative Shelled Space Build-Out

Construction contract	\$11,668,747.00
Change orders	\$ (259,467.00)
TOTAL	\$11,409,280.00
Contract Substantial Completion Date	December 18, 2024

Project History Detail: Science Initiative Shelled Space Build-Out

Statement of Contract Amount (GE Johnson)

Original contract	Change order #22 (GE Johnson Science Initiative)	\$11,668,747
Change Order #23	Credit – Vivarium & lab equipment; AV & IT equipment	(356,964)
Change Order #24	Mechanical and electrical modifications for water cooled condenser; credit for vivarium corridor change	49,504
Change Order #25	Level 7 ceiling cloud changes, credit for vivarium corridor change	47,993
Adj contract		\$11,409,280

Project Update: Science Initiative Shelled Space Build-Out

Work Completed/In Progress:

- Flooring and finish activities are complete.
- Furniture install complete.
- Final mechanical, electrical and plumbing (MEP) trim-out complete.
- Lab equipment install underway.
- Audio visual (A/V) and information technology (IT) equipment install underway.
- Punch list is being drafted.

Issues Encountered with Proposed Resolution for Each:

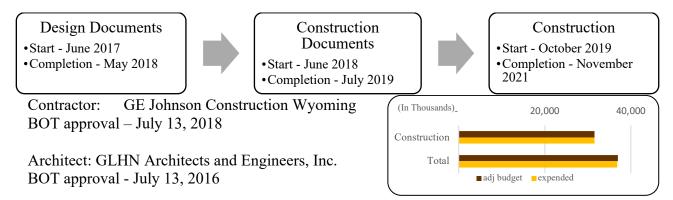
• None at this time.

Work Planned for Upcoming Month:

- Finish lab, A/V and IT equipment install, including start-up.
- Complete punch list and begin addressing items.
- Obtain Certificate of Occupancy.
- Issue substantial completion.

Utility Infrastructure

3. West Campus Satellite Energy Plant – Phase I



Original Project Budget \$ 36,931,109 (a) Adjusted Project Budget \$ 36,931,109 (d)

<u>Table 3.1: Funding- West Campus Satellite</u> <u>Energy Plant- Phase I</u>

Funding Sources:	Original Anticipated:	Actual:
Major Maintenance	18,000,000.00	22,000,000.00
EERB Project Reserve	12,314,336.00	12,612,600.00
SI Project Reserve	2,000,000.00	1,701,736.00
UW – Capital Reserves (BOT)	4,616,773.00	
UW – Housing bonds		616,773.00
Total Project	36,931,109.00	36,931,109.00

Table 3.2: Project Expenses- West Campus Satellite Energy Plant- Phase I

(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	29,059		2,463	31,522	(31,522)	-	-
Contingency	4,188	(700)	(3,463)	25	_	-	25
Reserve		1,447	950	2,397	(2,397)	-	-
Design	2,623	(565)	(66)	1,992	(1,992)	_	=.
FF&E	110	(50)	(18)	42	(42)	_	-
Tech	25	-	(12)	13	(13)	_	=.
Admin	926	(132)	146	940	(849)	(51)	40
Total	36,931	-	-	36,931	(36,815)	(51)	65

Project History Summary: West Campus Satellite Energy Plant- Phase I

 Guaranteed Maximum Price (Amendment #1 and #2)
 \$ 29,058,549.00

 Amendments #3 and #4 and Change Orders #1, #2 & #3
 \$ 2,463,839.82

 TOTAL
 \$ 31,522,388.82

Contract Substantial Completion Date

November 22, 2021

Project History Detail: West Campus Satellite Energy Plant- Phase I

Statement of Contract Amount

Original contract	Pre-construction fees	\$61,250
Amendment #1	Initial Guaranteed Maximum Price for	
	Foundation and Utilities. (Includes pre-	
	construction fees)	15,486,191
Amendment #2	Final Guaranteed Maximum Price; full project	
	scope	13,572,358
Amendment #3	Utility extension and future boiler rough-in	82,297
Amendment #4	Heat exchangers, full heating conversion to	
	surrounding buildings	2,348,254
Change order #1	Install curb and flood wall east of EERB for	
	drainage mitigation; concrete paving	41,229
Change order #2	Install trench drain and valley pan east of	
	EERB	41,228
Change order #3	Credit for final GMP	(49,168.18)
Adj contract		\$31,522,388.82

Project Update: West Campus Satellite Energy Plant- Phase I

Work Completed/In Progress:

• Substantial completion accepted on 11/22/2021.

Issues Encountered with Proposed Resolution for Each:

• None at this time.

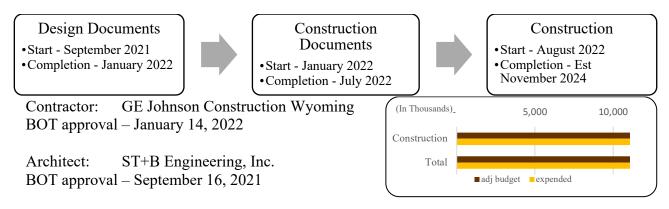
Work Planned for Upcoming Month:

• None at this time.

4. a. <u>West Campus Satellite Energy Plant – Phase II (Hot Water Expansion/Tunnel Upgrades)</u>

b. <u>15th Street Willett to Ivinson – Upgrade West Campus Feed & Move Electrical Underground</u>

<u>c. West Campus Satellite Energy Plant – Phase III (Hot Water</u> Expansion/Tunnel Upgrades



Original Project Budget \$4,500,000 (a) Adjusted Project Budget \$12,816,038 (d)

<u>Table 4.1a: Funding- West Campus Satellite</u> <u>Energy Plant- Phase II</u>

Funding Sources:	Original Anticipated:	Actual:
Major Maintenance (2017-2018)		50,000.00
Major Maintenance (2021-2022)	4,500,000.00	5,716,038.00
WCSEP Phase I Reserve		950,000.00
Major Maintenance (2023-2024)		6,100,000.00
Total Project	4,500,000.00	12,816,038.00

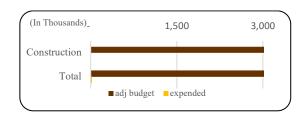
The original anticipated project was intended to extend the main distribution lines from the WCEP to convert ten campus buildings from steam heating to hot water heating. The actual project covers all the originally anticipated work, replacement of failed condensate line on the north side of Prexy's, replacement of a domestic water line on the south side of Prexy's and improvements to the pedestrian corridor on 9th St. between Ivinson and Lewis streets. Additionally, three storm water sections were replaced, communications directional bore was added and splicing to enable future tunnel demolition was also included. February 2024, added \$1.1M of Major Maintenance 2023 funding in order to complete the scope of work for Hoyt, Student Health and demolish abandoned tunnel prior to the 2024 heating season.

Table 4.2a: Project Expenses- West Campus Satellite Energy Plant- Phase II

(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	3,385	8,360	23	11,768	(11,346)	(422)	-
Contingency	338	(34)	(255)	49	_	-	49
Design	677	20	92	789	(722)	(67)	-
FF&E	-	-	-	-	-	-	-
Tech	1	-	-	ı	-	-	-
Admin	100	(30)	140	210	(172)	(32)	6
Total	4,500	8,316	-	12,816	(12,240)	(521)	55

Contractor: GE Johnson Construction Wyoming BOT approval – January 14, 2022

Original Project Budget \$ 3,000,000 (a) Adjusted Project Budget \$ 2,600,000 (d)



<u>Table 4.1b: Funding- 15th Street Willett to</u> <u>Ivinson: Upgrade West Campus Feed & Move</u> <u>Overhead Electrical Underground</u>

Funding Sources:	Original Anticipated:	Actual:
Major Maintenance (2023-2024)	3,000,000.00	2,600,000.00
Total Project	3,000,000.00	2,600,000.00

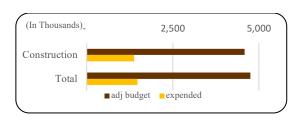
<u>Table 4.2b: 15th Street Willett to Ivinson: Upgrade West Campus Feed & Move Electrical Underground</u>

(In Thousands)	Budget	Additional	Use of	Adj Budget	Expenditures	Obligations	Remaining
		Funding/Adj	Contingency				Balance
	(a)	(b)	(c)	(a+b+c)=(d)	(e)	(f)	(d+e+f)=(g)
Construction	3,000	(400)	(1,061)	1,539	(586)	(953)	-
Contingency	-	-	ı	ı	•	-	-
Design	-	-	-	ı	ı	-	-
FF&E	-	-	-	ı	•	-	-
Tech	-	-	-	ı	•	-	-
Admin	-	-	1,061	1,061	(842)	-	219
Total	3,000	(400)	ı	2,600	(1,428)	(953)	219

Contractor: GE Johnson Construction Wyoming

BOT approval – January 14, 2022

Original Project Budget \$4,750,000 (a) Adjusted Project Budget \$4,750,000 (d)



<u>Table 4.1c: Funding- West Campus Satellite</u> <u>Energy Plant – Phase III (Hot Water</u> <u>Expansion/Tunnel Upgrades)</u>

Funding Sources:	Original Anticipated:	Actual:
Major Maintenance (2025-2026)	4,750,000.00	4,750,000.00
Total Project	4,750,000.00	4,750,000.00

<u>Table 4.2c: West Campus Satellite Energy Plant – Phase III (Hot Water Expansion/Tunnel Upgrades)</u>

(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	4,583	-	-	4,583	(1,381)	(3,202)	-
Contingency	-	-	ı	ı	•	-	-
Design	106	-	1	106	(91)	(15)	-
FF&E	-	-	-	1	•	-	-
Tech	1	-	-	ı	ı	-	-
Admin	61	-	1	61	1	-	61
Total	4,750	-	-	4,750	(1,472)	(3,217)	61

<u>Project History Summary: West Campus Satellite Energy Plant – Phase II and 15th Street Willett to Ivinson: Upgrade West Campus Feed & Move Overhead Electrical Underground and West Campus Satellite Energy Plant – Phase III</u>

TOTAL	\$17,889,864
Change orders	\$ 9,817,533
Guaranteed Maximum Price	\$ 8,072,331

Contract Substantial Completion Date December 31, 2024

Project History Detail: West Campus Satellite Energy Plant – Phase II and 15th Street Willett to Ivinson: Upgrade West Campus Feed & Move Overhead Electrical Underground and West Campus Satellite Energy Plant – Phase III Statement of Contract Amount

Original contract		
Amendment #1	Initial Guaranteed Maximum Price	\$950,000
Amendment #2	Final Guaranteed Maximum Price	8,072,331
Change order #1	9 th Street corridor (lighting, expanded pedestrian	
	access, bus stop improvements)	2,572,803
Change order #2	Replacement/Tie-In of North campus storm	
	sewer (Classroom Building to Health Sciences)	13,104
Change order #3	Replacement/Tie-In of South campus storm	
	sewer	11,662
Change order #4	Right-of-Way signage/striping on 9 th Street	23,421
Change order #5	Replacement/Re-alignment of storm sewer (Old	
	Main to Biological Sciences)	12,383
Change order #6	15th Street Phase 0 IT/low voltage duct bank	
**5b. 15 th Street	boring	1,433,037
Change order #7	Additional hardscape & redesign	
**5b. 15 th Street		105,551
Change order #8	South Prexy's tunnel demolition phase 1	1,062,370
Change order #9	South Prexy's tunnel demolition phase II	4,583,202
Adj contract		\$17,889,864

<u>Project Update: West Campus Satellite Energy Plant- Phase II and 15th Street Willett to Ivinson: Upgrade West Campus Feed & Move Overhead Electrical Underground and West Campus Satellite Energy Plant – Phase III</u>

Work Completed/In Progress:

- 1,100 lineal feet of tunnel has been removed.
- Mechanical room conversions complete in Hoyt and Cheney International Center.
- Hot water, steam, condensate, and compressed air piping complete.

Issues Encountered with Proposed Resolution for Each:

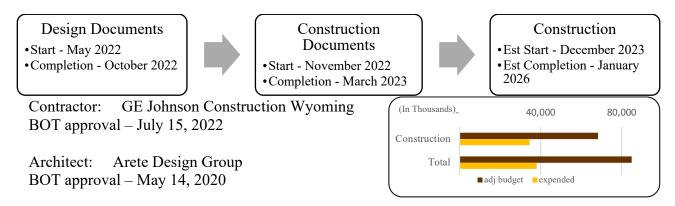
• Merica Hall vault stabilization – contractor and designer providing solutions.

Work Planned for Upcoming Month:

• Landscaping.

Athletics Facilities

5. <u>War Memorial Stadium: West Stands Renovation (Lower Stands, Concourse & Plaza, Loge & Press Boxes)</u>



Original Project Budget \$84,900,000 (a) Adjusted Project Budget \$84,900,000 (d)

<u>Table 5.1: Funding- War Memorial Stadium:</u>
<u>West Stands Renovation</u>

Funding Sources:	Original Anticipated:	Actual:
State Appropriation 2021, HB0121,	6,000,000	6,000,000
Enrolled Act 73, Section 3 (a) (ii)		
UW Foundation – donor funds	17,450,000	17,450,000
State Appropriation 2021-2022, SF0067,	11,450,000	11,450,000
Enrolled Act No. 19		
State Appropriation 2023, SF0146,	31,500,000	31,500,000
Enrolled Act 84, Section 067		
Major Maintenance (2023-2024)	6,800,000	6,800,000
UW Construction Reserve	11,700,000	11,700,000
Total Project	84,900,000	84,900,000

Table 5.2: 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	68,013	127	182	68,322	(34,506)	(33,816)	-
Contingency	3,019	-	(182)	2,837	-	_	2,837
Design	3,348	-	-	3,348	(2,461)	(415)	472
FF&E	2,635	-	-	2,635	_	_	2,635
Tech	2,790	-	-	2,790	(293)	(445)	2,052
Admin	5,095	(127)	-	4,968	(636)	(118)	4,214
Total	84,900	-	-	84,900	(37,896)	(34,794)	12,210

Project History Summary: War Memorial Stadium: West Stands Renovation

Pre-construction fees	\$ 143,000.00
Guaranteed Maximum Price	\$67,996,706.00
Change Orders	\$ 181,537.00
TOTAL	\$68,321,243.00
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-	67,996,706
	construction fees)	
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
Adj contract		68,321,243

Project Update: War Memorial Stadium: West Stands Renovation

Work Completed/In Progress:

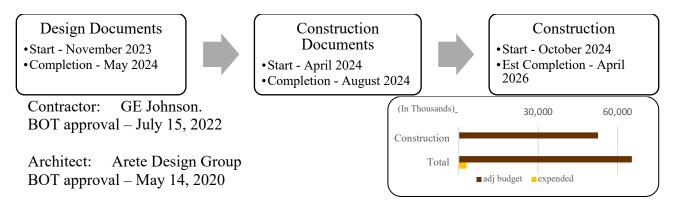
- Club level wall framing complete.
- Club level roof install complete.
- Club level glazing install complete.
- Club level and field level MEP rough-in.
- Field level wall framing underway.
- Field level exterior masonry install underway.
- Club level drywall installation underway.
- Site utility tie-ins continue.

Issues Encountered with Proposed Resolution for Each:

• Visiting team locker room size may need to increase to appropriately accommodate today's traveling team size. Change order to increase the size of the vising locker room is proposed for consideration at the November 2024 Board of Trustee's meeting.

- Club level metal panel install.
- Continue field level MEP rough-in.
- Complete club level drywall.
- Club level MEP trim-out.
- Press box abatement.
- Elevator core demolition.

6. **UW Aquatics Center**



Original Project Budget \$42,500,000 (a) Adjusted Project Budget \$65,335,714 (d)

Table 6.1: Funding- UW Aquatics Center

Funding Sources:	Original Anticipated:	Actual:
UW Foundation – donor funds	500,000	500,000
State Appropriation 2021-2022, SF0067,	21,500,000	21,500,000
Enrolled Act No. 19		
State Appropriation 2023, SF0146,	1	8,500,000
Enrolled Act 84, Section 067		
Major Maintenance (2023-2024)	9,500,000	9,500,000
Major Maintenance (2025-2026)	5,500,000	5,500,000
UW Construction Reserve/TBD	5,500,000	19,835,714
Total Project	42,500,000	65,335,714

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.

Table 6.2: 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	-	52,568	(136)	(49,436)	2,996
Contingency	9,865	(4,389)	(236)	5,240	-	ı	5,240
Design	3,158	(138)	236	3,256	(2,321)	(935)	-
FF&E	1,502	(412)	-	1,090	-	-	1,090
Tech	1,610	(1,010)	-	600	-	1	600
Admin	966	1,616	-	2,582	(441)	(164)	1,977
Total	42,500	22,836	-	65,336	(2,898)	(50,535)	11,903

Project History Summary: UW Aquatics Center

Pre-construction Fees	\$ 136,000.00
Guaranteed Maximum Price	\$ 49,737,537.00
Change orders	\$ (301,823.00)
TOTAL	\$ 49,571,714.00
Contract Substantial Completion Date	January 22, 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-	49,737,537
	construction fees)	
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)
Adj contract		\$49,571,714

Project Update: UW Aquatics Center

Work Completed/In Progress:

• Project fencing and trailers in place.

Issues Encountered with Proposed Resolution for Each:

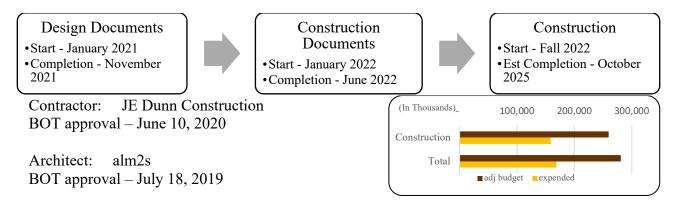
• None at this time.

- Lot grading.
- Utility install.
- Site layout.
- City coordination.

<u>UW Housing Phase I</u> Housing Projects Sun

Housing	<u>g Proj</u>	<u>ects S</u>	<u>Summ</u>	ary:	_		_		_		_		
Remaining Balance	\$ 8,321,131		\$ 4,536,157	\$ 132,697	\$ 62,412	\$ 2,755,318	- \$		-	-	-	- 8	\$ 15,807,715
Expenditures + Obligations	272,237,760		4,463,843	2,010,681	94,988	25,094,682	13,473,416	7,914,950	1,494,127	616,773	300,659	203,519	\$ 327,905,397
Exp O	~		~	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Total	280,558,891		7,914,950	2,143,378	157,400	27,850,000	13,473,416	7,914,950	1,494,127	616,773	300,659	203,519	\$ 342,628,063
_	S		S	S	S	S	S	S	\$	\$	S	\$	
Other (City of Laramie)			•				88,686			•	٠	,	88,686
	~		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	S
Other (Grant)			•	•	•	•	•	5,053,316	,	•		,	5,053,316
	~		~	~	\$	S	\$	\$	~	\$	~	\$ 6	S
Other (VP Admin)			•		•	'		204,134	•	•		203,519	407,653
	\$		\$	∽	~	~	~	~	\$	\$	\$	\$	∽
Other (TBD)	1,840,779		•			•	1	•		•		,	1,840,779
ō	~		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	S
Major Mainte nance	4,376,290		•	1,393,378		518,353	32,818		1,838				6,322,678
	S		\$	~	\$	~	\$	~	\$	\$	\$	\$	S
State Appropriation	\$ 70,092,600		8 9,000,000	\$ 750,000	\$ 157,400								\$ 250,000,000 \$80,000,000
Bonds	\$ 204,249,222					27,331,647	13,351,911	2,657,501	1,492,288	616,773	300,659		50,000,000
	S		S	S	S	S	S	S	\$	\$	S	\$	\$ 2
Project	Student Housing & Dining (See Item #7)	15th Street Roundabouts (Ivinson & Willett) &	Housing Landscape (See Item#8)	Boiler Build-Out (See Item #9)	Design Roundabout (22nd & Willett Streets)	Ivinson Parking Garage (Complete)	Wyoming Hall Utility Relocation (Complete)	Bus Garage/Fleet Relocation (Complete)	Wyoming Hall Deconstruction (Complete)	West Campus Satellite Energy Plant (Complete)	563 N. 14th Street Property Purchase (Complete)	Fleet Rental Services (Complete)	TOTAL

7. **UW Student Housing and Dining**



Original Project Budget \$210,308,891 (a) Adjusted Project Budget \$280,558,891 (d)

Table 7.1: 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	
UW – Housing Bonds and Other		210,466,291.00
State Appropriation 2023, SF0146,		
Enrolled Act 84, Sect 067, Sect 11(a)		70,092,600.00
Total Project	210,308,891.00	280,558,891.00

Original budget was \$210,308,891 and was increased to \$290,308,891 because of inflation. Decreased budget by \$4,500,000 after approval from Board of Trustees in January 2024 to design and construct 15th Street Roundabouts (Ivinson & Willett). Funds reallocated accordingly. 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. Decreased budget by \$4,500,000 after approval from the Board of Trustees in September 2024 to design and construct the Student Housing & Dining Landscape project. Funds reallocated accordingly.

Table 7.2: 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	170,597	88,070	597	259,264	(158,473)	(100,791)	-
Contingency	9,761	(7,413)	(604)	1,744	_	_	1,744
Design	9,231	(258)	-	8,973	(8,313)	(660)	-
FF&E	3,585	2,500	-	6,085	(2)	(1,697)	4,386
Tech	1,500	-	-	1,500	(3)	(23)	1,474
Admin	2,865	121	7	2,993	(1,742)	(533)	718
Total	197,539	83,020	-	280,559	(168,533)	(103,704)	8,322

Project History Summary: Student Housing and Dining

Pre-construction Fees \$ 349,657
Guaranteed Maximum Price (Final with South Hall added) \$258,317,088
Change orders (Student Housing & Dining) \$ 597,219
Change orders (15th St Roundabouts, Lewis St water main) \$ 4,745,102
TOTAL \$264,009,066
Contract Substantial Completion Date October 9, 2025

<u>Project History Detail: Student Housing and Dining</u> <u>Statement of Contract Amount (JE Dunn)</u>

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 15 th Street	244,823
Change Order #5	15 th Street Roundabouts (separate project)	4,461,228
Change Order #6	Install 12" water main in Lewis Street	202 074
	(separate Major Maintenance funded project)	283,874
Change Order #7	Provide raked joints for exterior masonry	0
	(funded from CMAR GMP contingency)	0
Adj contract		\$264,009,066

Project Update: UW Student Housing and Dining

Work Completed/In Progress:

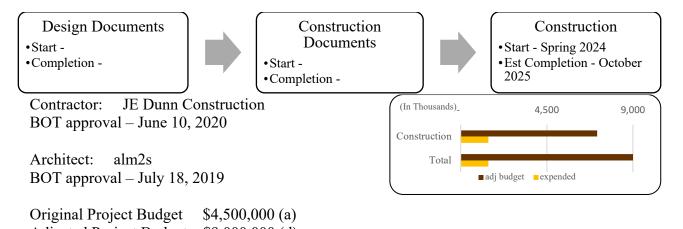
- North Hall roofing activities.
- North Hall drywall tape and finish through level 3.
- North Hall exterior vapor barriers nearing completion.
- North Hall dining equipment and finishes.
- North Hall MEP rough-in is complete through level 4.
- South Hall trusses and decking is nearing completion.
- South Hall exterior stone install is progressing.
- South Hall exterior sheathing is complete.
- South Hall MEP rough-in is complete through level 4.
- South Hall production drywall is in progress.
- Site work and waterline on Lewis Street is nearing completion.
- 15th Street is open from Grand Avenue to Sorority Row.
- 15th Street utilities and hardscapes progressing from Sorority Row to Willett Drive.

Issues Encountered with Proposed Resolution for Each:

• Schedule coordination with the site will occur as design progresses on the landscape project.

- Continuation of site utilities and hardscapes.
- North and South Hall MEP and finish activities.
- Roofing activities on both buildings.
- 15th Street grading and hardscape continuation north through Willett Drive.
- Exterior stone install on both halls.

8. 15th Street Roundabouts (Ivinson & Willett) & Housing Landscape



Adjusted Project Budget \$9,000,000 (d)

Table 8 1: Funding- 15th Street Roundabo

<u>Table 8.1: Funding- 15th Street Roundabouts</u> (<u>Ivinson & Willett</u>) & <u>Housing Landscape</u>

Funding Sources:	Original Anticipated:	Actual:
State Appropriation 2023, SF0146,		
Enrolled Act 84, Section 067, Section		
11(a)	4,500,000.00	9,000,000.00
Total Project	4,500,000.00	9,000,000.00

Increased budget by \$4,500,000 after approval from the Board of Trustees in September 2024 to design and construct the Student Housing & Dining Landscape project. Funds reallocated accordingly.

<u>Table 8.2: Project Expenses- 15th Street Roundabouts (Ivinson & Willett) & Housing Landscape</u>

(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	4,461	2,669	-	7,130	(1,445)	(3,016)	2,669
Contingency	34	1,193	1	1,227	-	_	1,227
Design	-	510	1	510	1	(383)	127
FF&E	-	-	1	ı	•	-	-
Tech	-	-	ı	1	1	-	-
Admin	5	128	1	133	(3)	-	130
Total	4,500	4,500	_	9,000	(1,448)	(3,399)	4,153

<u>Project History Summary: 15th Street Roundabouts (Ivinson & Willett) & Housing</u> Landscape

Change order (JE Dunn - Housing contract)\$ 4,461,228.00TOTAL\$ 4,461,228.00Contract Substantial Completion DateOctober 9, 2025

Project History Detail: 15th Street Roundabouts (Ivinson & Willett) & Housing Landscape

Statement of Contract Amount (JE Dunn)

Change order #5	Build/Install roundabouts on 15th Street at	4,461,228
	Ivinson & Willett	

Project Update: 15th Street Roundabouts (Ivinson & Willett) & Housing Landscape

Work Completed/In Progress:

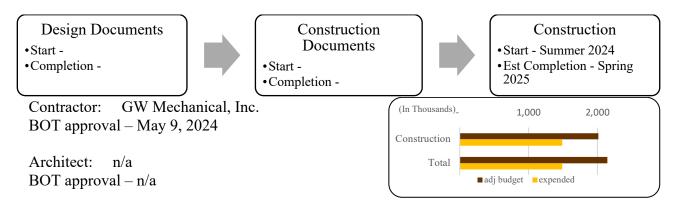
- Ivinson and 15th Street intersection roundabout hardscape is complete.
- 15th Street is open from Grand Avenue to Sorority Row.
- Grading and cutting is underway on the Willet roundabout.

Issues Encountered with Proposed Resolution for Each:

• None at this time.

- Design on 15th Street, site hardscapes and landscaping.
- Curb and gutter hardscaping as weather allows.

9. West Campus Energy Plant Boiler Build-Out



Original Project Budget \$2,143,378 (a) Adjusted Project Budget \$2,143,378 (d)

<u>Table 9.1: West Campus Energy Plant Boiler</u> <u>Build-Out</u>

Funding Sources:	Original Anticipated:	Actual:
State Appropriation 2023, SF0146,		
Enrolled Act 84, Section 067, Section		
11(a)	750,000.00	750,000.00
Major Maintenance (2025-2026)	1,393,378.00	1,393,378.00
Total Project	2,143,378.00	2,143,378.00

Table 9.2: Project Expenses: West Campus Energy Plant Boiler Build-Out

(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	2,003	-	8	2,011	(1,488)	(523)	-
Contingency	100	-	(8)	92	-	-	92
Design	-	-	-	-	-	-	-
FF&E	-	-	-	-	-	_	-
Tech	-	-	-	-	-	-	-
Admin	40	-	-	40	-	-	40
Total	2,143	-	-	2,143	(1,488)	(523)	132

Project History Summary: West Campus Energy Plant Boiler Build-Out

Construction Contract \$ 2,003,157.00 Change Orders \$ 7,524.19

TOTAL

\$ 2,010,681.19

Contract Substantial Completion Date

December 31, 2024

Project History Detail: West Campus Energy Plant Boiler Build-Out

Statement of Contract Amount

Original Contract		2,003,157
Change order #1	Upgrade valves to 125 psi (9 boilers)	7,524.19
Adj contract		2,010,681.19

Project Update: West Campus Energy Plant Boiler Build-Out

Work Completed/In Progress:	
 New boilers are set and piping has commenced. 	

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

Work Planned for Upcoming Month: • Piping and flue installation.