

A special meeting of the Central Wyoming College Board of Trustees was held on Wednesday, April 15, 2009, in Room SC 103 of the Student Center on the Central Wyoming College campus.

ATTENDANCE:

<u>Present:</u>	Caroline Mills	Scott Phister
	Colton Crane	Charlie Krebs
	Roger Gose	Judy Pedersen
	Frank Welty III	
<u>Administration:</u>	Jo Anne McFarland	J.D. Rottweiler
	Dane Graham	Jay Nielson
<u>Attorney:</u>	Frank Watkins	
<u>Recorder:</u>	Linda Bender	
<u>Guests:</u>	Judy Strausberger	Charlotte Donelson
	Keith Domke	Kelly Frank
	Martha Davey	Beth Gray
	Sonja Fairfield	Lindy Paskett
	Ruby Calvert	Carolyn Aanestad
	Wendy Davis	Mark Nordeen
	Jim Thurman	Carol Deering

CALL TO ORDER: Board Chair Scott Phister called the meeting to order at 6:09 p.m. He indicated that the special meeting was being conducted for the purpose of board acceptance of a proposal for Construction Manager for the Intertribal Education and Community Center. Board policy IV.G.2. states that “No business may be transacted at a specially called meeting unless it was specified in the original call of the meeting.” After the special meeting has concluded, the special meeting will be adjourned and the study session will begin. This special meeting was appropriately advertised as required by state statute. A roll call conducted by the board clerk indicated that all board members were present. A quorum of the board was declared present to conduct business.

WELCOME AND INTRODUCTION OF GUESTS: Board Chair Phister welcomed the guests present and reminded everyone that Community Input Forms were available at the door for visitors to use if they wished to speak to an agenda item.

SPECIAL BUSINESS:

RFP for Intertribal
Center
Construction
Manager

Mr. Jay Nielson, Vice President for Administrative Services, indicated that the recommendation for a Construction Manager is to go to a firm out of Cheyenne, Wyoming, which is the second lowest proposer. The lowest proposer turned in an adjusted estimated cost for all services of \$489,799 versus \$594,751 for the second lowest proposer. The college received 12 responses to the request for qualifications. Four individuals scored the qualification statements using a defined criteria and process. These individuals included Wayne Robinson, Director of the CWC Physical Plant; Arrin Holt, Lead Building Architect; Tim Brekel, a program management consultant; and Mr. Nielson. All four people agreed on the top six qualifications, and three of the scorers had the same top five.

Five firms were invited to submit a proposal under the Request for Proposals process. The four firms interviewed were FCI Constructors, Inc.; Groathouse Construction, Inc.; Haselden Wyoming Constructors, LLC; and Wadman Corporation. Hogan & Associates Construction was not invited for an interview because their fees were significantly higher than the others. The interviews were conducted on Monday, April 13, and the committee felt that all were qualified and capable to provide the preconstruction services and to construct the building.

The committee selected FCI Constructors, Inc., because of the services they will provide and the value to the project, even though they were the second to the lowest in cost. FCI presented a team and services that can fully implement the benefits of the CMAR (Construction Manager at Risk) process. One of the primary advantages of the CMAR process is forming a team in the early stages of the project to identify the purpose and function of the building, analyze the various issues in the construction climate including location of the project, available labor and materials, budget considerations, craftsmen trades and skills available, and then bring these together to efficiently construct the building to meet the intended purpose. Preconstruction services are critical at this point and are the key benefit of working with this process as opposed to the design-bid-build process.

FCI is a very capable construction firm from the bidding of the various trades to managing and coordinating the construction process. FCI is currently building on the University of Wyoming and Laramie County Community College campuses, as well as on many public projects in Colorado and Wyoming. In two months, Mr. Nielson will come back to

the board to do a change order to award the guaranteed maximum price to build the building. Dr. McFarland noted that the 5% in-state preference does not apply to this project because some of the funding comes from federal sources.

Dr. Gose asked about the “punchlist 30 days” listed as a disadvantage for FCI. Mr. Nielson indicated that 30 days is the industry standard for a punchlist, and this is very acceptable. Chair Phister asked if this process has been used for other projects. Mr. Nielson replied that Mote Hall was a design-bid-build process, and WPTV and the Pro Tech addition were a design-build process. This is the first time the college has gone through the CMAR process. Chair Phister asked how it will affect the overall cost to go this direction. Mr. Nielson indicated that the college will save money because when a guaranteed maximum price is set, it becomes the risk of the contractor to come in under budget. Mr. Krebs asked if this is a huge firm with other projects going on at the same time as the college’s project. Mr. Nielson replied that they will have other projects, but they have three or four teams and have the manpower to allocate to the college. They are not a big box firm such as Wadman which builds Walgreen’s stores. Wadman is a very capable and efficient big box contractor. Dr. Crane asked about “commitment through warranty.” Mr. Nielson explained that the firm will mark building documents as the building is completed, and they keep these documents and warranties in a book which is turned over to the owner at closing. They will monitor the building and stand by it. Ms. Mills asked about the life expectancy of the building. Mr. Nielson indicated that it will be built with sustainable materials. The carpet will last approximately 20 years, and the air handling system will last 20-25 years. A public building should stand for 50 years.

Dr. McFarland indicated that the college has demonstrated due diligence in taking into account the value, services, and costs of these proposals, and she concurs with Mr. Nielson’s recommendation. For the reasons cited by Mr. Nielson, she recommended that the board accept the proposal from FCI Contractors, Inc., of Cheyenne, Wyoming, to serve as Construction Manager for the Intertribal Center for the estimated adjusted soft cost of \$594,751.

ACTION:

Dr. Gose moved to accept the proposal from FCI Contractors, Inc., of Cheyenne, Wyoming, to serve as Construction Manager for the Intertribal

Center for the estimated adjusted soft cost of \$594,751. Mr. Krebs seconded the motion. Motion carried.

ADJOURNMENT: At 6:30 p.m., Chair Phister adjourned the special meeting.

Secretary

APPROVAL:

Chair