
ACTION: **Approve Actions for Peterson Fine Arts Renovation and Addition Project for Wayne State College**

Appoint Consultant Services Selection Committee

Wayne State recommends the appointment of the following individuals to a Professional Consulting Services Selection Committee for its upcoming Peterson Fine Arts Renovation Project pursuant to Board Policy 8066.

Carter 'Cap' Peterson, Board of Trustees
John Chaney, Chair of Fiscal, Facilities & Audit Committee, Board of Trustees
Steve Hotovy, Vice Chancellor for Facilities & Information Technology and architect, NSCS
Yasuko Taoka, Dean of School of Arts & Humanities, WSC
Angela Fredrickson, Vice President for Administration & Finance, WSC
Kyle Nelsen, Director of Facility Services, WSC

At the conclusion of the selection process, a contract will be negotiated with the highest ranking firm. The firm selected will provide professional services to include design development, construction documents, and construction administration for the project.

Authorize Chancellor to Sign Professional Services Contract

The System Office and Wayne State respectfully request authorization for the Chancellor to sign a professional services contract for the Peterson Fine Arts Renovation Project at a cost not to exceed available funding.

Authorization for the Chancellor to sign the professional services contract for the Peterson Fine Arts Renovation project will assure the project will be able to move forward upon completion of the selection process. The project is expected to utilize a combination of LB 309 Task Force for Building Renewal funds, College cash funds, and private/Foundation funds.

Appoint Construction Manager at Risk Selection Committee

Wayne State recommends appointment of the following committee to perform the selection of the construction manager at risk contractor for the Peterson Fine Arts Renovation project, in accordance with Board Policy 8071. The policy requires that the construction manager at risk contractor be selected by a committee comprised of Board of Trustees members, System Office and College staff, an architect or engineer, and a community member.

Carter 'Cap' Peterson, Board of Trustees
John Chaney, Chair of Fiscal, Facilities & Audit Committee, Board of Trustees
Steve Hotovy, Vice Chancellor for Facilities & Information Technology and architect, NSCS
Yasuko Taoka, Dean of School of Arts & Humanities, WSC

Angela Fredrickson, Vice President for Administration & Finance, WSC
Kyle Nelsen, Director of Facility Services, WSC
Representative from the Professional Services firm chosen to design the project
Mark Lenihan, Wayne Public Schools Superintendent, Community Member

Authorize Chancellor to Sign Construction Contracts

Per Board Policy 8065, Wayne State requests authorization for the Chancellor to sign construction contracts for the Peterson Fine Arts Renovation project at a cost not to exceed available funding. The Peterson Fine Arts Renovation project is expected to cost approximately \$10.3 million, including approximately \$6.8 million in construction contracts. The project is expected to utilize a combination of LB 309 Task Force for Building Renewal funds, College cash funds, and private/Foundation funds.

Authorization for the Chancellor to sign construction contracts for the Peterson Fine Arts Renovation project will assure that the project can move forward with construction as funding becomes available after the construction manager at risk contractor is selected and the contracts negotiated. This approval includes any contract associated with the construction of the project that is over \$100,000 contract sum, per Board Policy 8065.

Accept and Approve Program Statement

Representatives from Jackson-Jackson & Associates, Inc., will present the program statement document for the Peterson Fine Arts Renovation project to the Board of Trustees.

The Campus Master Plan completed in 2012 indicated that improvements to the building are necessary to address acoustical problems associate with band and vocal instruction and performance, as well as, ADA accessibility and energy conservation, including window replacement. Since the Campus Master Plan was completed the following improvements have been made to the facility: window and vestibule replacement, skylight and fascia replacement, and humidity control. Therefore, the program statement will address the concerns of the NASM with acoustical improvements, new rehearsal rooms for band and choir, and handicap accessibility improvements. The theatre and public spaces (lobby, restrooms, and main entry visibility) will also be addressed in order to improve shared use of the Ramsey Theatre with the community.

Approve Use of Unappropriated Cash Funds

Wayne State requests Board approval for the use of \$900,000 of unappropriated cash funds on a one-time basis for the Peterson Fine Arts Renovation project.

Approval of this funding will allow the College to move forward with planning and design for the project. The cash fund balance adequately supports this request.

Resolution to Select Construction Manager at Risk Delivery System

Pursuant to Board Policy 8071, Wayne State requests that the construction manager at risk contract delivery system be adopted as an option for the Peterson Fine Arts Renovation project.

Board Policy 8071 requires that the Board adopt a resolution identifying the project delivery system for all design-build contract and construction manager at risk projects at the Colleges.

Receiving the Board's approval to consider the construction manager at risk delivery system will allow the College to move ahead with the process for selecting a construction firm to be the project construction manager.

The System Office and Wayne State College recommend approval of the Actions for Peterson Fine Arts Renovation Project for Wayne State College.

ATTACHMENTS:

- WSC Resolution to Select CMR Delivery System for Peterson Fine Arts (PDF)

NEBRASKA STATE COLLEGE SYSTEM
RESOLUTION

WHEREAS, the Board of Trustees of the Nebraska State Colleges is required to follow the procedures established by the Political Subdivisions Construction Alternatives Act (Neb. Rev. Stat. §13-2901 through §13-2913) in its decision to solicit and execute a design-build contract or construction management at risk contract for capital construction projects; and

WHEREAS, the procedures outlined in the Nebraska Political Subdivisions Construction Alternatives Act and Board of Trustees Policy 8071 require the Board of Trustees to adopt a resolution selecting the design-build contract or construction management at risk contract delivery system; and

WHEREAS, the project delivery system for a design-build contract requires the design and construction contracts to be combined into one contract with a single point of responsibility; the criteria for selection include qualifications and project approach, not construction costs or design; the reimbursement option may be other than low bid option and is typically negotiated with fixed price, cost plus fee, or guarantee of maximum; and the Board may require subcontracts to be competitively bid; and

WHEREAS, the project delivery system for a construction management at risk contract requires the design and construction contracts be separated; the criteria for selection include qualifications, project approach and construction manager fee; the reimbursement option may be other than low bid option and is typically negotiated with fixed price, cost plus fee, or guarantee of maximum; and the Board may require subcontracts to be competitively bid;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Nebraska State Colleges that the construction management at risk contract delivery system be adopted as one option for the Peterson Fine Arts Renovation Project at Wayne State College, dependent upon project need.

Approved this 14th day of November, 2019.

Chair, Board of Trustees

Chancellor, Nebraska State College System