

BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES
ITEMS FOR DISCUSSION AND ACTION\FISCAL, FACILITIES AND AUDIT

***ACTION:* Accept and Approve Wayne State College Athletic and Recreation Project Program Statement and Approve Actions for Design and Construction**

Accept and Approve Program Statement

Representatives from RDG Planning & Design will present the program statement document for the Wayne State College Athletic and Recreation Project to the Board of Trustees.

The Campus Master Plan completed in 2012 indicated that improvements to the athletic and recreation facilities are necessary to address ADA accessibility, pedestrian flow, restrooms, HVAC and humidity controls, fire sprinklers, etc. Furthermore, the Campus Master Plan recommended a study be conducted to explore the feasibility to constructing a field house with multi-purpose fields. A feasibility study was conducted and determined that the current space was not adequate to meet student demands, which led to the development of the program statement. The program statement outlines a plan to add a dome with link from the Recreation Center and enclose the alley between the Recreation Center and Rice to provide additional space for athletic and recreation activities and address pedestrian flow. The program statement also calls for renovations to portions of the existing Recreation Center, Rice, and Indoor Athletic Complex facilities.

Appoint Consultant Services Selection Committee

Wayne State recommends the appointment of the following individuals to a Professional Consulting Services Selection Committee for its upcoming Athletic and Recreation Project pursuant to Board Policy 8066.

Jess Zeiss, Chair, 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
Mike Powicki, Athletic Director, 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 Athletic and Recreation Project at a cost not to exceed available funding.

Authorization for the Chancellor to sign the professional services contract for the Athletic and Recreation Project will assure that the project will be able to move forward upon completion of the selection process.

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 Athletic and Recreation 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
Mike Powicki, Athletic Director, 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
Wes Blecke, City of Wayne Administrator, Community Member

Authorize Chancellor to Sign Construction Contracts

Per Board Policy 8064, Wayne State requests authorization for the Chancellor to sign construction contracts for the Athletic and Recreation Project at a cost not to exceed available funding. The project is expected to cost approximately \$25.6 million, including approximately \$19 million in construction contracts.

Authorization for the Chancellor to sign construction contracts for the Athletic and Recreation 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 \$300,000 contract sum, per Board Policy 8064.

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 Athletic and Recreation 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.

Approve Use of Unappropriated Cash Funds

Wayne State requests Board approval for the use of \$1,000,000 of unappropriated cash funds on a one-time basis for the Athletic and Recreation 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.

The phased project is expected to utilize a combination of LB 309 Task Force for Building Renewal funds, College cash funds, LB 384 State Funds/NSCS Facility Corporation Bonds, contingency maintenance, student fees, and private funds.

The System Office and Wayne State College recommend approval of the Wayne State College Athletic and Recreation Project Program Statement and Actions.

ATTACHMENTS:

- WSC Resolution to Select CMR Delivery System for Athletic and Recreation Project (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 Athletic and Recreation Project at Wayne State College, dependent upon project need.

Approved this 11th day of November, 2021.

Chair, Board of Trustees

Chancellor, Nebraska State College System