

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

ACTION: **Approve Actions and Program Statement for Indoor Recreation Complex for Peru State College**

Accept and Approve Program Statement

Representatives from Leo A. Daly will present the program statement document for the Peru State College Indoor Recreation Complex Project to the Board of Trustees on April 21, 2022.

The Campus Master Plan completed in 2012 indicated that improvements to the Baseball and Softball complex are necessary to address expanded parking, concessions, restroom and locker facilities, and practice facilities. Furthermore, the recently completed Peru State College Facility Master Plan - 2030, identified the Indoor Recreation Complex, which includes the Baseball/Softball improvements, as a High Priority-High Impact project.

The program statement identifies 104,500 square feet of new athletic and recreation space for the College, including a new permanent fabric dome of about 85,000 square feet to be constructed just north of the Oak Bowl football field. This structure will include a 200 meter track, indoor turf practice field, and practice courts for volleyball and basketball. A support building will be attached to the new dome to include spectator amenities such as concessions and restrooms.

Appoint Construction Manager at Risk Selection Committee

Peru 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.

John Chaney, Chair of Fiscal, Facilities & Audit Committee, Board of Trustees
Bob Engles, Board of Trustees
Steve Hotovy, Vice Chancellor for Facilities, and architect, NSCS
Wayne Albury, Athletic Director, PSC
Bob Ludwig, Head Men's Basketball Coach
Jennifer Rieken, Vice President for Administration & Finance, PSC

Keith Bailey, Assistant Director of Facility Services, PSC
Representative from the Leo A. Daly consulting firm chosen to design the project
Community Member, TBD

Authorize Chancellor to Sign Construction Contracts

Per Board Policy 8064, Peru State requests authorization for the Chancellor to sign construction contracts for the Indoor Recreation Complex Project at a cost not to exceed available funding. The project is expected to cost approximately \$14.6 million, including approximately \$12 million in construction contracts.

Authorization for the Chancellor to sign construction contracts for the Indoor Recreation Complex will assure that the project can move forward with construction 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, Peru State requests that the construction manager at risk contract delivery system be adopted as an option for the Indoor Recreation Complex.

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 Peru State College recommend approval of the Actions and Program Statement for Indoor Recreation Complex for Peru State College.

ATTACHMENTS:

- PSC Construction Manager at Risk Resolution (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 Indoor Recreation Complex Project at Peru State College, dependent upon project need.

Approved this 21st day of April, 2022.

Chair, Board of Trustees

Chancellor, Nebraska State College System