

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

ACTION: **Approve Suite-Style Housing and Berry Hall Improvements
Project Actions for Wayne State College**

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 Suite-Style Housing and Berry Hall Improvements 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
Jess Zeiss, Chair of Fiscal, Facilities & Audit Committee, Board of Trustees
Steve Hotovy, Vice Chancellor for Facilities, architect, NSCS
C.D. Douglas, Vice President for Student Affairs, WSC
Angela Fredrickson, Vice President for Administration & Finance, WSC
Kyle Nelsen, Director of Facility Services, WSC
Representative from the Professional Services firm chosen for the project
Luke Virgil, Wayne Area Economic Development Executive Director, 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 Suite-Style Housing and Berry Hall Improvements Project at a cost not to exceed available funding. The project is expected to cost approximately \$24 million and is expected to utilize a combination of contingency maintenance and revenue bond funds.

Authorization for the Chancellor to sign construction contracts for the Suite-Style Housing and Berry Hall Improvements 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 are 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 Suite-Style Housing and Berry Hall Improvements 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 Suite-Style Housing and Berry Hall Improvements Actions for Wayne State College.

ATTACHMENTS:

- WSC Resolution for Construction Manager at Risk(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 Suite-Style Housing and Berry Hall Improvements Project at Wayne State College, dependent upon project need.

Approved this 12th day of January, 2023.

Chair, Board of Trustees

Chancellor, Nebraska State College System