

**Center for Access and Student Success (CASS) /Student Affairs building**

**How was the RFP for the CASS Building A/E advertised prior to the approval of funding from the Legislature?**

In an effort to get the A/E's contract draft prepared and the process moving forward the A/E selection process was initiated and the recommended firm is being forwarded to the BOT for approval as an action item. This was pushed forward as a result of the October 2014 BOG Facilities Committee meeting. In this meeting it was indicated that the BOG supported Dr. Mangum's initiatives and waited to recommend the funding of this project. At this point, the University will not be obligated if the projected funding is not approved.

**How is a RFP for the CASS Building CM currently being advertised prior to the approval of funding from the Legislature?**

The goal was to develop a plan in collaboration with the Board of Governor's staff which reflected an accelerated project timeline that was parallel with the legislative project approval process. The rational thinking by the group was to accomplish everything that could be accomplished prior to the project funding being approved, without executing the CM's contract. The CM's contract would not be executed until the project was approved and funded by the State at which time everything would be executed through the normal process. The timeline established by the BOG staff in conjunction with the University project team is as follows:

- |                                                                            |           |
|----------------------------------------------------------------------------|-----------|
| 1. President and Chancellor meet to formally agree on approach             | 12/2014   |
| 2. BOG conference call on preliminary appropriation approval               | 12/10/14  |
| 3. BOG Board meeting for approval of appropriation request                 | 1/21/2015 |
| 4. University advertise for Architectural Consultant (30 days)             | 1/21/2015 |
| 5. Advertisement closes                                                    | 2/23/2015 |
| 6. Legislative session begins                                              | 3/3/2015  |
| 7. Architect submittals due (2 weeks)                                      | 3/9/2015  |
| 8. Architects notified of shortlist (1 week later)                         | 3/13/2015 |
| 9. Architectural interviews completed/notified (2 weeks)                   | 3/30/2015 |
| 10. University advertise for Construction Manager (30 days)                | 4/1/2015  |
| 11. Architects contract process starts (24 days)                           | 4/6/2015  |
| 12. Architects contract process complete (24 days)                         | 4/30/2015 |
| 13. Advertisement for Construction Manager closes                          | 5/1/2015  |
| 14. Construction Manager submittals due                                    | 5/15/2015 |
| 15. Construction Manager notified of shortlist (1 week later)              | 5/22/2015 |
| 16. Construction Manager Interviews/notified (2 weeks)                     | 6/8/2015  |
| 17. Construction Manager Pre-construction contract starts (24 days)        | 6/15/2015 |
| 18. Last day for Governor to approve 2015 budget                           | 6/3/2015  |
| 19. 2015 Fiscal Year budget year starts                                    | 7/1/2015  |
| 20. University President executes architects notice to proceed             | 7/1/2015  |
| 21. University President executes Construction Manager's notice to proceed | 7/8/2015  |

## **Long Term Schedule**

**7/1/2015**

1. Design starts (1 year design schedule with 4 months for each phase conceptual schematics, schematic, design development, 50% construction documents, 100% construction documents)

**7/1/2016**

2. Design complete/construction starts after appropriation (contingent upon approval by Governor of 2016 budget)

**7/1/2017**

3. Equipment appropriation after approval by Governor (contingent upon approval by Governor of 2017 budget, construction ongoing)

**9/1/2017**

4. Project ready for use (est. 14 month construction schedule)

## **Why was everything rushed regarding this project?**

The 2016 legislative session is scheduled in January, instead of March 2016; this schedule change will require the Universities to have the Capital Improvement Plans (CIP) with project funding identified for the CASS Building to request additional construction funding and keep the project moving. Based on this change, the CASS Building project budget needs to be completed which will require collaboration between the A/E and CM. Therefore, it is essential to have everything (A/E and CM selections, contracts ready to be executed, etc.) in place.

## **How was the location for the CASS Building changed from the stadium area to the girl's dormitory site without input from the BOT?**

The President discussed this change during the BOG campus facilities tour with the BOG Facilities Committee Chair and the BOT Chair. Further, this was discussed with the BOG survey team during the Educational Plant Survey. Also, this change will be reflected in the updated Campus Master Plan that will be presented to the BOT for approval.

## **How was the decision made to repurpose the girls dorm without BOT input?**

The closure of the girl's dormitories has created a major liability as well as a reduction in student activity in this area of campus. In an effort to revitalize this area of campus and eliminate the liability of having condemned facilities, the funding opportunity presented with the CASS Building would allow these issues to be addressed over the next few years as opposed to waiting for future funding opportunities. These issues were discussed with the BOG Facilities Committee Chair and the BOT Chair during the BOG campus tour. Additionally, this issue was discussed during the BOG Educational Plant Survey. This issue was also discussed at the March 4, 2015 BOT meeting.

The following is the applicable section of the Facilities Planning Committee minutes pertaining to this issue:

	<p><b>Is there any action toward dealing with the women's dormitory situation from a facilities standpoint? (McWilliams)</b> We are looking at a few options to possibly repurpose the facility. There are several options on the table in terms of what would be the appropriate way to move forward. Nothing has been decided at this point. (Jones)</p>
	<p><b>ACTION ITEM: Do you have any idea when you would be able to provide us with a report about what your options are and your timeframe? (McWilliams)</b></p>

Chairman McWilliams recognized President Magnum to provide her thoughts on the University facilities.

A Senior Leadership Retreat is scheduled for next week to look at the Campus Master Planning and facility needs. We will also discuss the repurposing of some of the facilities that are vacant. Housing is one of them, but academic space and how we grow out our academic community is significantly an important part of that and how we reuse some of the existing facilities. We have seen some proposals for alternatives that we are using in trying to fundraise around certain types of facilities, but holistically, we need to review the Master Plan to see what it is that we need to do as it relates to our academic programs before we make decisions or entertain a lot of proposals about housing and other alternative uses for existing facilities. We will provide more information in the next couple of weeks but it will take a planning effort on the campuses part in order for us to make some definitive proposals to you about how we build out the campus. (President Mangum)

**How was the amount being requested on the current CIP increased to over \$40 million?**

This is only an estimate based upon the updated building program. This number will not be solidified until the A/E and CM complete the project budget and scope.