

**SOUTHEAST MISSOURI STATE UNIVERSITY
BOARD OF REGENTS MEETING**

July 26, 2013

9:00 a.m.

Kent Library, Room 335*

Special Called Meeting via Teleconference

Open Session Agenda

Attachment

ACTION ITEM:

1. Consideration of Motion to Approve Awarding the River Campus Expansion Project

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ACTION ITEM:

1. Consideration of Motion to Adjourn

**** Accessible to Physically Handicapped or Disabled***



**BOARD OF REGENTS
MOTION CONSIDERATION FORM**

July 26, 2013

Open Session

I. Motion to be Considered:

Approve the award of a contract for construction of the River Campus Expansion project to River City Construction, LLC.

II. Background:

On December 14, 2012, the Board of Regents approved the construction of academic space and new residence hall space at the River Campus. The River Campus Expansion project involves the design and construction of a new 125 space parking lot and a 93,754 sq. ft., three-story building that will house both residents and academic space. The first floor academic space includes practice rooms, sectionals, a choral rehearsal room, a dance studio and a directing/acting studio. The first floor also includes dining space with seating for roughly 120 people. The art classroom is located on the mezzanine level and 13 faculty offices are located on the second floor. The remaining space on the second floor consists of student rooms, lounges, practice rooms and a fitness room. The third floor houses all residential space for a total of 184 beds.

Bids for the project were recently opened and evaluated. While the bids were all very close, the low bid submitted was higher than the University had budgeted for the project. The total project cost, as outlined in Attachment 1, is \$24,999,693. The System Facilities Revenue Refunding and Improvement Bonds Series 2013 that were issued to finance the project totaled \$23,616,000, resulting in a funding shortfall of \$1,383,693. The University has identified additional funding sources from previous construction projects

Recommended By:

Student Government _____	Chairperson _____
Faculty Senate _____	Dean _____
Administrative Council _____	Academic Council _____
VP, Enroll. Man. & Stu. Svc. _____	Provost _____
VP, Finance & Admin. <i>Ally H. Thomas</i>	President <i>[Signature]</i>
VP, University Advancement _____	

Board Action on: _____	Postpone: _____
Motion By: _____	Amend: _____
Second By: _____	Disapprove: _____
Vote: Yeas: _____ Nays: _____	Approve: _____
	Secretary: _____

that are in the closeout phase and are under budget. These funding sources total \$3,500,000, which would cover the shortfall, while still allowing for an 8.5% project contingency.

River City Construction, LLC is the company that submitted the low bid for the expansion project. The University has met with the architects, engineers, and representatives from the apparent low bid to discuss possible value engineering ideas and the impact of the construction schedule. River City Construction, LLC is the same company that recently completed the renovations to Magill Hall, is familiar with the University, and understands the institution's deadlines. To ensure the project is completed by the July 2014 deadline, it is necessary to promptly award the construction contract.

**River Campus Expansion Project
Funding Reconciliation**

Project Cost:

Construction (based on apparent low bid)	\$21,065,507
Architectural/Engineering fees	2,162,140
Telecom, testing, etc.	646,971
Furniture, Fixtures & Equipment	1,125,075
Total Project Cost	<u>\$24,999,693</u>

	<u>Residence Life/ Dining</u>	<u>E&G (Academic Space)</u>	<u>Total</u>
Series 2013 Bond Funds	\$16,923,226	\$6,692,774	\$23,616,000
Total Project Cost	\$18,089,626	\$6,910,067	\$24,999,693
Funding Shortfall	<u>(\$1,166,401)</u>	<u>(\$217,292)</u>	<u>(\$1,383,693)</u>
Additional Sources of Funds:			
Series 2011 New Residence Hall bond funds	\$1,500,000		\$1,500,000
Series 2011 SMC Chiller Plant bond funds	\$1,000,000		\$1,000,000
Series 2010 Central Plant Conversion bond funds		\$1,000,000	\$1,000,000
Subtotal Additional Funding Sources	<u>\$2,500,000</u>	<u>\$1,000,000</u>	<u>\$3,500,000</u>
Project Contingency			
(Dollars)	\$1,333,599	\$782,708	\$2,116,307
(Percent of total project cost)	5.4%	3.1%	8.5%