

**MINUTES
CONSTRUCTION COMMITTEE**

**UNIVERSITY OF SOUTHERN INDIANA
BOARD OF TRUSTEES**

October 14, 1999

The University of Southern Indiana Board of Trustees Construction Committee met on Thursday, October 14, 1999, at 11:15 a.m. in Room 101B of the Wright Administration Building. Present were Trustees Tina Kern, and James Will, Sr. Attending via conference call were Trustees Patrick Hoehn and Thomas McKenna. Also attending were Vice President for Business Affairs Richard Schmidt, Assistant Vice President for Business Affairs Cynthia Brinker, and Director of Facilities Operations and Planning Stephen Helfrich.

There being a quorum present, Ms. Kern called the meeting to order at 11:20 a.m.

1. REVIEW OF THE SKILLMAN CORPORATION'S REVISED PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE SCIENCE/EDUCATION CLASSROOM BUILDING (Attachment A)

Mr. Schmidt discussed the revised proposal from The Skillman Corporation. The committee recommended a request to The Skillman Corporation that travel expenses would not exceed the amounts in the proposal. Mr. Will moved that the fee proposal in Attachment A be approved following discussion with Skillman about the suggested change in travel expenses and that the University be authorized to enter into a contract with Skillman for construction management services. Ms. Kern seconded the motion, which passed.

2. FURTHER REVIEW OF RESPONSES TO THE REQUEST FOR STATEMENT OF QUALIFICATIONS (RFQ) FROM FIRMS INTERESTED IN PROVIDING ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DESIGN AND CONSTRUCTION OF THE SCIENCE/EDUCATION CLASSROOM BUILDING

Mr. Helfrich reported that, as directed by the Construction Committee at its meeting on September 9, 1999, a committee was formed to rank the architectural firms that responded to the Request for Statement of Qualifications and to recommend five firms for further review and interview. The committee members were Dr. Jerome R. Cain, Dean of the Pott School of Science and Engineering Technology, Dr. M. Edward Jones, Associate Vice President for Academic Affairs, Dr. Thomas C. Pickering, Dean of the Bower-Suhrheinrich School of Education and Human Services, Mr. Schmidt, and Mr. Helfrich. The firms recommended for interview by the Construction Committee are:

BSA Design, Inc. of Indianapolis, Indiana
Hastings & Chivetta Architects, Inc. of St. Louis, Missouri and Edmund L. Hafer and Associates of
Evansville, Indiana
Odle McGuire and Shook of Bloomington, Indiana
Perkins & Will of Chicago, Illinois
Veazey Parrott and Shoulders of Evansville, Indiana

On a motion by Mr. McKenna, seconded by Mr. Will, the committee approved the recommended list. A tentative date for interviews was set for Friday, November 5, 1999.

3. REVIEW AND APPROVAL OF BIDS FOR THE CONSTRUCTION OF THE WELLNESS, FITNESS, RECREATIONAL FACILITY AND OTHER UNIVERSITY PROJECTS (Attachment B)

Mr. Schmidt reviewed the combined bids for several University projects. On a motion by Mr. Will, seconded by Mr. Hoehn, the committee approved the combined bids as follows:

Wellness, Fitness, Recreational Facility Construction	\$ 4,165,956
Utility Tunnel Project	\$ 176,800
Curbs and Walkways Project	\$ 74,000
Excavation Project	\$ 230,000
Recreational Equipment Project	\$ 210,775

4. CONSIDERATION OF FUTURE STUDENT HOUSING NEEDS (Attachment C)

Ms. Brinker reported on future student housing needs based on the possible formula approach outlined in Attachment C. Based on enrollment growth forecast assumptions, the University will require another student housing building by the year 2001 to accommodate student demand. Further information about housing needs will be available as plans are developed.

There being no further business, the meeting adjourned at 12:13 p.m.

THE SKILLMAN CORPORATION
PROJECT ADMINISTRATION
CONSTRUCTION MANAGEMENT

October 4, 1999

Mr. Richard W. Schmidt
Vice-President for Business Affairs
University of Southern Indiana
8600 University Boulevard
Evansville, Indiana 47712-3596

Re: Recalculation of Fee
New Science Building

Dear Dick:

Thanks for taking the time to meet with us so we may better understand the plans of University of Southern Indiana for the new science building.

Having a better understanding of the project has allowed us to re-examine the fee structure and provide a potentially substantial savings to the University. We provide the following re-statement of fee from that submitted on August 5, 1999.

- 1) Re-Statement of fee for both Phase I and Phase II for each size project.
- a. Fee for \$12,600,000 project budget based upon an 18 month construction duration:

Phase I fee:	\$ 59,551
Phase II fee:	<u>398,531</u>
Total Fee:	\$458,082

(a reduction of \$101,268)

- b. Fee for \$21,600,000 project budget based upon a 24 month construction duration:

Phase I fee:	\$ 81,638
Phase II fee:	<u>546,348</u>
Total Fee:	\$627,986

(a reduction of \$117,814)

Please note that should the construction duration be reduced from that stated above, the fee will be reduced by \$27,698 for each month for the \$12,600,000 project budget; and it will be reduced by \$28,685 for each month for the \$21,600,000 project budget. Should the final scope of the project require additional months, the fee would be adjusted on the same monthly basis.

- 2) The direct costs for a project site office, equipment and phone service have been removed and are understood to be provided by the University. Should an office be required, it shall be considered a general condition item.
- 3) The costs for specific project related travel has also been removed from the fee in No. 1 above and may be considered a General Condition item if you are in agreement. The value of this item is as follows:
 - a. For the \$12,600,000 project budget, the total travel expense is \$45,342.
 - b. For the \$21,600,000 project budget, the total travel expense is \$60,454.

Our relationship with the University of Southern Indiana is very important to The Skillman Corporation and to me personally. I trust you will find this responsive to your request and an indication of our commitment to continue to provide the very best value in construction management services to the University.

Should you have any questions about this information, please give me a call.

Sincerely,

THE SKILLMAN CORPORATION



James N. Boots
Vice-President

JNB/jan

cc: Steve Helfrich
Larry Koenes
file

WELLNESS, FITNESS, RECREATIONAL FACILITY CONSTRUCTION PROJECT

	<u>Peyronnin</u>	<u>Lewis Industrial</u>	<u>C.K. United Sheet Metal</u>	<u>Tri-State Fire Protection</u>	<u>EGIZII</u>	<u>TOTAL</u>
General Base Bid	2,584,000					2,584,000
ALT G-6 Gym Floor	138,900					138,900
Plumbing Base Bid		255,107				255,107
ALT P-1 Site		72,050				72,050
ALT P-2 D. Buried		26,550				26,550
HVAC Base Bid			457,175			457,175
Sprinkler Base Bid				60,000		60,000
Electric Base Bid					366,224	366,224
ALT G-3 Track	211,200					211,200
E-2 Track					21,300	21,300
TOTAL	2,934,100	353,707	457,175	60,000	387,524	4,192,506
Delete ALT P-2 Net Project		-26,550				-26,550
						4,165,956

10/14/99

UTILITY TUNNEL PROJECT

		<u>Peyronnin</u>	<u>Lewis Industrial</u>	<u>C.K. United Sheet Metal</u>	<u>Tri-State Fire Protection</u>	<u>EGIZII</u>	<u>TOTAL</u>
ALT G-1	Tunnel	157,800					157,800
ALT E-1	Tunnel					12,600	12,600
ALT E-4	Lower Tunnel C&C					6,400	6,400
TOTAL		157,800	0	0	0	19,000	176,800

10/14/99

CURBS AND WALKWAYS PROJECT

	<u>Peyronnin</u>	<u>Lewis Industrial</u>	<u>C.K. United Sheet Metal</u>	<u>Tri-State Fire Protection</u>	<u>EGIZII</u>	<u>TOTAL</u>
ALT G-14 CURBS, ETC.	70,000					70,000
ALT G-15 WALK	4,000					4,000
TOTAL	74,000	0	0	0	0	74,000

10/14/99

EXCAVATION PROJECT

	<u>Peyronnin</u>	<u>Lewis Industrial</u>	<u>C.K. United Sheet Metal</u>	<u>Tri-State Fire Protection</u>	<u>EGIZII</u>	<u>TOTAL</u>
ALT G-2 MASS EXC	<u>230,000</u>					<u>230,000</u>
TOTAL	230,000	0	0	0	0	230,000

10/14/99

RECREATIONAL EQUIPMENT PROJECT

	<u>Peyronnin</u>	<u>Lewis Industrial</u>	<u>C.K. United Sheet Metal</u>	<u>Tri-State Fire Protection</u>	<u>EGIZII</u>	<u>TOTAL</u>
						0
ALT G-4 TZO & Q Tile	43,000					43,000
ALT G-5 AER FLR	36,200					36,200
ALT G-7 B-BALL	13,000					13,000
ALT G-8 V-BALL & BMTN	9,100					9,100
ALT G-9 TECTUM	6,200					6,200
ALT G-10 LOCKERS	21,800					21,800
ALT G-11 DIVIDER	13,500					13,500
ALT G-12 W&D #1	20,800					20,800
ALT G-13 W&D #2	20,800					20,800
ALT H&C-1 W&D #2			14,750			14,750
ALT H&C-2 W&D #1			7,825			7,825
ALT E-3 DIVIDER					800	800
ALT E-5 W&D #1					2,000	2,000
ALT E-6 W&D #2					1,000	1,000
TOTAL	184,400	0	22,575	0	3,800	210,775

10/14/99

TABULATION SHEET
 USI- WELLNESS, FITNESS AND RECREATION FACILITY
 WEDNESDAY, SEPTEMBER 29, 1999, 2:00 P.M. CST
 USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

COMBINATION BIDS
 PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR

CONTRACTORS (COMBINATION)	DESCRIPTION	PEYRONNIN	ICI	RITZERT	ARC MECH	SHEKELL
Bond or Check		x	x		X	
FORM 96		x	x		X	
Number of Addenda		3	3		3	
GENERAL BASE BID.			\$2,768,082			
ALT. G-1	TUNNEL		\$171,177			
ALT. G-2	MASS EXC		\$139,996			
ALT. G-3	TRACK		\$224,396			
ALT. G-4	TZO & Q TILE		\$43,330			
ALT. G-5	AER FLR		\$35,219			
ALT. G-6	GYM FLR		\$150,597			
ALT. G-7	B-BALL		\$12,054			
ALT. G-8	V-BALL & BMTN		\$8,120			
ALT. G-9	TECTUM		\$21,090			
ALT. G-10	LOCKERS		\$18,126			
ALT. G-11	DIVIDER		\$23,414			
ALT. G-12	W&D #1		\$19,938			
ALT. G-13	W&D #2		\$19,938			
ALT. G-14	CURBS, ETC.		\$54,918			
ALT. G-15	WALK		\$6,540			
ALT. G-16 (UNIT PRICE)	ROCK		\$42			
PLUMBING BASE BID		\$265,200	\$346,477	\$364,000	\$401,000	
ALT. P-1	SITE	\$56,000	\$256,600	\$64,000	\$173,100	
ALT. P-2	D. BURIED	\$32,700	\$39,560	\$35,000	\$51,000	
ALT. P-3 (Unit Price)	ROCK	\$134	\$42	\$50	\$250	
HVAC BASE BID		\$355,200	\$451,596	\$474,500	\$401,000	\$488,600
ALT. H&C-1	W&D #1	\$10,670	\$9,163	\$10,500	\$11,000	\$8,380
ALT. H&C-2	W&D #2	\$5,200	\$6,400	\$5,000	\$6,000	\$4,270
SPRINKLER BASE BID				\$60,000		
ELECTRIC BASE BID			\$432,476			\$409,195
ALT. E-1	TUNNEL		\$40,150			\$14,926
ALT. E-2	TRACK		\$28,325			\$29,548
ALT. E-3	DIVIDER		\$2,010			
ALT. E-4	LWR TUNL C&C		\$7,620			\$11,950
ALT. E-5	W&D #1		\$2,170			\$2,136
ALT. E-6	W&D #2		\$1,687			\$1,013

Jack R. Kinkel and Son Architects
 320 NW ML King Blvd.
 Evansville, IN 47708

TABULATION SHEET
 USI-WELLNESS, FITNESS AND RECREATION FACILITY
 WEDNESDAY, SEPTEMBER 29, 1989, 2:00 P.M. CST
 USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

PRIME GENERALS
 PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR

CONTRACTORS (GENERAL)	DESCRIPTION	ARC	KEY	WEDDLE BROS.	PEYRONNIN	PETERS CONTRACTING ICI
Bond or Check		x	x	x	x	x
FORM 96		x	x	x	x	x
Number of Addenda		3	3	3	3	3
GENERAL BASE BID.						
ALT. G-1	TUNNEL	\$2,607,615	\$2,694,210	\$2,647,000	\$2,584,000	\$2,760,000
ALT. G-2	MASS EXC	\$194,515	\$225,100	\$197,500	\$157,800	\$171,177
ALT. G-3	TRACK	\$235,880	\$243,800	\$201,600	\$230,000	\$139,996
ALT. G-4	TZO & Q TILE	\$218,680	\$227,630	\$201,000	\$211,200	\$224,396
ALT. G-5	AER FLR	\$45,480	\$38,690	\$41,700	\$43,000	\$43,330
ALT. G-6	GYM FLR	\$34,650	\$34,980	\$35,500	\$36,200	\$35,219
ALT. G-7	B-BALL	\$157,480	\$181,896	\$184,300	\$138,900	\$172,000
ALT. G-8	V-BALL & BMTN	\$12,505	\$13,100	\$12,200	\$13,000	\$12,140
ALT. G-9	TECTUM	\$8,390	\$8,715	\$8,200	\$9,100	\$8,120
ALT. G-10	LOCKERS	\$8,965	\$14,520	\$13,800	\$6,200	\$6,420
ALT. G-11	DIVIDER	\$17,400	\$20,776	\$17,200	\$21,800	\$21,000
ALT. G-12	W&D #1	\$12,150	\$15,860	\$11,900	\$13,500	\$23,414
ALT. G-13	W&D #2	\$20,590	\$20,500	\$20,100	\$20,800	\$21,000
ALT. G-14	CURBS, ETC.	\$20,590	\$19,300	\$20,100	\$20,800	\$19,938
ALT. G-15	WALK	\$66,745	\$61,372	\$49,700	\$70,000	\$68,000
ALT. G-16 (UNIT PRICE)	ROCK	\$6,930	\$13,100	\$6,800	\$4,000	\$18,000
		\$100	\$65	\$100	\$150	\$86
						\$42

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 Evansville, IN 47708

PRIME PLUMBING
 PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR

TABULATION SHEET
 USI- WELLNESS, FITNESS AND RECREATION FACILITY
 WEDNESDAY, SEPTEMBER 29, 1999, 2:00 P.M. CST
 USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

CONTRACTORS (PLUMBING)	DESCRIPTION	RITZERT	GOEDDE	SPAHN / GOEBEL	PEYRONNIN	LEWIS INDUSTRIAL	PPMI	PHOENIX	DEIG BROS
Bond or Check FORM 96		X	X	X	x	X	X	X	X
		X	X	X	x	X	X	X	X
# Addenda Recd.		3	3	3	3	3	3	3	3
PLUMBING BASE BID		\$364,950	\$309,000	\$105,279	\$265,200	\$255,107	\$240,000	\$323,767	\$252,339
ALT. P-1	SITE	\$64,450	\$188,700	\$239,156	\$56,000	\$72,050	\$120,000	\$39,900	\$189,413
ALT. P-2	D. BURIED	\$35,275	\$31,500	\$46,800	\$32,700	\$26,550	\$30,000	\$29,719	\$29,708
ALT. P-3 (Unit Price)	ROCK	\$50	\$110	\$80	\$134	\$450	\$125	\$100	\$65

Jack R. Kinkel and Son Architects
 320 NW ML King Blvd.
 Evansville, IN 47708

TABULATION SHEET
 USI-WELLNESS, FITNESS AND RECREATION FACILITY
 WEDNESDAY, SEPTEMBER 29, 1999, 2:00 P.M. CST
 USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

PRIME HVAC
 PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR

CONTRACTORS (HVAC)	DESCRIPTION	SHEKELL	SPAHN / GOEBEL	HI-TECH	US INDUSTRIES	C.K. UNITED SHEET METAL	MIDWEST ROOFING	PPMI
Bond or Check		X	X	X	X	X	X	X
FORM 96		X	X	X	X	X	X	X
# Addenda Recd.		3	3	3	3	3	3	3
HVAC BASE BID		\$498,600	\$733,120	\$512,580	\$489,300	\$457,175	\$554,200	\$505,723
ALT. H&C-1	W&D #1	\$8,380	\$9,100	\$7,675	\$6,200	\$14,750	\$11,500	\$8,872
ALT. H&C-2	W&D #2	\$4,270	\$5,070	\$6,770	\$2,900	\$7,825	\$5,850	\$5,345

Jack R. Kinkel and Son Architects
 320 NW ML King Blvd.
 Evansville, IN 47708

PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR
 PRIME SPRINKLER

TABULATION SHEET
 USI- WELLNESS, FITNESS AND RECREATION FACILITY
 WEDNESDAY, SEPTEMBER 29, 1999, 2:00 P.M. CST
 USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

CONTRACTORS (SPRINKLER)	TRI-STATE FIRE PROT.	SOUTH- WESTERN SPRINKLER	FIRE INSPEC TIONS, INC.	UNITED FIRE PROTECTION
Bond or Check	X	X	X	X
FORM 96	X	X	X	X
# Addenda Recd.	3	3	3	3
SPRINKLER BASE BID	\$60,000	\$68,468	\$68,000	\$62,000

Jack R. Kinkel and Son Architects
 320 NW ML King Blvd.
 Evansville, IN 47708

TABULATION SHEET
USI- WELLNESS, FITNESS AND RECREATION FACILITY
WEDNESDAY, SEPTEMBER 29, 1999, 2:00 P. M. CST
USI, LIBERAL ARTS BUILDING, ROOM 1016, EVANSVILLE, IN

PROPOSAL FORM SECTION B.1. GENERAL CONTRACTOR
PRIME ELECTRICAL

CONTRACTORS (ELECTRIC)	DESCRIPTION	MOUNTS	MEL-KAY	ELBRINK	PREMIER	STATE GROUP	EGIZII	SHEKELL	DEIG BROS.
Bond or Check		X	X	X	X	X	X	X	X
FORM 96		X	X	X	X	X	X	X	X
# Addenda Recd.		3	3	3	3	3	3	3	3
ELECTRIC BASE BID		\$490,000	\$346,414	\$429,660	\$398,784	\$496,000	\$366,224	\$417,595	\$464,544
ALT. E-1	TUNNEL	\$7,100	\$36,324	\$14,479	\$33,863	\$52,655	\$12,600	\$14,926	\$48,900
ALT. E-2	TRACK	\$32,500	\$28,387	\$29,160	\$28,500	\$25,365	\$21,300	\$29,548	\$20,995
ALT. E-3	DIVIDER	\$2,700	\$1,551	\$972	\$1,700	\$1,470	\$800	\$0	\$0
ALT. E-4	LWR TUNL C&C	\$8,800	\$25,500	\$9,702	\$8,000	\$6,800	\$6,400	\$11,950	\$857
ALT. E-5	W&D #1	\$1,600	\$1,500	\$2,180	\$1,800	\$890	\$2,000	\$2,136	\$2,121
ALT. E-6	W&D #2	\$800	\$1,300	\$940	\$925	\$890	\$1,000	\$1,013	\$710

Anticipated USI Enrollment Growth v. Student Housing Beds
A Possible Formula Approach

Enrollment Growth Forecast Assumptions

1. Eleven-county growth rate through 2000-01 2%
2. Eleven-county growth rate beginning 2001-02 3%
3. Other counties growth rate through 2000-01 15%
4. Other counties growth rate 2001-02 9%
5. Other counties growth rate 2002-03 8%
6. Other counties growth rate 2003-04 8%
7. Other counties growth rate 2004-05 and after 7%

Implementation Example

Year	11 County	% Increase	Other	% Increase	Total	Existing	Added	Total	Beds per 100 FTE from Nearest 11 Counties
Actual 1994-95	4,002		1,191		5,193	1,458		1,458	36.4%
Actual 1995-96	4,180	4%	1,363	14%	5,543	1,458	64	1,522	36.4%
Actual 1996-97	4,226	1%	1,701	25%	5,927	1,522	192	1,714	40.6%
Actual 1997-98	4,490	6%	2,127	25%	6,617	1,714	256	1,970	43.9%
Actual 1998-99	4,550	1%	2,246	6%	6,796	1,970	192 Sept. 1997 CHE Approval	2,162	47.5%
Forecast 1999-00	4,641	2%	2,583	15%	7,224	2,162	180 March 1998 Request	2,342	50.5%
Forecast 2000-01	4,734	2%	2,970	15%	7,704	2,342	180 March 1998 Request	2,522	53.3%
Forecast 2001-02	4,876	3%	3,238	9%	8,113	2,522		2,522	51.7%
Forecast 2002-03	5,022	3%	3,497	8%	8,519	2,522		2,522	50.2%
Forecast 2003-04	5,173	3%	3,776	8%	8,949	2,522	360 Possible Future Request	2,882	55.7%
Forecast 2004-05	5,328	3%	4,041	7%	9,369	2,882		2,882	54.1%
Forecast 2005-06	5,488	3%	4,324	7%	9,811	2,882		2,882	52.5%
Forecast 2006-07	5,652	3%	4,626	7%	10,279	2,882	360 Possible Future Request	3,242	57.4%

enrollment growth v. student housing beds.xls

Charts & Graphs II

9/23/99

Source:

CHE: Student Information System: 1998-99 Annual Data

University of Southern Indiana Headcount and FTE Enrollment by Student Place of Origin