

APPROVAL OF A CONSTRUCTION MANAGEMENT FIRM FOR THE FORT WAYNE, LOGANSPORT, AND GREENCASTLE NEW CONSTRUCTION AND RENOVATION PROJECTS, REGIONS 3, 5, AND 7

RESOLUTION NUMBER 2005-49

WHEREAS, the 2005 General Assembly has authorized the College to plan for new facilities in Fort Wayne with a \$2,500,000 cash appropriation, in Logansport with a \$300,000 cash appropriation, and in Greencastle with a \$250,000 appropriation, and

WHEREAS, there exists a need to proceed with planning the project, and

WHEREAS, there exists a need at this time to employ a construction management firm to assist College officials with the projects, and


WHEREAS, the Buildings, Grounds and Capital Committee of the State Board of Trustees, upon undertaking appropriate procedures to interview and select a project construction management firm have recommended the firm of Geupel DeMars Hagerman as the project construction manager for the Fort Wayne, Logansport, and Greencastle projects, and

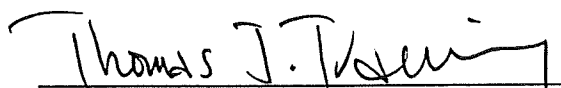
WHEREAS, the estimated amount, including fee, staff costs, and reimbursables, to be paid to Geupel DeMars Hagerman for their services on these projects is \$2,734,474 (of which approximately \$164,100 is expected to be paid through the schematic design stage);

NOW THEREFORE BE IT RESOLVED, that the State Trustees do hereby approve the firm of Geupel DeMars Hagerman as the project construction manager for the Fort Wayne, Logansport, and Greencastle new construction and renovation projects with a combined construction management budget of \$2,734,474 excluding general conditions, and

FURTHER BE IT RESOLVED, that the State Trustees do hereby authorize and direct the President and any other appropriate College Officer to negotiate and execute a contract with said firm for the above stated projects after the documents have been approved by College Interim General Counsel.

State Trustees
Ivy Tech Community College of Indiana


William R. Goins, Chairman


Thomas J. Trauring, Secretary

Dated August 11, 2005

Buildings, Grounds, and Capital Committee
Regions 3, 5, and 7 - Approval of one or more construction managers for the Fort Wayne,
Logansport, and Greencastle new construction projects
August 10 and 11, 2005

As previously reported in the State Trustees' board materials, at their June meeting, the Buildings, Grounds, and Capital Committee chose to interview the four firms that were selected by the Committee in August 2003 (from ten firms that submitted responses to the request for qualifications) for future projects: Geupel DeMars Hagerman, LLC, Shiel-Sexton Company, Inc., Shook, LLC, and The Skillman Corporation.

On July 29, the four firms were interviewed by State Trustees Trauring and Griffin; Region 3 Trustees Fred Andrews and Jeff Reed, Vice President/Chancellor Jon Rupright, and Director of Facilities Everett Lawson; Region 5 Trustee Greg Aaron and Director of Facilities Mike Karickhoff; Region 7 Chancellor Jeff Pittman, Executive Director of Finance Charles Rubey, Executive Director of Administration John Adkins, and Director of Facilities Larry Swank; and three members of the central office staff – Dick Tully, Mark Husk, and Rick White. All four firms have very good reputations for construction management services. Additionally, The Skillman Corporation is working on its tenth Ivy Tech project and Geupel DeMars Hagerman, LLC is working on its fourth Ivy Tech project.

During the discussion after the interviews, each of the Regions offered their preference for one or two of the construction management firms. None of the regional representative or State Trustees believed Shook should receive consideration for any of the College's projects. They were very weak on a number of key factors important to the College. Trustees Trauring and Griffin took the interview information and comments during the discussions under consideration and decided that the three Regions should attend the Buildings, Grounds, and Capital Committee meeting in Kokomo on August 10 at which one or more construction management firms would be selected for recommendation to the State Trustees on August 11.

At their August 10 Committee meeting, following a discussion of savings to the State that would be realized by accepting a combination proposal by Geupel DeMars Hagerman for all three projects, the Buildings Grounds and Capital Committee recommends that Geupel DeMars Hagerman be approved as the construction manager for all three projects at \$2,734,474. That amount is a savings of approximately \$300,000 over the sum of Geupel DeMars Hagerman's individual proposals for each project and of almost \$500,000 over selecting a different construction management firm for each of the three projects. It is also less than Skillman's combination proposal and less than Sheil-Sexton's combination proposal if it is adjusted for the appropriate cost of a full service project manager on all three projects.

If the scope of any of the projects changes significantly, Geupel's staff time, fee, and reimbursables will need to be re-negotiated based on the timing and scope of work for a revised project.

Action requested: Approval of Geupel DeMars Hagerman as the construction management firm for the Ft. Wayne, Logansport, and Greencastle projects.