

**APPROVAL OF A BUILD-TO SUIT WITH A PURCHASE AGREEMENT CONTRACT
FOR THE ELKHART NEW CAMPUS PROJECT, REGION 2/NORTCENTRAL**

RESOLUTION NUMBER 2008-47

WHEREAS, the 2007 General Assembly approved bonding authority in the amount of \$16,000,000 and the State Budget Committee and Governor authorized the release of \$14,000,000 of that authority for the Elkhart new construction project, and

WHEREAS, the build-to-suit with purchase agreement bid process has been completed in accordance with applicable statutes, Indiana Case Law and College procedures including State Trustee Resolution 2004-32 regarding the use of apprentices, and

WHEREAS, the lowest and best bid according to College procedures is from The Hagerman Group for \$14,238,000, which requires approval by the State Trustees, and

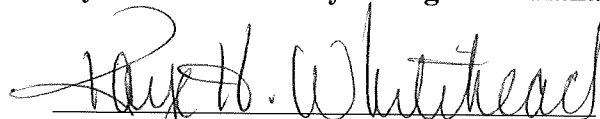
WHEREAS, the lowest bid exceeds the \$14,000,000 authorized release of bonding authority requiring a request to State Agencies to increase the authorization to \$15,500,000;

NOW THEREFORE BE IT RESOLVED, that the State Trustees do hereby authorize and direct the President and any other appropriate designated College employee to seek said project authorization up to \$15,500,000, and


FURTHER BE IT RESOLVED, that the State Trustees do hereby approve a contract award for the above stated project to The Hagerman Group for \$14,238,000, and

FURTHER BE IT RESOLVED, that the State Trustees do hereby authorize and direct the President and any other appropriate, designated College employee to negotiate and execute a contract with said firm, subject to subsequent project authorization up to \$15,500,000, after the documents have been approved by the College General Counsel.

**State Trustees
Ivy Tech Community College of Indiana**



Kaye H. Whitehead, Chairman



William F. Morris, Assistant Secretary

Dated October 9, 2008

Buildings, Grounds, and Capital Committee
Region 2/Northcentral, Elkhart – Approval of a build-to-suit with purchase agreement for
the Elkhart new construction project, \$14,230,000
October 8 and 9, 2008

This item will approve a contract with a firm to design and construct a build-to-suit project to College standards and specifications and for the College to purchase the project when completed. It also authorizes the College to seek additional authority up to \$15,500,000 from the State agencies.

- As reported in your agenda material four bids were received
- Staff have reviewed the bids and the lowest bidder, The Hagerman Group at \$14,238,000, has been judged to meet all State Trustee requirements
- The College will also be pursuing release of additional authority up to \$15,500,000 from the State agencies (Commission for Higher Education, State Budget Committee, and Governor)
- Funding will come from the Elkhart new construction

Action requested: Approval of Resolution 2008-47 for a build-to-suit with purchase agreement for the Elkhart project.