

**APPROVAL OF A CONSTRUCTION MANAGEMENT FIRM FOR THE INDIANAPOLIS  
RENOVATION PROJECT, REGION 8/CENTRAL INDIANA**

**RESOLUTION NUMBER 2013-34**

**WHEREAS**, the 2013 General Assembly appropriated debt service for the College to construct a new facility and renovate the existing facilities in Indianapolis for \$23,098,100, (plus the expenditure of donated funds), and

**WHEREAS**, there exists a need to employ construction management firms to assist College officials with planning, bidding and constructing the projects, and

**WHEREAS**, the College Administration and the Facilities and Design Council, upon undertaking appropriate procedures to advertise, interview and select a construction management firm, has recommended The Hagerman Group the construction manager for said project, and

**WHEREAS**, the estimated amount to be paid for their services on this service is not to exceed \$1,400,000, and

**WHEREAS**, the Regional Board of Trustees will need to approve the contract with the selected firm, and

**WHEREAS**, the project was approved by the State Budget Committee on July 10, 2013, and work needs to begin as soon as possible to provide expanded classrooms and service areas for students in a timely manner, but the contracts were completed after the date of the Regional Board meeting date, so this approval will be subject to future approval by the Regional Board;

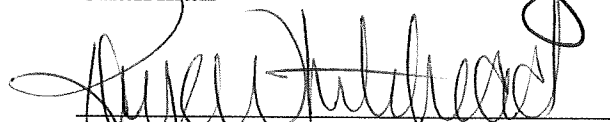
**NOW THEREFORE BE IT RESOLVED**, that the Sate Trustees do hereby approve The Hagerman Group as the project construction manager, subject to approval by the Regional Board of Trustees, and

**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 for the above stated projects after the documents have been approved by the College General Counsel, and the Regional Board of Trustees.

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



**Chairman**



**Secretary**

*Dated August 15, 2013*

**A. Region 8/Central Indiana – Authorization to enter into a Professional Services Contract with The Hagerman Group for the Indianapolis Region Renovation project.**

This item will authorize the College to enter into a contract with The Hagerman Group for the final phase of the Indianapolis capital project started in 2009.

- In May 2013, the College was notified that the Indiana Budget Bill included allocations for Capital projects for Ivy Tech.
- In 2009, \$39.5m of the \$69.37m Indianapolis project was released and constructed. Additional small approvals were given after 2009 and the funds were spent. The remaining \$23m was approved by the State Budget Committee on July 2013. These funds are for infrastructure improvements to the North Meridian Center, Glick Center and the C4 Building.
- Staff began to plan for these projects in the spring in anticipation of approval, and recognized a need for Construction Management (CM) services to assist in scheduling, planning, estimating and analyzing each project.
- A Request for Qualifications (RFQ) for Construction Management Services was issued on May 1, 2013 for the College's upcoming Capital projects.
- Responses were due May 22, 2013 and the responses were reviewed and ranked by a subset of the Facilities and Design Council (FDC).
- Interviews with the highest ranking firms were held by the FDC on June 4, 2013. Six companies were interviewed
- After the interviews, the firms were ranked again, and the FDC voted to select The Hagerman Group for the Indianapolis project.
- The Hagerman Group partnered with 4 other firms to create a team, including veteran, minority and woman owned businesses, as follows:
  - Taylor Brothers
  - Strategic Management (SMS)
  - Mezzetta Construction
  - Engaging Solutions
- In order to expedite the construction process and ensure that student classrooms and facilities are available as soon as possible, the CM firms need to be engaged immediately.
- Due to the recent approval by the State Budget Committee, this contract has not been reviewed by the Regional Board of Trustees. The State Board of Trustees approval will be subject to future approval by the Regional Board.
- The contract includes the cost of: Staff, Fee, Reimbursables and General Conditions.
- The total cost of the contract will be an amount not to exceed \$1,400,000.

Action Requested: Approval to enter into a Construction Management contract with The Hagerman Group for the Indianapolis Renovation project.