

**Eastern Wyoming College Board of Trustees**  
**October 23, 2012**  
**Dolores Kaufman Boardroom**

**Work Session Minutes**

The Eastern Wyoming College Board of Trustees met for a work session on October 23, 2012, at 8:30 a.m. in the Dolores Kaufman Boardroom.

Those members attending were George Nash, Angie Chavez, Julie Kilty, Gary Olson, Mike Varney and John Patrick. The only trustee unable to attend was Lowell Kautz. Staff attending were Dr. Dee Ludwig, Dr. Rex Cogdill, Ron Laher, Clyde Woods, Mike Durfee, Tami Afdahl, and Holly Branham.

The work session was held to discuss issues relative to the Douglas Campus Building project. Mr. Woods informed the Trustees that as of October 22 the site preparation costs totaled \$384,668, which is considerably under the projected total site preparation estimate of \$607,500. He further noted that all bids were over budget with Clark & Sullivan holding the low bid of \$8,796,000. Mr. Woods further noted the construction budget was exceeded by approximately \$1 million. With all additional costs the project is now approximately \$1.5 to \$2 million over budget.

The Trustees were informed the Leadership Team, GSG Architecture, and the State Construction Management Division supports the option of rejecting all bids and redesigning the building to bring the project within budget. The process could delay the process by 6-8 months and would include a significant downsize of the building footprint. Another option would be to seek additional funding to cover the budget shortfall through whatever means available.

Discussion ensued with comments suggesting the architects estimated cost for the building was off the mark to not wanting to put more money towards the project because of the other projects coming forward. Staff suggested tweaking the design and rebidding or awarding the low bid and then proceed with some value engineering on the project.

One suggestion was to throw out the three highest bids and work with two lowest bidders on some value added engineering. Then award contract to lowest bidder.

It was the consensus of the Trustees to maintain the square footage of the building footprint.

The work session was adjourned at 9:00 a.m.

Submitted by:

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Holly L. Branham

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George Nash, President

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John B. Patrick, Secretary