

AGENDA
AUGUST 6, 2021 SPECIAL CALLED BOARD MEETING AT 9:00 A.M.
VIA TELEPHONE CONFERENCE CALL
AUBURN UNIVERSITY BOARD OF TRUSTEES

Instructions to join the telephone conference call:

1. Dial: (346) 248-7799
2. Enter the Meeting ID: 452 787 9439
3. Press #
4. Enter the Passcode: 000000
5. Press #

I. Call to Order and Roll Call

II. Action Item

1. Quad Residence Halls Renovation – Phase I: Harper and Broun Halls:
Request for Budget Increase (Dan King)

III. Recess Meeting

EXECUTIVE SUMMARY
AUGUST 6, 2021 SPECIAL CALLED BOARD MEETING
AUBURN UNIVERSITY BOARD OF TRUSTEES

1. Quad Residence Halls Renovation-Phase I: Harper and Broun Halls: Request for Budget Increase

Project Summary: The Board of Trustees provided final approval of the Quad Residence Halls Renovation-Phase I: Harper and Broun Halls project at its meeting on June 11, 2021. As part of this final approval, the Board of Trustees established a total project budget of \$13.5 million.

On July 20, 2021, Auburn University opened bids on the project. Five construction companies submitted bids. All five bids were over the budgeted amount for construction, and the low bidder (Carlisle Construction) was over the budgeted amount by approximately \$3.0 million. Due to these bid results, the cost to award the project would require a total Phase I project budget of \$16.5 million.

The Senior Vice President for Student Affairs would like to proceed with the award of this project, even at the higher bid price. The rationale for continuing with the award of this project is as follows:

- This project is Phase I of a five-phase project, with two Quad Residence Halls being renovated each year. Delaying the start of this project until the Summer of 2022 will delay the overall sequence of Quad Residence Hall renovation projects.
- Due to the anticipated renovation, Student Affairs did not plan to have students in these residence halls during the 2021-2022 academic year, so delaying the renovation until the Summer of 2022 would result in an additional year of lost revenue from those residence halls.

The timing of the award of this project is time-sensitive: to complete the required renovation in time for the residence halls to be open by August 2022 for the start of the 2022-2023 academic year, the construction needs to start no later than mid-August 2021.

The revised total project cost for Phase I would be \$16.5 million, to be financed by Campus Housing funds and University Repair and Renovation Funds.

Requested Action: It is requested that the Board of Trustees adopt a resolution approving a budget increase of \$3.0 million of the Quad Residence Halls Renovation-Phase I: Harper and Broun Halls project to establish a revised total project budget of \$16.5 million, to be financed by Campus Housing funds and University Repair and Renovation Funds.

Previous Approvals: At its previous meeting on July 9, 2020, the Board of Trustees adopted a resolution that approved the initiation of the Quad Residence Halls Renovation project, and at its meeting on September 4, 2020, the Board of Trustees adopted a resolution that approved DAVIS of Birmingham, Alabama, as the project architect. The Board of Trustees provided final approval on the project at its meeting on June 11, 2021.

RESOLUTION

QUAD RESIDENCE HALLS RENOVATION

PHASE I: HARPER AND BROUN HALLS

APPROVAL OF PROJECT BUDGET INCREASE

WHEREAS, at its meeting on June 11, 2021, the Board of Trustees adopted a resolution to approve a total project budget of \$13.5 million for the Quad Residence Halls Renovation- Phase I: Harper and Broun Halls project; and

WHEREAS, the project was competitively bid on Tuesday, July 20, 2021, with five construction companies submitting bids; and

WHEREAS, all five bids were over the budgeted amount for construction, with the low bidder over the previously approved budget by approximately \$3.0 million; and

WHEREAS, the Senior Vice President for Student Affairs would like to proceed with the award of this project, even at the higher bid price; to avoid delaying the overall sequence of Quad Residence Hall renovations over the next five years and to avoid an additional year of lost revenue from those residence halls if the project is delayed; and

WHEREAS, it is requested that the Board of Trustees adopt a resolution to approve a project budget increase of \$3.0 million to establish a new total project cost of \$16.5 million to award the project; and

WHEREAS, the proposed budget increase will establish a total project budget of \$16.5 million for the Quad Residence Halls Renovation - Phase I: Harper and Broun Halls project, to be financed by Campus Housing and University Repair and Renovation funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Auburn University that the proposed project budget increase for the Quad Residence Halls Renovation – Phase I: Harper and Broun Halls project is approved, and Jay Gogue, President, or such other person as may be acting as President, in consultation with the Chair of the Property and Facilities Committee, is authorized to establish a total budget for the project of \$16.5 million, to be financed by Campus Housing funds and University Repair and Renovation funds.



FACILITIES MANAGEMENT
M E M O R A N D U M

TO: JAY GOGUE, President

THROUGH: RONALD BURGESS, Executive Vice President

FROM: DAN KING, Associate Vice President for Facilities

SUBJECT: SPECIAL CALLED MEETING AGENDA ITEM

**QUAD RESIDENCE HALLS RENOVATION – PHASE I: HARPER AND BROUN
HALLS: APPROVAL OF PROJECT BUDGET INCREASE**

DATE: JULY 29, 2021

This memorandum requests the following proposal be presented to the Board of Trustees as the single agenda item for the Special Called Meeting (*by telephone*) scheduled for August 6, 2021 at 9:00 a.m.

Proposal:

It is proposed that the Quad Residence Halls Renovation – Phase I: Harper and Broun Halls: Approval of Project Budget Increase request be presented to the Board of Trustees for the consideration of a resolution to approve an increase to the previously approved project budget.

Review and Consultation:

At its meeting on June 11, 2021, the Board of Trustees adopted a resolution to approve a \$13.5 million budget for the Quad Residence Halls Renovation – Phase I: Harper and Broun Halls project, to be funded by Campus Housing and Repair and Renovation funds.

On July 20, 2021, Auburn University opened bids on the project. Five construction companies submitted bids. All five bids were over the budgeted amount for construction, and the low bidder (Carlisle Construction) was over the budgeted amount by approximately \$3.0 million. Due to these bid results, the cost to award the project would require a total Phase I project budget of \$16.5 million.

The Senior Vice President for Student Affairs would like to proceed with the award of this project, even at the higher bid price. The rationale for continuing with the award of this project is as follows:

1. This project is Phase I of a five-phase project, with two Quad Residence Halls being renovated each year. Delaying the start of this project until the Summer of 2022 will delay the overall sequence of Quad Residence Hall renovation projects.
2. Due to the anticipated renovation, Student Affairs did not plan to have students in these residence halls during the 2021-2022 academic year, so delaying the renovation until the Summer of 2022 would result in an additional year of lost revenue from those residence halls.

The award of this project is time-sensitive: to complete the required renovation in time for the residence halls to be open by August 2022 for the start of the 2022-2023 academic year, the construction needs to start no later than mid-August 2021.

The request to the Board of Trustees is to increase the Quad Residence Halls Renovation – Phase I: Harper and Broun Halls project budget to \$16.5 million, to be financed by Campus Housing funds and University Repair and Renovation funds.

If you concur, it is proposed that a resolution providing approval of the revised total project budget is presented to the Board of Trustees for consideration at the Special Called Meeting scheduled for August 6, 2021.