

WESTERN COMMUNITY COLLEGE AREA
BOARD OF GOVERNORS

PROPOSED AGENDA

Conference Room
Alliance Schools Administration Building
1604 Sweetwater Avenue
Alliance, Nebraska

Library
Bayard High School
726 Fourth Avenue
Bayard, Nebraska

Room 26
Creek Valley High School
301 Washington
Chappell, Nebraska

- A. Call to Order, Ms. Walworth
- B. Roll Call
- C. Community Comments
- D. Board Chairperson Comments
- E. Consider Temporary Suspension of Board Policy 830.0200.79
- F. Approval of Agenda
- G. Excuse Absent Board Members
- H. Western Nebraska Community College/Scottsbluff Campus Main Building Addition & Renovation
 - 1) Resolution - Re: Select a Construction Manager at Risk Contract Delivery System
 - 2) Motion to Authorize Administration to Request Letters of Interest and Qualifications of Construction Manager at Risk

SPECIAL VIDEOCONFERENCE MEETING

April 10, 2017

4:00 P.M. - BROADCAST SITES

Room E-189
John N. Harms Center
Western Nebraska Community College
Scottsbluff Campus
2620 College Park
Scottsbluff, Nebraska

High School Conference Room
Chadron High School
901 Cedar Street
Chadron, Nebraska

Boardroom
Garden County High School
200 West 4th Street
Oshkosh, Nebraska

WCCA Board of Governors

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Agenda – April 10, 2017

I. Next Regular Meeting: Wednesday, April 19, 2017, 1:00 p.m., Rooms 115 and 116, Western Nebraska Community College, Sidney Campus, 371 College Drive, Sidney, Nebraska.

J. Adjournment

MINUTES OF MEETING
BOARD OF GOVERNORS
WESTERN COMMUNITY COLLEGE AREA

TIME AND PLACE ROLL CALL NOTICE OF MEETING	<p>A special meeting of the Western Community College Area Board of Governors was held at 4:03 p.m., on Monday, April 10, 2017, in Room E-189, John N. Harms Center, Western Nebraska Community College, Scottsbluff Campus, 2620 College Park, Scottsbluff, Nebraska, and at the following videoconference sites: Conference Room, Alliance Schools Administration Building, 1604 Sweetwater Avenue, Alliance, Nebraska; Library, Bayard High School, 726 Fourth Avenue, Bayard, Nebraska; Conference Room, Chadron High School, 901 Cedar Street, Chadron, Nebraska; Room 26 Creek Valley High School, 301 Washington, Chappell, Nebraska; and Boardroom, Garden County High School, 200 West 4th Street, Oshkosh, Nebraska, as per the publicized notice in the <u>Star-Herald</u> on Wednesday, April 5, 2017, with the following members present: Timothy H. Daniels, Linda A. Guzman-Gonzales, William M. Packard, Julienne K. Walworth, Chairperson, Scottsbluff Site; Richard G. Stickney, Alliance Site; Thomas L. Perlinski, Bayard Site; Merlyn L. Gramberg, Chadron Site; R. J. Savely, Chappell Site; and F. Lynne Klemke, Oshkosh Site. Absent: Kimberly A. Marcy M. Thomas Perkins. Student Representatives present: None. Faculty Representatives present: William A. Loring, Scottsbluff Campus. College staff present: Todd R. Holcomb, Coral E. Richards, William D. Knapper, Kimberly J. Dale, Evangeline K. Grant, David E. Groshans, Allison Judy,. College Attorney present: Philip M. Kelly. A current agenda was available in the College President's office and the Board Secretary's office on the Scottsbluff Campus at the time of the publicized notice.</p>
QUORUM	<p>Ms. Walworth declared a quorum was present for the transaction of business.</p> <p>Ms. Walworth asked for Community Comments.</p>
COMMUNITY COMMENTS	<p>Ms. Walworth reminded community members who wish to make comments that, pursuant to Board Policy #830.1000.79, each speaker will be limited to a five minute presentation. There were no Community Comments.</p>
BOARD CHAIRPERSON COMMENTS	<p>Ms. Walworth announced that for public information, there is a copy of the Nebraska Open Meetings Act available on the table at the back of the room.</p>

BOARD CHAIRPERSON
COMMENTS
Cont.

Ms. Walworth thanked Board members for travelling to the respective sites to attend this special meeting. Ms. Walworth also thanked Mr. B. J. Peters, ESU 13 Director of Technology/Distance Learning/Media, for his assistance to set up the videoconference sites for the meeting.

CONSIDER TEMPORARY
SUSPENSION OF BOARD
POLICY #830.0200.79

Ms. Walworth remarked the need for this Special meeting is to begin the process for using a construction management at risk delivery system. This will allow the process to be completed so the construction manager at risk can be selected during the Regular June 2017 Board meeting.

Ms. Walworth reported Board Policy #830.0200.79 – Special meetings requires a Special meeting shall be called by the Chairperson only upon a resolution. Ms. Walworth reported a revision to this policy, was presented to the Board at the Regular March meeting, and Board action will not occur until the Regular April 2017 meeting.

Ms. Walworth reported since the need for this Special meeting occurred after the March meeting, and the revised policy will not be effective until adopted by the Board at the April meeting, she is suggesting, the Board temporarily suspend Board Policy #830.0200.79 as it pertains to this meeting. Pursuant to Board Policy #830.1600.79 – Policy Revision and Suspension, an affirmative vote of two-thirds of the full membership is required to temporarily suspend any portion of the policies and procedures.

Ms. Guzman-Gonzales moved, pursuant to Board Policy #830.1600.79, the Board temporarily suspend Board Policy #830.0200.79, as it pertains to this Special meeting. Seconded by Mr. Daniels. The vote was, Yes: Daniels, Gramberg, Guzman-Gonzales, Klemke, Packard, Perlinski, Savely, Stickney, Walworth. No: None. Absent: Marcy, Perkins. Motion carried.

APPROVAL OF AGENDA

Mr. Daniels moved the agenda be approved as presented. Seconded by Dr. Packard. The vote was, Yes: Gramberg, Guzman-Gonzales, Klemke, Packard, Perlinski, Savely, Stickney, Walworth. No: None. Absent: Marcy, Perkins. Motion carried.

EXCUSE ABSENT BOARD
MEMBERS

Ms. Walworth reported Dr. Perkins notified the Secretary he would be unable to attend the meeting because he is attending a meeting of the Nebraska Community College Association Executive Council. Ms. Marcy also notified the

EXCUSE ABSENT BOARD
MEMBERS
Cont.

Secretary she would be unable to attend the meeting because of Personal Health.

Ms. Klemke moved Dr. Perkins and Ms Marcy be excused from the meeting. Seconded by Mr. Savely. The vote was, Yes: Guzman, Gonzales, Klemke, Packard, Perlinski, Savely, Stickney, Daniels, Gramberg, Walworth. No: None. Absent: Marcy, Perkins.

WESTERN NEBRASKA
COMMUNITY COLLEGE/
SCOTTSBLUFF MAIN
BUILDING ADDITION AND
RENOVATION
Resolution – Re: Select a
Construction Manager at
Risk Contract Delivery
System

Mr. Knapper remarked that in June of 2016, the Board adopted a policy that would allow the College to use the construction management at risk contract delivery system. Mr. Knapper commented the College has traditionally used the design build delivery system for construction/remodeling projects.

Mr. Knapper reported that he and Dr. Holcomb have considered both the design-build and construction management at risk delivery systems for the building and renovation project on the Scottsbluff Campus. Mr. Knapper briefly reviewed the pro's and con's both delivery systems. In the opinion of Dr. Holcomb and Mr. Knapper, it is in the best interests of the College to utilize the construction management at risk delivery system. Under this method, the College works with the architect to provide a project design and then after selects a construction manager to work with the College and the architect in the design/development phase. This allows for greater cost and time efficiency as the negotiated agreement between the College and the construction manager will require the construction manager to deliver a completed project at a guaranteed price.

Mr. Kelley reported the resolution before the Board at this meeting is a part Nebraska Statutes, which the Board policy follows. He commented adoption of the resolution requires an affirmative vote of at least two-thirds of the governing board. Mr. Kelly reported adoption of resolution s is the first of three steps to select a construction manager at risk.

Mr. Kelly reported, subject to the adoption of the resolution and passage of a motion to authorize the request for letters of interest, the requests for letters of interest and qualifications for the WNCC/Scottsbluff Main Building Addition and Renovation Project will be released tomorrow, Tuesday, April 11, 2017.

WESTERN NEBRASKA
COMMUNITY COLLEGE/
SCOTTSBLUFF MAIN
BUILDING ADDITION AND
RENOVATION

Resolution – Re: Select a
Construction Manager at
Risk Contract Delivery
System

Mr. Savely moved the following Resolution of the Board of Governors for Western Community College Area Adopting The Construction Management at Risk Contract Delivery System For the WNCC/Scottsbluff Main Building Addition and Renovation Project be adopted as presented:

WHEREAS, Construction management at risk contract means a contract by which a construction manager (a) assumes the legal responsibility to deliver a construction project to the College within a contracted price, (b) acts as a construction consultant to the College during the design development phase of the project when the College's architect or engineer designs the project, and (c) is the builder during the construction phase of the project; and,

WHEREAS, pursuant to the Political Subdivisions Construction Alternatives Act, Neb. Rev. Stat. §§13-2901 to 13-2914 (the "Act"), the Board of Governors has adopted a policy and methodology for entering into a construction management at risk contract; and,

WHEREAS, the construction management at risk alternative system may not be used for a construction project unless the Board of Governors has adopted, by the affirmative votes of at least two-thirds of the members of the Board, a resolution authorizing the use of that alternative system for the specific project; and,

WHEREAS, the Board of Governors desires to use such policy to enter into a construction management at risk contract for the renovation and expansion project for the main building on the Scottsbluff campus; and,

NOW, THEREFORE, BE IT RESOLVED: The Board of Governors for Western Community College Area hereby approves the use of a construction management at risk contract delivery system pursuant to the Construction Management at Risk Contracting Methodology Policy for the WNCC/Scottsbluff Main Building Addition and Renovation project.

Seconded by Mr. Daniels, The vote was, Yes: Klemke, Packard, Perlinski, Savely, Stickney, Daniels, Gramberg, Guzman-Gonzales, Walworth. No: None. Absent: Marcy, Perkins. Motion carried.

(A copy of the signed resolution is attached in the official minute book.)

WESTERN NEBRASKA
COMMUNITY COLLEGE/
SCOTTSBLUFF MAIN
BUILDING ADDITION AND
RENOVATION
Motion to Authorize
Administration to Request
Letters of Interest and
Qualifications of
Construction Manager
At Risk a

Ms. Guzman-Gonzales moved that WNCC Administration proceed to prepare and publish requests for letters of interest and qualifications for the WNCC/Scottsbluff Main Building Addition and Renovation Project pursuant to the Board of Governors' Construction Management At Risk Contract Delivery System Policy. Seconded by Ms. Klemke. The vote was, Yes: Packard, Perlinski, Savely, Stickney, Daniels, Gramberg, Guzman-Gonzales, Klemke, Walworth. No: None. Absent: Marcy, Perkins. Motion carried.

NEXT REGULAR MEETING

The next Regular meeting of the Western Community College Area Board of Governors will be held on Wednesday, April 19, 2017, at 1:00 p.m., in Rooms 115 and 116, Western Nebraska Community College, Sidney Campus, 371, College Drive, Sidney, Nebraska.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 4:21 p.m.

Julienne K. Walworth, Chairperson

Coral E. Richards, Secretary