



LARAMIE COUNTY
COMMUNITY COLLEGE

OFFICE OF THE PRESIDENT

Dr. Joe Schaffer

September 1, 2015

Dr. Jim Rose, Executive Director
Wyoming Community College Commission
2300 Capitol Avenue, 5th Floor, Suite B
Cheyenne, WY 82002

RE: Approval of Cost Increase to LCCC Flex-Tech Building

Dear Commissioners and Dr. Rose:

On July 26, 2013, the Commissioners approved Laramie County Community College's (LCCC) request for Capital Construction prioritization of the LCCC Flex-Tech Building at a cost of \$14,146,416 and 49,513 gross square feet. This request was based on the Level I plan submitted to the Commission by LCCC. On August 21, 2013, the LCCC Board of Trustees accepted and approved the Level II plan for the Flex-Tech Building, and the project subsequently received funding by the Wyoming Legislature and through local General Obligation Bonds approved by the voters of Laramie County. It remained approved/authorized at \$14,146,416 by both the WCCC and the Legislature.

Under Wyoming Statute 21-18-202 (d) (v) (C), if the increase in square footage and the increase in construction costs have increased the total cost of an approved/authorized project beyond a 10% cost threshold, it requires additional approval by the WCCC. The Flex-Tech Building project is now anticipated to potentially cost \$16,568,960 in its entirety. This increase is in cost only and the building size will actually be reduced slightly to 46,736 gross square feet. There are two primary reasons for the significant variance in cost.

First, as many projects across Wyoming have faced in the past year or two, the rising cost of construction has necessitated both a reduction in the overall size of the Flex-Tech Building, as well as an escalation in the overall cost of the building. At Level II, the estimated cost per square foot was \$216.10. After bids were awarded, the cost rose to \$255.84 per square foot.

Second, LCCC's Campus Master Plan (CMP) identifies additional site work proximate to the location of the Flex-Tech Building. More specifically, the CMP recommends a rerouting of one of the College's primary artillery roads to improve traffic flow and reduce safety hazards. In addition, the CMP identifies additional parking lots to accommodate the Flex-Tech Building, as

well as site improvements to mitigate storm water drainage and landscaping. The College determined it would be most efficient to incorporate this work into the overall Flex-Tech project. The additional cost for this added work is \$1,241,000.

LCCC has secured much of the additional funding needed for these increases through revenues generated by the sale of the general obligation bonds and some institutional plant funds. However, the project currently includes 10 alternate bids (included in the overall cost of the building identified above) that may or may not be accepted depending on the ability to secure all additional funding required. That said, we are asking for WCCC authorization the full amount of \$16,568,960 in anticipation that we will be able to secure the total funding required.

On behalf of LCCC, I would respectfully ask the Commission's consideration of approving the request for increased cost authorization for the Flex-Tech Building. If I can answer any questions or provide additional information, please do not hesitate to let me know. Thank you in advance for your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Schaffer', is written over the typed name and title.

Joe Schaffer, Ed.D.
President

- c: LCCC Board of Trustees
 - Rick Johnson, LCCC Administration and Finance Vice President
 - Tim Macnamara, LCCC Physical Plant Director
 - Larry Buchholtz, WCCC Fiscal Operations Team Manager
 - Mel Muldrow, AICM Division Administrator