

14.001 Construction Program Definitions

- (1) Board of Trustees - the university board of trustees, or designee.
- (2) Chancellor - the Chancellor of the State University System, or designee.
- (3) Construction budget - the amount which is announced after the deadline for the receipt of bids, but prior to the opening of bids.
- (4) Construction Management Services - those services whereby the construction manager is selected pursuant to Regulation 14.006, to provide consulting services during the design phase; and management and contractual responsibility for the total construction project under a negotiated fee and guaranteed maximum price construction contracting method. A fee is negotiated for profit, overhead, and direct management costs. Trade contracts are awarded by the construction manager based on competitive bids received in response to invitations to bid issued by the construction manager. A guaranteed maximum price is provided by the construction manager, and the total price paid to the construction manager is either the fee plus the actual cost or the guaranteed maximum price, whichever is less.
- (5) Continuing Contract for Construction Management Services - a contract with a construction manager for work during a defined time period on construction projects described by type, which may or may not be identified at the time of entering into the contract. There is no limit on the total value of the continuing contract, but each individual project under the contract may not exceed \$7.5 million; said amount allowed for each individual project to be adjusted annually by the Department of Management Services beginning July 1, 2025 and published on its website.
- (6) Continuing Contract for Professional Services - also referred to as 'Campus Service Agreements', means a contract between a university and a firm whereby the firm provides Professional Services to the university for projects in which the estimated construction cost of each individual project under the contract does not exceed \$7.5 million; said amount allowed for each individual project to be adjusted annually by the Department of Management Services beginning July 1, 2025, and published on its website, for study activity if the fee for professional services for each individual study under the contract does not exceed \$500,000, or for work of a specified nature as outlined in the contract required by the university, with the contract being for a fixed term or with no time limitation except that the contract must provide a termination clause.
- (7) Critical Need – capital needs that require immediate action to restore a facility to normal operation, stop accelerated deterioration, or correct a cited safety hazard, especially those conditions that potentially impact an entire campus or pose a risk to health and safety.
- (8) Deferred Maintenance and Repairs – Maintenance and Repair activities not performed when they should have been or scheduled to be due to a lack of resources (e.g., funding, labor, time) or other management action. As such, the needed repairs/maintenance are not performed and deferred to a later date. This includes preventive maintenance and/or repairs needed to preserve or maintain the

