

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. The following actions for the **Hawkeye Tennis & Recreation Complex – Indoor Turf Addition** project, a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
 - c. Approve the schematic design, project description and budget (\$15,000,000), and design-build team finalists as outlined in this memorandum, with the understanding that approval will constitute final Board approval and authorization to proceed with construction; and
 - d. Approve the razing of the Housing Services building on the site.
2. The revised project budget (\$14,212,000) and contract award (\$10,630,000) to McComas-Lacina Construction LC of Iowa City, IA for the UIHC **Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills** project.

(ROLL CALL VOTE)

Executive Summary:

The University requests approval of the schematic design, project description and budget (\$15,000,000), and design-build team finalists [Russell Construction Co, Inc. (Davenport) / Shive-Hattery (Iowa City); Weitz Company LLC (Des Moines) / Substance (Des Moines); and Carl A. Nelson and Company (Burlington) / SVPA (West Des Moines)] for the **Hawkeye Tennis & Recreation Complex – Indoor Turf Addition** project. Schematic design information for the project is included as Attachment B. The University also requests approval to raze the Housing Services building, which is located on the site of the addition (see Attachment C). The functions located in this Housing facility will be relocated on the Hawkeye Campus as a part of this project. Approval for the razing is requested in accordance with *Iowa Code* §262.11 and the Board's *Policy Manual* Chapter 9.02, which requires the Board to approve the disposal of buildings with an estimated value of \$10,000 or more.

The indoor turf project will construct a new building/addition to the Hawkeye Tennis & Recreation Complex (HTRC) to address the needs of Marching Band, Recreational Services and Intercollegiate Athletics. The project will consolidate indoor and outdoor practice/rehearsal needs of the University Marching Band with similar space needs of Recreational Services and Intercollegiate Athletics.

The University requests approval of a revised project description and budget (\$14,212,000, an increase of \$1,812,000) and the contract award to McComas-Lacina Construction LC for the

base bid and alternates 1-3 (total award of \$10,630,000) for the UIHC **Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills** project, which would develop shelled-in space by infilling existing rooftop space on levels 7 and 8 of the two pavilions. The project would provide UIHC with additional clinical and support space in an area of the hospital where it has not been possible to meet space needs. The project, which will be funded by University Hospitals Building Usage Funds, will utilize building products and windows to match the exterior of the existing pavilions.

Three bids for the project were received on February 13, 2013. While the approved project budget would allow award of the base bid to McComas-Lacina Construction LC of Iowa City, IA, UIHC wishes to include the three alternates (total for alternates of \$1.38 million) in the contract award; thus, the requested increase in the project budget.

Details of the Projects:

Hawkeye Tennis & Recreation Complex – Indoor Turf Addition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2012	Received Report
Use of Alternative Delivery Method - Design-Build Bridging		Sept. 2012	Approved
Criteria for Selection of Design Build Firm		Oct. 2012	Approved
Design Professional Agreement – Bridging	\$ 129,600	Feb. 2013	Not Required*
Documents (FEH Associates; Des Moines) Program Statement		April 2013	Not Required*
Schematic Design		April 2013	Requested
Project Description and Budget	15,000,000	April 2013	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		April 2013	Receive Report
Approval of Design-Build Team Finalists		April 2013	Requested

*Approved by Executive Director, consistent with Board policies

A request for qualifications (RFQ) for the project was provided on the University's Facilities Management website, consistent with the method used for soliciting bids for capital projects. The University received 10 RFQ submittals; University and Board Office personnel reviewed each of the submittals, utilizing the point system criteria approved by the Board at its October 2012 meeting.

The Design-Build teams receiving the highest scores based on their responses to the RFQ were:

- Russell Construction Co, Inc. (Davenport) / Shive-Hattery (Iowa City)
- Weitz Company LLC (Des Moines) / Substance (Des Moines)
- Carl A. Nelson and Co. (Burlington) / SVPA (West Des Moines)

Pending approval by the Board, the University will deliver to these teams the Project Requirement Manual, (developed by FEH Associates, the design/build bridging consultant,) which will allow for responses to the Phase 2 Request For Proposals. Following the Regent-approved selection criteria point system, the Design-Build team that receives the highest RFP point total will be selected and will complete the design and construct the new facility.

The functions currently located in the Housing Services building will be relocated on the Hawkeye Campus as a part of this project.

The following summarizes the spaces included in the building program and schematic design:

Function:	Net Assgn. <u>Sq Ft.</u>
Marching Band:	
Office	200
Storage	1,500
Viewing Platform	100
Indoor Rehearsal (part of indoor turf)	<u>6,000</u>
Total	7,800
Recreational Services / Athletics:	
Office	240
Vending / Concessions	330
Classroom	650
Storage	3,000
Indoor Turf (less 6,000 sf to Band)	<u>62,076</u>
Total	66,296
Shared:	
Lobby	500
Custodial	800
Restrooms	<u>1,600</u>
Total	2,900
Total Net Assignable Square Feet	79,996
Anticipated Gross Square Feet	82,000

Further information on the schematic design is included in Attachment B.

Project Budget

Construction	\$12,631,850
Planning and Design	1,146,250
Contingency	<u>1,221,900</u>
TOTAL	<u>\$15,000,000</u>

Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2012	Received Report
Utilization of Construction Manager Design Professional Agreement (Heery International; Iowa City)	\$ 795,600	Sept. 2012	Not Required*
Schematic Design		Oct. 2012	Approved
Project Description and Budget	12,400,000	Oct. 2012	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Received Report
Revised Project Description and Budget	14,212,000	April 2013	Requested
Contract Award (McComas-Lacina; Iowa City)	10,630,000	April 2013	Requested

*Approved by Executive Director, consistent with Board policies

Work to be accomplished includes the removal of existing roofing material and some existing pre-cast concrete finish wall panels and installation of structural steel, pre-cast concrete finish wall panels, windows and roofing materials. Interior work will include completing mechanical, electrical, plumbing and finishes as required by codes for shelled-in spaces. All work will be designed and constructed to match the exterior of the existing pavilions. Completing this project prior to construction of the Children's Hospital will greatly facilitate the construction of the infills, making it less costly and more efficient to develop while the infill area is still relatively accessible by tower crane.

McComas-Lacina Construction LC submitted the low base bid (3 bidders) on February 13, 2013. The bid of \$9,250,000 is the equivalent of \$150 per gross square foot (gsf) for the 61,700 gsf included in the base bid. The bid was also \$3.7 million, or 40%, lower than the second lowest bid, indicating that the low bid was extremely favorable. UIHC would like the contract award to also include the three alternates, thus requiring a revised budget.

The award of alternate #1 would provide for construction of an additional 9,400 gsf, at the attractive price of \$134 per gsf, resulting in a total project area of 71,100 gsf. The availability of this additional space would enhance UIHC's ability to meet several critical space needs.

Constructing this space would be extremely complicated and costly once construction starts on the Children's Hospital bed tower, as this new building will eliminate direct access to the rooftop infill construction site.

Alternates #2 and #3 would provide needed sprinkler systems for the entire rooftop infill area. Although it would be possible to complete the work of these two alternates when finishing the shell space, it is much more cost effective to complete it while the space is open and unoccupied.

Project Budget

	Initial Budget <u>(Oct. 2012)</u>	Revised Budget <u>(April 2013)</u>
Construction Costs	\$ 9,920,000	\$11,370,000
Design and Supervision	1,984,000	1,705,000
Contingency	<u>496,000</u>	<u>1,137,000</u>
TOTAL	<u>\$12,400,000</u>	<u>\$14,212,000</u>

Source of Funds: University Hospitals Building Usage Funds

Hawkeye Tennis & Recreation Complex –
Indoor Turf Addition
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: This project will construct an addition to the Hawkeye Tennis & Recreation Complex (HTRC), to address needs of the Marching Band, Recreational Services and Athletics. The University plans to consolidate indoor and outdoor practice/rehearsal needs of the Marching Band with similar space needs of Recreational Services and Intercollegiate Athletics. This project offers the opportunity to create a facility that will serve all three users on the Hawkeye Campus. The Marching Band requires approximately 10,000 gross square feet of space for indoor sit-down practice, storage of marching band instruments and equipment, and support space. The project will also provide outdoor space (size of a football field) that accommodates marching practice. The immediate proximity of these functions is important to daily operation of the Marching Band.

Recreational Services has high demand for additional indoor turf space to be utilized by Sports Clubs and Intramural Sports programs. Sports teams such as soccer, rugby, lacrosse, and baseball clubs would make use of the facility. The department of Athletics also has need for additional indoor turf space for various sports within their program, many of which are located at or near the Hawkeye Campus.

Other Alternatives Explored: In addition to space needs for the Marching Band, both Athletics and Recreational Services are in need of additional indoor turf space to serve activities that are primarily occurring on the Hawkeye Campus. Increased participation in Recreational Services activities by UI students, combined with Athletics' need to provide practice space on a year-round basis have strained their collective abilities to meet the demand for indoor/turf activity space. The project location is ideal for all of the projected user groups. Access to the facility is available via University Cambus and there will be adequate parking adjacent to the facility. Constructing the facility as part of the existing Hawkeye Tennis and Recreation Complex will allow a point of central control for Recreational Services, which will monitor and operate the facility.

Impact on Other Facilities and Square Footage: The University is requesting permission to raze the UI Housing office and maintenance / storage facility located immediately adjacent to the HTRC and outdoor tennis courts (to the north and east). The functions located in this Housing facility will be relocated on the Hawkeye Campus as part of this project.

Financial Resources for Construction Project: A combination of Athletics gifts/earnings, Recreational Services earnings, and Treasurer's Temporary Investment Income (TTI).

Financial Resources for Operations and Maintenance: Athletics and Recreational Services will share in the funding of the operation of the building, extending the arrangement already established for the Hawkeye Tennis & Recreation Complex.

External Forces Justifying Approval: The Marching Band used to practice during its fall season in a (practice) recital hall in the former School of Music building. The space was used by the

School of Music for various ensemble practices, yet was undersized for the needs of the Marching Band. Although the space minimally met the indoor rehearsal needs of the Marching Band, the School was located near the Park Road outdoor practice area which was important for operational efficiency. Since the flood of 2008, the Marching Band has been using space in the former Museum of Art to maintain the proximity to the Park Road outdoor practice area, although this space is not suitable for indoor practice space for a large marching band.

Locating new space specifically designed for Marching Band needs on the Hawkeye Campus provides indoor rehearsal space that is sufficiently large and acoustically appropriate for the Marching Band's needs, and is adjacent to outdoor marching space which can be built at the lowest possible cost outside of the main campus area. The site also affords direct roadway access to Kinnick Stadium on home football game Saturdays.

The indoor rehearsal space requirements of the Marching Band are similar to the space requirements needed for additional indoor turf/activity space for both Recreational Services and Athletics. This project offers the opportunity to satisfy the functional needs of multiple University programs.

Cold weather use of indoor turf space is critical to the success of both Recreational Services and Athletics objectives and these needs are not currently being met. As the Marching Band would primarily utilize the space during the warmer temperatures in the fall, winter use by Recreation and Athletics will not conflict with needs of the Marching Band, and will ensure efficient and year-round use of the facility.

This project will allow the University to provide more programs which offer student opportunities for learning, leadership development, social interaction, communication, and a sense of belonging. All these attributes are known to be results of participation in Sport Clubs, Intramural Sports, and Academic Physical Education classes.

Intramural Sports programs are turning student teams away in the indoor soccer leagues due to limited access to indoor turf space. Academic classes within the Health & Physical Activity Skills Program are in need of more space to accommodate the increasing student demand.

Hawkeye Tennis & Recreation Complex – Indoor Turf Addition Schematic Design April 2013

This project will be delivered via the Design-Build process. While the submitted project budget and the general design intent is well-defined, the ultimate design and building placement does not take place until the short-listed Design-Build teams submit and present their designs and final proposed costs. Following Board approval of the Design-Build team short list, each team will receive the Project Requirement Manual and will deliver to the University their final designs and costs, both of which must meet the expectations of the Manual. The Schematic Design presented here represents all current design parameters. It is expected that Design-Build submittals will relate to, but may vary slightly from the images below. The University requests that the Board approve the project Schematic Design, as well as the razing of the UI Housing maintenance structure, based on the information below. Any significant alterations to the design or general appearance of the building will be presented to the Board.

Building Position and Massing -



This rendering displays the existing Hawkeye Tennis & Recreation Complex (looking north and east), with the proposed addition in line-drawing form. The scale of the addition will match the height and appearance of the adjacent (existing) indoor turf space. The link between new and existing will contain the building support spaces and serve as the primary entry for visitors utilizing the new addition. As part of the project, the UI Housing Maintenance Facility will be razed. The office and maintenance staff will be relocated into a prefabricated modular unit procured for that function and located within the Hawkeye Drive Apartment area. A service vehicle/storage shed will be constructed nearby.

Though final specific placement of the addition will be confirmed after selection of the Design-Build team, design expectations for the project include appropriate matching of the materials and finishes already established on the existing Hawkeye Tennis & Recreation Complex. Displayed below are images of the existing facility and the finishes that will serve as context for the addition.



The large-scale structures, which contain the indoor tennis and indoor turf spaces, are clad in vertically-seamed grey metal siding. Spandrel/opaque and clear glass panels are utilized near the existing building's entrance.



A close-up of the building's main entrance. This space also contains a cardio-vascular work-out space.



This image displays the north end of the existing indoor turf space (left side), to which the addition will attach. The small structure to the right is the current UI Housing maintenance facility. It exists on the footprint of the proposed addition, and will be removed as part of the project. The functions and personnel within the building will be relocated to space within the adjacent Hawkeye Drive Apartments complex.

