

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider recommending to the Board approval of the project description and budget (\$1,534,000) for the **Gilchrist Hall Renovation/Restoration – Asbestos Abatement** project, and the revised project budget (\$5,608,000) for the **Business and Community Services – Phase 1** project.

Executive Summary: The **Gilchrist Hall Renovation/Restoration – Asbestos Abatement** project would remove asbestos from Gilchrist Hall. The facility has been closed since a fire in October 2005 and occupants have been temporarily relocated to other campus facilities. The asbestos abatement must be completed prior to initiating the renovation/restoration work in the building.

The University has been working with the insurance adjuster to determine the dollar amount of damage to Gilchrist Hall; the University has settled claims for electronic equipment and furnishings, and two personal property claims have been paid. The insurance adjuster has notified the University that asbestos abatement can proceed with a maximum construction cost of \$1,350,000. If the bids exceed this amount, authorization from the insurance company would be required for award of the asbestos abatement contract. The University plans to bid the asbestos abatement work in February 2007, with an anticipated completion date of June 2007.

The University continues to work with the insurance adjuster to determine the full scope and cost for the remainder of the Gilchrist Hall renovation and restoration work.

The **Business and Community Services – Phase 1** project is constructing a two-level facility on the University's south campus to consolidate in one location some functions of the University's Business and Community Services program, including the John Pappajohn Entrepreneurial Center, Institute for Decision Making, and student and entrepreneurial business accelerator space. The facility would also provide rental space for use by the Iowa State University Extension Office to promote collaboration between the two universities' outreach programs. The project is funded by the U.S. Department of Energy, Grow Iowa Values Fund, and the federal Small Business Administration.

The revised budget, an increase of \$962,000, would provide additional funding from the Department of Energy. The project has included construction of the building's second level as shell space only, for completion at a future date upon receipt of additional funding. The Department of Energy additional funding would allow completion of the second-level space, which would house the Iowa Waste Reduction Center and provide additional student business incubator space.

Details of Projects:

Gilchrist Hall Renovation/Restoration

	<u>Project Summary</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			Dec. 2005	Approved
Architect/Engineer Selection (InVision Architecture, Waterloo, IA)			Dec. 2005	Not Required
Project Description and Budget (Asbestos Abatement)		\$ 1,534,000	Nov. 2006	Requested

Business and Community Services

	<u>Project Summary</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			Oct. 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria			Oct. 2003	Received Report
Architectural Agreement (InVision Architecture, Waterloo, IA)		\$ 480,000	Feb. 2004	Approved
Phase 1 Program Statement			June 2004	Approved
Final Review and Consideration of Capital Project Evaluation Criteria			Nov. 2004	Received Report
Phase 1 Schematic Design			Nov. 2004	Approved
Phase 1 Project Description and Total Budget		4,646,000	Nov. 2004	Approved
Phase 1 Construction Contract (Reject Bids)			June 2005	Not Required
Phase 1 Construction Contract (Cardinal Construction)		3,670,100	Aug. 2005	Not Required
Construction Change Order #1		40,774	March 2006	Not Required
Construction Change Order #2		305,210	March 2006	Not Required
Revised Project Budget		5,608,000	Nov. 2006	Requested

Project Budget

	<u>Initial Budget November 2004</u>	<u>Revised Budget November 2006</u>
Construction	\$ 3,900,000	\$ 4,582,900
Design, Inspection & Administration	547,000	700,900
Furniture and Movable Equipment	25,770	102,770
Artwork	23,230	28,040
Contingency	<u>150,000</u>	<u>193,390</u>
TOTAL	<u>\$ 4,646,000</u>	<u>\$ 5,608,000</u>
Source of Funds:		
U.S. Department of Energy	\$ 2,896,000	\$ 3,858,000
Endow Iowa Grants (formerly Grow Iowa Values Fund)	1,500,000	1,500,000
U.S. Small Business Administration	<u>250,000</u>	<u>250,000</u>
TOTAL	<u>\$ 4,646,000</u>	<u>\$ 5,608,000</u>