

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of September 21, 2000 through October 18, 2000

**Date:** November 6, 2000

**Recommended Actions:**

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

**Executive Summary:**

The University of Iowa requests approval of a project description and budget (\$818,000) for the **Hillcrest Residence Hall—Renovate Public Restrooms and Recreation Room** project which will upgrade restroom and locker areas and develop a recreation room adjacent to the Hillcrest Dining Hall.

The University requests approval of a revised project budget (\$1,088,000) for the **Main Campus—Steam Vault Repairs** project to include additional costs resulting from unforeseen difficulties during construction.

The University requests approval of the following architect/engineer agreements with:

Alvine and Associates (\$307,100) and Shive-Hattery (\$123,786) for the **Burge and Daum Residence Halls—Upgrade Fire Protection** project which will provide fire safety improvements for the residence hall facilities;

ZBA, Inc., (estimated at \$77,376) for the **University Hospitals and Clinics—Boyd Tower and General Hospital Second Floor Utility Distribution Upgrade and Corridor Refurbishment** project which will upgrade the utility distribution system and refurbish 10,000 square feet of public corridors on the second floor of the Boyd Tower and General Hospital;

Rohrbach Carlson (\$74,800) for the Currier Residence Hall—Renovate Restrooms—Phase 1 project which will remodel restroom areas and adjoining student rooms in the north wing of the facility; and

Ament, Inc., (\$61,565) for the Dental Science Building—Upgrade Fire Alarm System project which will replace the fire alarm system in the building.

**Background and Analysis:**

Hillcrest Residence Hall—Renovate Public Restrooms and Recreation Room  
Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Rohrbach Carlson)	\$ 65,500	Oct. 2000	Approved
Project Description and Total Budget	818,000	Nov. 2000	Requested

This project, which will renovate approximately 3,500 square feet of space on the first floor of the Hillcrest Residence Hall, will upgrade the existing women's and men's public restrooms and staff locker rooms, and develop a student exercise facility for use by residents of the west side residence halls.

The project will include demolition, replacement of the plumbing fixtures in the restroom and locker areas, upgrade of the mechanical and electrical service including installation of new ductwork and electrical system components, installation of new light fixtures, and new interior finishes for the recreation room.

Project Budget

Construction	\$ 655,800
Design, Inspection and Administration	
Consultant	66,400
Design and Construction Services	30,300
Contingency	<u>65,500</u>
 TOTAL	 <u>\$ 818,000</u>

Main Campus—Steam Vault Repairs

Source of Funds: Utilities Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 996,000	Sept. 1999	Approved
Engineering Agreement (Stanley Consultants)	87,500	Sept. 1999	Approved
Construction Contract (Iowa Bridge and Culvert )	794,035	March 2000	Ratified
Engineering Amendment #1	47,500	March 2000	Approved
Revised Total Project Budget	1,088,000	Nov. 2000	Requested

This project will complete necessary steam tunnel and piping repairs at various locations of the main campus steam distribution system. These repairs are required to maintain an acceptable level of reliability and employee safety in the campus steam distribution infrastructure.

The University requests approval of a revised project budget of \$1,088,000, an increase of \$92,000, for additional project costs resulting from unanticipated difficulties encountered during the construction project. Additional concrete was needed to correct structural deficiencies discovered in the steam vault, and additional labor costs were necessary to keep the project on schedule.

Project Budget

	<u>Initial Budget Sept. 1999</u>	<u>Revised Budget Nov. 2000</u>
Construction	\$ 796,800	\$ 901,000
Design, Inspection and Administration Consultants	87,500	150,000
Design and Construction Services	32,000	37,000
Contingency	<u>79,700</u>	<u>0</u>
TOTAL	<u>\$ 996,000</u>	<u>\$ 1,088,000</u>

Burge and Daum Residence Halls—Upgrade Fire Protection  
Anticipated Source of Funds: Dormitory Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing—</u>			
<u>Upgrade Fire Protection</u>			
Permission to Proceed		July 1995	Approved
Agreement for Schematic Design and Cost Estimates (Alvine and Associates)	\$ 288,000	July 1997	Approved
<u>Currier and Stanley Residence Halls—</u>			
<u>Fire Protection Upgrade</u>			
Engineering Agreement (Alvine and Associates)	252,450	Jan. 2000	Approved
Project Description and Total Budget	3,609,000	June 2000	Approved
<u>Burge and Daum Residence Halls—</u>			
<u>Upgrade Fire Protection</u>			
Engineering Agreements (Alvine and Associates)	307,100	Nov. 2000	Requested
(Shive-Hattery)	123,786	Nov. 2000	Requested

This project will upgrade the fire protection systems in Burge and Daum Residence Halls in accordance with the project scope developed as part of the schematic design for fire protection upgrades in all residence system facilities. Possible upgrades to be evaluated for inclusion in the project are the installation of sprinkler systems, upgrade of alarm and detection systems, the addition or upgrade of emergency generators, and improvements to the fire rating of stairwell and elevator enclosures. The majority of the work is not required to meet fire safety codes; it represents the University's efforts to upgrade voluntarily the existing fire safety systems in the residence facilities.

The University requests approval to enter into two engineering agreements to provide design services for the project. The agreement with Alvine and Associates will provide design services from design development through construction documents and construction observation services. The agreement provides for a fee of \$307,100, including reimbursables.

The agreement with Shive-Hattery will provide asbestos abatement design, construction observation and air monitoring services. The agreement provides for a fee of \$123,786, including reimbursables.

The University will return to the Board for approval of the project budget, which is expected to exceed \$1 million.

University Hospitals and Clinics—Boyd Tower and General Hospital Second Floor Utility Distribution Upgrade and Corridor Refurbishment

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 992,000	Oct. 2000	Approved
Engineering Agreement (ZBA, Inc.)	77,376 (est.)	Nov. 2000	Requested

This project removes the existing obsolete fire alarm system and installs a new system with fire and smoke dampers to meet current fire safety codes. The project will also include removal, replacement and relocation of the heating, ventilating and air conditioning duct to meet fire code requirements and improve access to all utilities in the area, removal of abandoned telecommunications system components, and replacement of the corridor ceiling, wall and floor finishes, and carpeting.

The University requests approval to enter into an agreement with ZBA, Inc., to provide design services for the project. The agreement provides for a fee equal to 9.75 percent of actual construction costs (estimated at \$793,600) for an estimated fee of \$77,376.

Currier Residence Hall—Renovate Restrooms—Phase 1

Anticipated Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural/Engineering Agreement (Rohrbach Carlson)	\$ 74,800	Nov. 2000	Requested

This project will remodel restroom areas and adjoining student rooms located in the north wing of Currier Residence Hall on the ground through fourth floors. The project will be undertaken in accordance with the University's efforts to renovate bathroom areas in the residence facilities as indicated in the University's Ten-Year Plan Update presented to the Board in March 2000.

The University requests approval to enter into an agreement with Rohrbach Carlson to provide design services for the project. The agreement provides for a fee of \$74,800, including reimbursables. The initial design services will be used to establish the project description and budget, which will be presented for Board approval at a future date.

Dental Science Building—Upgrade Fire Alarm System

Anticipated Source of Funds: Building Repair Funds and/or Income from  
Treasurer's Temporary Investments

Project Summary

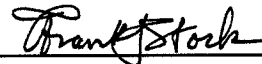
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Ament, Inc.)	\$ 61,565	Nov. 2000	Requested

This project will replace the failing fire alarm system in the Dental Science Building. The University requests approval to enter into an agreement with Ament, Inc., to provide engineering services for the project. The firm has assisted the University in its preliminary investigation of the project. The agreement will provide full design and construction observation services for a fixed fee of \$61,565. The initial design services will be used to establish the project description and budget, which will be presented for Board approval at a future date.

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Included in the University's capital register for Board ratification are two project budgets under \$250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, three construction contracts awarded by the Executive Director, and the acceptance of six completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Sheila Lodge

Approved:   
Frank J. Stork

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