MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa School for the Deaf Capital Improvement Business Transactions for the Month of September 2001
Date: October 8, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the Iowa School for the Deaf, which includes the demolition of Old Primary Hall. (ROLL CALL VOTE)

Executive Summary:

The Iowa School for the Deaf requests approval of a project description and budget for the Demolition of Old Primary Hall project ($400,000) which would demolish the deteriorated facility. The project would be financed by Nebraska restricted funds and coordinated through Iowa State University.

Background and Analysis:

Demolition of Old Primary Hall

Project Summary

<table>
<thead>
<tr>
<th>Project Description and Total Budget</th>
<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering Agreement</td>
<td>$ 400,000</td>
<td>Oct. 2001</td>
<td>Requested</td>
</tr>
<tr>
<td>(The Schemmer Associates, Council Bluffs, IA)</td>
<td>11,700</td>
<td>Oct. 2001</td>
<td>Requested</td>
</tr>
</tbody>
</table>

Background

Background information relating to the proposed project:

- Old Primary Hall was constructed as a dormitory in 1906; two additions to the building were completed in the 1920s and 1930s.

- The building, which has been vacant since 1987, has reached the end of its useful life; it suffers from a number of life safety deficiencies.

- The School has no planned future uses for the building and has been unsuccessful in identifying an outside party interested in renovating and utilizing the building.

Project Scope

The proposed project would include:
• Asbestos abatement, demolition of the building, and clearing of the site.

• Returning the site to green space and constructing a small parking area immediately following demolition.

**Funding**

Nebraska Restricted Funds.

**Board Procedures**

Board approval is required to demolish the structure, in accordance with *Procedural Guide* Chapter 7.11, since its estimated value exceeds $1,000.

**Future Development**

The School’s long-term plans for the site include possible development of a tennis court to replace one lost with construction of the Recreation Complex.

**Project Budget**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition/Site Reconstruction</td>
<td>$250,000</td>
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<tr>
<td>Environmental Services</td>
<td>90,000</td>
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<tr>
<td>Professional Fees</td>
<td>11,700</td>
</tr>
<tr>
<td>Contingency</td>
<td>48,300</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$400,000</strong></td>
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</tbody>
</table>

Sheila Lodge                     Approved: Robert J. Barak