UNIVERSITY OF IOWA REQUEST FOR
EMERGENCY CONTRACTING AUTHORIZATION

Action Requested: Recommend ratification of the Executive Director’s actions to invoke emergency contracting authorization to repair four water-damaged facilities. The damage was caused by weather related, frozen water pipes which burst from 12/31/17 – 01/03/18.

Executive Summary: On January 8 and 11, 2018, the University’s Associate Vice President and Director, Facilities Management Don Guckert submitted letters to Assistant Director, Facilities John Nash requesting authorization to invoke Iowa Code §262.34.2 to institute emergency procedures to award sole source construction contracts to the following contractors (see pages 2-4 and 6).

<table>
<thead>
<tr>
<th>Building</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field House: replace water piping, equipment, wood casework, ceiling tile, flooring, insulation, and wall finishes.</td>
<td>McComas Lacina Construction, Iowa City</td>
</tr>
<tr>
<td>Medical Education Research Facility (MERF): replace fire suppression piping, ceiling tile, insulation, exterior soffit panels, and wall finishes.</td>
<td>Conlon Construction, Dubuque</td>
</tr>
<tr>
<td>Medical Research Facility (MRF): replace water piping, elevator, drinking fountains, ceiling tile, flooring, insulation, and wall finishes.</td>
<td>Woodruff Construction, Fort Dodge</td>
</tr>
<tr>
<td>Samuel L. Becker Communication Studies Building: replace water piping, elevator, drinking fountains, ceiling tile, flooring, insulation, and wall finishes.</td>
<td>Selzer Werderitsch Associates, Iowa City</td>
</tr>
</tbody>
</table>

On January 9 and 16, 2018, Executive Director Braun made a finding of the need to institute such emergency procedures and authorized the use of the sole source contract (see page 5 and 7).

Background: In 2009, the following subsection (subsection 2) was added to Iowa Code §262.34.

“2. Notwithstanding subsection 1 [competitive bidding requirements], when a delay in undertaking a repair, restoration, or reconstruction of a public improvement might cause serious loss or injury at an institution under the control of the state board of regents, the executive director of the board, or the board, shall make a finding of the need to institute emergency procedures under this subsection. The board by separate action shall approve the emergency procedures to be employed.”
Memorandum

To: John Nash
From: Don Guckert
Projects: Field House – Emergency Pipe Repair and Remediation (0745001)
Date: January 8, 2018

This memorandum is in reference to the recovery efforts required as a result of water damage caused by ruptured heating hot water pipes in the Field House on January 2, 2018. The University is well into its recovery from this event working with internal Facilities Management staff to dry out the areas impacted by the broken pipes.

We request the Board Office’s approval to invoke Iowa Code subsection 262.34.2 to institute emergency procedures to award a sole source contract to McComas Lacina Construction, LC of Iowa City, Iowa, to replace and/or repair heating hot water piping and equipment, wood casework, ceiling tile, flooring, insulation, drywall, wall finishes, and other items damaged by this event.

Iowa Code subsection 262.34 states:

2. Notwithstanding subsection 1., when a delay in undertaking a repair, restoration, or reconstruction of a public improvement might cause serious loss or injury at an institution under the control of the state board of regents, the executive director of the board, or the board, shall make a finding of the need to institute emergency procedures under this subsection. The board by separate action shall approve the emergency procedures to be employed.

Thank you for your assistance in this matter. Please contact David Kieft or myself if we can provide additional information.

Sincerely,

Don Guckert
Associate VP and Director, Facilities Management

Attachment

cc: Project file
    David Kieft, UI Business Manager
    Sadie Greiner, Director, Design & Construction
Memorandum

To: John Nash
From: Don Guckert
Projects: Medical Education Research Facility -- Emergency Pipe Repair and Remediation (0745301)
Date: January 8, 2018

This memorandum is in reference to the recovery efforts required as a result of water damage caused by frozen/broken fire suppression piping in the Medical Education Research Facility on January 2, 2018. The University is well into its recovery from this event working with internal Facilities Management staff to dry out the areas impacted by the broken pipes.

We request the Board Office’s approval to invoke Iowa Code subsection 262.34.2 to institute emergency procedures to award a sole source contract to Conlon Construction of Dubuque, Iowa, to replace and/or repair fire suppression piping, ceiling tile, insulation, drywall, wall finishes, exterior soffit panels, lighting and other items damaged by this event.

Iowa Code subsection 262.34 states:

2. Notwithstanding subsection 1, when a delay in undertaking a repair, restoration, or reconstruction of a public improvement might cause serious loss or injury at an institution under the control of the state board of regents, the executive director of the board, or the board, shall make a finding of the need to institute emergency procedures under this subsection. The board by separate action shall approve the emergency procedures to be employed.

Thank you for your assistance in this matter. Please contact David Kieft or myself if we can provide additional information.

Sincerely,

Don Guckert
Associate VP and Director, Facilities Management

Attachment

cc: Project file
David Kieft, UI Business Manager
Sadie Greiner, Director, Design & Construction
Memorandum

To: John Nash
From: Don Guckert
Projects: Medical Research Facility – Emergency Pipe Repair and Remediation (0744901)
Date: January 8, 2018

This memorandum is in reference to the recovery efforts required as a result of water damage caused by a broken heating hot water pipe on the fifth floor in the Medical Research Facility on December 31, 2017. The University is well into its recovery from this event working with internal Facilities Management staff to dry out the areas impacted by the broken pipes.

We request the Board Office’s approval to invoke Iowa Code subsection 262.34.2 to institute emergency procedures to award a sole source contract to Woodruff Construction, LLC of Fort Dodge, Iowa, to replace and/or repair heating hot water pipe, elevator, drinking fountains, ceiling tile, flooring, insulation, drywall, wall finishes and other items damaged by this event.

Iowa Code subsection 262.34 states:

2. Notwithstanding subsection 1, when a delay in undertaking a repair, restoration, or reconstruction of a public improvement might cause serious loss or injury at an institution under the control of the state board of regents, the executive director of the board, or the board, shall make a finding of the need to institute emergency procedures under this subsection. The board by separate action shall approve the emergency procedures to be employed.

Thank you for your assistance in this matter. Please contact David Kieft or myself if we can provide additional information.

Sincerely,

Don Guckert
Associate VP and Director, Facilities Management

Attachment

cc: Project file
    David Kieft, UI Business Manager
    Sadie Greiner, Director, Design & Construction
To: Don Guckert

From: Mark Braun

Subject: Request for Approval of Emergency Contracting Procedures at SUI Field House Medical Education Research Facility (MERF) Medical Research Facility (MRF)

Date: January 9, 2018

In response to your letters of January 8, 2018, I am making a finding of the need to institute emergency procedures under Iowa Code § 262.34.2 to repair weather-related water damage caused by frozen water pipes which burst at the University of Iowa’s Field House, Medical Education Research Facility, and Medical Research Facility.

The University will issue bid documents for each building, receive a bid for each building, and award sole source construction contracts to the following contractors.

<table>
<thead>
<tr>
<th>Building</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field House: replace water piping,</td>
<td>McComas Lacina Construction,</td>
</tr>
<tr>
<td>equipment, wood casework, ceiling tile,</td>
<td>Iowa City</td>
</tr>
<tr>
<td>flooring, insulation, and wall finishes.</td>
<td></td>
</tr>
<tr>
<td>Medical Education Research Facility (MERF): replace fire suppression piping, ceiling tile, insulation, exterior soffit panels, and wall finishes.</td>
<td>Conlon Construction, Dubuque</td>
</tr>
<tr>
<td>Medical Research Facility (MRF): replace water piping, elevator, drinking fountains, ceiling tile, flooring, insulation, and wall finishes.</td>
<td>Woodruff Construction, Fort Dodge</td>
</tr>
</tbody>
</table>

The Board will be asked to ratify these actions at its February 2018 meeting.
Memorandum

To: John Nash
From: Don Guckert
Projects: Samuel L. Becker Communication Studies Building-Emergency Pipe Repair and Remediation (0745101)
Date: January 11, 2018

This memorandum is in reference to the recovery efforts required as a result of the water damage in the Samuel L. Becker Communication Studies Building on January 3, 2018. The University is well into its recovery from this event working with internal Facilities Management staff to dry out the areas impacted by the broken pipes.

We request the Board Office’s approval to invoke Iowa Code subsection 262.34.2 to institute emergency procedures to award a sole source contract to Selzer Werderitsch Associates of Iowa City, Iowa, to replace and/or repair domestic water piping, flooring, insulation, drywall and other items damaged by this event.

Iowa Code subsection 262.34 states:

2. Notwithstanding subsection 1, when a delay in undertaking a repair, restoration, or reconstruction of a public improvement might cause serious loss or injury at an institution under the control of the state board of regents, the executive director of the board, or the board, shall make a finding of the need to institute emergency procedures under this subsection. The board by separate action shall approve the emergency procedures to be employed.

Thank you for your assistance in this matter. Please contact David Kieft or myself if we can provide additional information.

Sincerely,

Don Guckert
Associate VP and Director, Facilities Management

Attachment

cc: Project file
    David Kieft, UI Business Manager
    Sadie Greiner, Director, Design & Construction
To: Don Guckert  
From: Mark Braun  
Subject: Request for Approval of Emergency Contracting Procedures at SUI Samuel L. Becker Communication Studies Building  
Date: January 16, 2018

In response to your letter of January 11, 2018, I am making a finding of the need to institute emergency procedures under Iowa Code §262.34.2 to repair weather-related water damage caused by frozen water pipes which burst at the University of Iowa’s Samuel L. Becker Communication Studies Building.

The University will issue bid documents, receive a bid, and award sole source contract to Selzer Werderitsch Associates of Iowa City.

The Board will be asked to ratify this action at its February 2018 meeting.

cc: Rod Lehnertz, David Kiefl, Sadie Greiner