

Contact: John Nash

**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).

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

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.

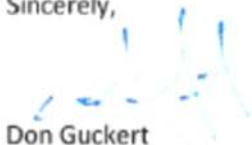
We request the Board Office's approval to invoke Iowa Code subsection 262.34.2 to institute emergency procedures to award a sole source contract to Conlon Construction of Dubuque, Iowa, to replace and/or repair fire suppression piping, ceiling tile, insulation, drywall, wall finishes, exterior soffit 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
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cc: Project file
David Kieft, UI Business Manager
Sadie Greiner, Director, Design & Construction

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universities and special schools*

University of Iowa
Iowa State University
University of Northern Iowa
Iowa School for the Deaf
Iowa Braille and Sight Saving School
Lakeside Laboratory Regents Resource Center
Northwest Iowa Regents Resource Center
Southwest Iowa Regents Resource Center



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Mitt Dakovich, Waterloo
Nancy Dunkel, Dyersville
Rachael Johnson, Sioux City
Larry McKibben, JD, Marshalltown
Subhash Sahai, MD, Webster City
Mark J. Braun, Executive Director

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.

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

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

cc: Rod Lehnertz, David Kieft, Sadie Greiner

Memorandum

To: John Nash
From: Don Guckert
Projects: Samuel L. Becker Communication Studies Building-Emergency Pipe Repair and
Remediation (0745:01)
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

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Mark J. Braun, Executive Director

To: Don Guckert
From: Mark Braun 
Subject: Request for Approval of Emergency Contracting Procedures at SU1
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 Kieft, Sadie Greiner