

Contact: John Nash

**REGISTER OF UNIVERSITY OF NORTHERN IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

Actions Requested: Recommend approval to the Board of the revised project description and budget (\$5,000,000) for the **Hillside Courts Demolition** project to allow for additional asbestos abatement and adjustments to the project cost.

Executive Summary: The original project budget of \$3,200,000, approved by the Board in October 2017, needs to be increased by \$1,800,000 to cover the cost of additional asbestos and the increased cost of demolition and site restoration.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Architects Jeffrey L. Bruce, Des Moines)		Oct. 2017	Not Required*
Design Professional Selection – Asbestos & Hazardous Material Mitigation (Shive Hattery Architecture, Iowa City)		Oct. 2017	Not Required*
Design Professional Agreement (Demolition Report – Record Documents)	\$ 168,000	Nov. 2017	Not Required*
Design Professional Agreement – Asbestos & Hazardous Material Mitigation (Asbestos Survey – Construction Administration)	51,000	Nov. 2017	Not Required*
Project Description and Budget	3,200,000	Oct. 2017	Approved
Revised Project Description and Budget	\$5,000,000	Feb. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

The Hillside Courts apartment complex was constructed in 1970 to create additional married student housing. Since then, it has served students well with good proximity to campus. However, it is in need of costly repairs to maintain the apartments as viable student housing. The building HVAC systems are past their useful lives. There are a number of serious deficiencies including rotting siding, leaky windows, and crumbling concrete totaling \$27 million in deferred maintenance costs.

The project includes demolition of all 26 apartment buildings (277 apartments), three streets, and utilities. After demolition, site restoration would include grading, backfilling, and seeding.

Revised Project Budget

	<u>Budget (Oct. 2017)</u>	<u>Revised Budget (Feb. 2018)</u>
Construction	\$ 2,546,000	\$ 4,278,500
Planning, Design & Management	224,836	334,432
Contingency	429,164	387,068
Total Project Cost	\$3,200,000	\$5,000,000

Source of Funds: Residence System Funds

Hillside Courts Demolition Map

