

Contact: John Nash

**IOWA STATE UNIVERSITY REQUEST FOR
EMERGENCY CONTRACTING AUTHORIZATIONS**

Action Requested: Recommend the Board ratify the Executive Director's actions to invoke two emergency contracting authorizations to hire Story Construction of Ames and Johnson Controls of Urbandale to repair damage to ISU's Ross Hall caused by a fire on February 22, 2021.

Iowa Code §262.34, section 2 (added in 2009):

- *"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."*

Executive Summary:

February 22, 2021: A fire started in a first floor custodial closet of Ross Hall. The City of Ames Fire Department and the Iowa State University Police responded around 6:08 a.m. The fire was out by 6:45 a.m. The one person in the building at the time exited safely. The building fire alarm system operated properly, but was later damaged extensively by the fire. Significant damage occurred to first floor wall, ceiling and floor finishes. There was smoke damage throughout the entire building.

Under an existing Disaster Recovery Services contract with all three Regent universities, ISU hired Service Master immediately after the fire to provide cleaning services throughout the seven-story, 86,000 square foot building, including 15 general university classrooms, teaching labs, and numerous faculty offices. Specifically, those services included eradicating all soot and thoroughly cleaning all building surfaces, office contents, computer equipment and furniture. As of March 19, Service Master's estimated cost was \$2,400,000.

March 11, 2021: To expedite restoration of the fire alarm, Executive Director Braun authorized ISU to waive the regular bidding process and negotiate a construction contract directly with Johnson Controls of Urbandale. Johnson Controls provided and installed Ross Hall's existing fire alarm system and many others on the ISU campus. As of March 19, Johnson Control's estimated cost was \$177,000.

March 19, 2021: To expedite the returned use of Ross Hall, Executive Director Braun authorized ISU to waive the regular bidding process and negotiate a construction contract directly with Story Construction of Ames. Story Construction was available and has the capability to perform the restoration work, based on prior construction projects at ISU. Specifically, building repairs would include replacement of the entire first floor corridor ceiling, replacement of ceiling tiles throughout Ross Hall, painting and other fire damage repairs. As of March 19, Story Construction's estimated cost was \$300,000 to \$500,000.



Iowa State University, southeast corner of central campus,
looking northwest

North

