

Contact: John Nash

UNIVERSITY OF NORTHERN IOWA
RATIFICATION OF EMERGENCY CONTRACT AUTHORIZATION

Action Requested: Recommend the Board ratify Executive Director Braun’s emergency contracting authorization of five construction and construction supply contracts allowing UNI to make emergency repairs to their steam distribution system.

- *Iowa Code* §262.34, section 2 (added in 2009): “.....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: In December 2022, an issue was found in the supports for the 12” high pressure steam pipes in the main utility tunnel. Using UNI’s standing “*Indefinite Services Agreement for Power Plant and Utilities Design Professional Agreement*,” they immediately hired Shive-Hattery Architecture + Engineering Incorporated of Iowa City for solutions.

Subsequently on January 4, 2023, Executive Director Braun approved emergency authorization to hire five construction contractors/suppliers (see below) to make the repairs.

1. Winger Contracting Company, Ottumwa for construction (contractor)
2. Ferguson Plumbing, Waterloo for steam pipe (contractor)
3. Gagnon Inc., Cedar Rapids for steam pipe insulation (contractor)
4. Atlas Copco, LLC, Pembroke, Massachusetts for boiler rental (supplier)
5. Mechanical Equipment Incorporated, Island Lake, Illinois for valves (supplier)

Project Summary

	Amount	Date	Board Action
Emergency Steam Distribution Repairs Required		Dec. 2022	Not Required*
Design Professional Selection, “Indefinite Services Agreement for Power Plant and Utilities,” Shive-Hattery Architecture + Engineering, Iowa City		Dec. 2022	Not Required*
Invision Architecture Agreement For Temporary Repairs	\$125,000	Dec. 2022	Not Required*
Emergency Contract Authorization by Executive Director Braun		Jan. 2023	Not Required*
Invision Architecture Amendment #1 For Permanent Repairs	125,000	Mar. 2023	Not Required*
Ratification of Emergency Contract Authorization		Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Source of Funds
Utility System Funds

Schedule
Construction: Jan. 2023 to July 2023



Office of the Senior Vice President
for Finance and Operations

January 4, 2023

Dr. Mark Braun, Executive Director
Board of Regents, State of Iowa
11260 Aurora Avenue
Urbandale, IA 50322
sent via email to mark.braun@iowaregents.edu

Dear Mark:

This is a follow-up letter based on a phone call with Aimee Claeys and John Nash on December 16, 2022. The University of Northern Iowa formally requests approval to institute emergency procedures to repair deficiencies in the steam distribution system.

We request the Board Office's approval to invoke Iowa Code §262.34.2 to institute emergency procedures to award sole source contracts to Ferguson Plumbing for pipe, Gagnon Inc. for insulating, Mechanical Equipment Inc. for valves, Winger Contracting Company for construction, and Atlas Copco, LLC for boiler rental.

Thank you for your assistance with this matter. Please contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hager". The signature is written in a cursive style with a large initial "M".

Dr. Michael Hager
Senior Vice President for Finance and Operations

c: Tim McKenna



To: John Nash
From: Michael Hager
Project: Steam Distribution System Emergency Repairs
CP000347
Date: March 15, 2023

Per the Board's *Policy Manual*, Chapter 2.3, section 13, "*With appropriate detailed justification such as the receipt of no bids or under emergency circumstances, an institution may request from the Board Office a waiver of the bidding process and permission to negotiate a contract with a specific contractor,*" we submit this Board Office review and approval.

- Request for Waiver of the Bidding Process and Permission to Negotiate a Construction Contract with a Specific Contractor

Firm, City: Winger Contracting Company of Cedar Rapids, Iowa
Ferguson Enterprises of Clive, Iowa
Ganon Inc. of St. Paul, Minnesota
Atlas Copco Rental LLC, of Deer Park Texas
Mechanical Equipment Inc. of Island Lake, Illinois

Contract amount: TBD

Project Budget: TBD

Source of Funds: State and University Funds

Date of emergency or no bids: December, 2022

Justification of waiver, emergency, no bids: In December, an issue was found in the anchors for the 12" high pressure steam pipes in the main utility tunnel. Movement was also observed in the condensate return anchors. To ensure critical steam service to campus over the winter, temporary steam systems were needed to protect service to University buildings. Those temporary systems are complete.

These temporary systems will provide steam to all but six buildings on campus to allow repairs to be made. Since steam is used to provide heat and hot water to campus, and also used to provide cooling via steam absorption chillers throughout campus, the timing of repairs to the permanent system is critical. The repair work needs to occur concurrently with the engineering solution at each anchor point and support structure. The identified vendors and contractors have the knowledge, expertise, and staffing to commit to completing the necessary repairs in the needed timeframe. Without access to the tunnel system to engineer the repairs and identify the complete scope of work, creating bid documents is not feasible.

Scope of Work:

A temporary above ground steam pipe was installed on west campus to allow the damaged portion of the system to be bypassed, and a temporary steam boiler was installed on south campus to ensure adequate steam supply to campus buildings. These temporary installations will allow steam service to the majority of campus while repairs are made.

The existing anchors for the steam and condensate pipes in portions of the steam distribution system need to be repaired, and a second anchor at each anchor point will be installed for approximately 8,400 feet of steam pipe and 8,400 feet of condensate pipe. The expansion joints will be replaced, and pipe insulation replaced.

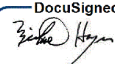
Est. Construction
Schedule

(months or seasons): December 2022 to July 2023

Recommended

DS


hv:

DocuSigned by:

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Michael Hager
Senior Vice President for Finance & Operations

03/21/2023

Date

Approved by:

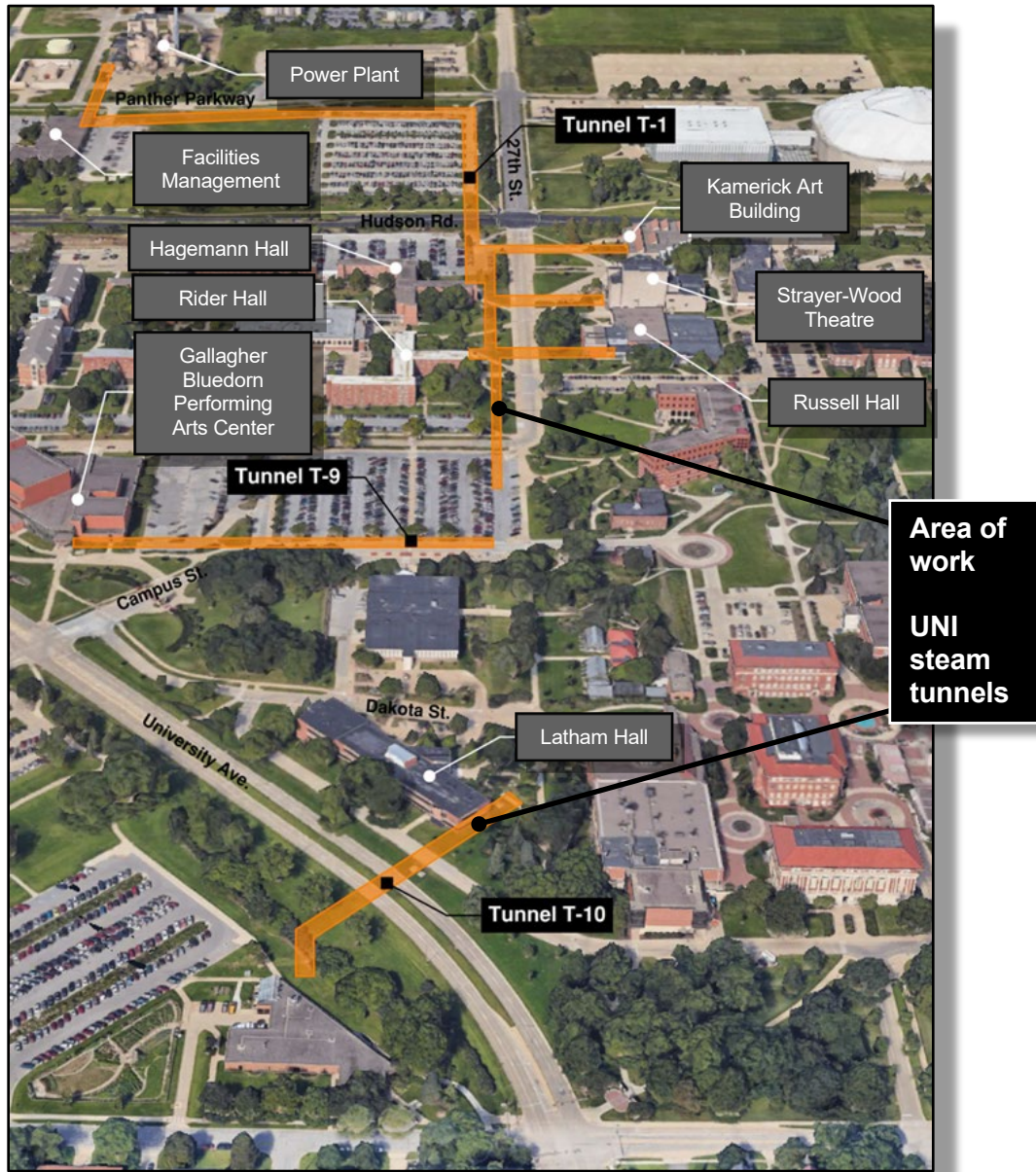
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Mark Braun, Executive Director
Board of Regents, State of Iowa

03/21/2023

Date



University of Northern Iowa's Steam Distribution System,
looking west

