

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Project Description and Budget for the:
 - **Campus Recreation and Wellness Center – Replace Pool Pak AHUs** (\$6,452,000),
 - **Women’s Soccer Complex Facility** (\$3,900,000) and the
 - **UIHC Elevator Banks E and EE** (\$6,000,000) project with the understanding that approval is authorization to proceed with construction.

**SUI project #1 of 3
Campus Recreation and Wellness Center – Replace “PoolPak”**

Executive Summary: This project would replace seven “PoolPak” air handling units that maintain air temperature and humidity in the main pool and leisure pool areas. This project budget of \$6,452,000 would be funded by Recreation Renewal and Replacement Funds, Building Maintenance Funds, and Athletics Department Gifts and Income.

Background:

Project Summary			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Emergency Contracting Authorization			
➤ Southeastern Heating & Air Conditioning		Dec. 2017	Approved
Permission to Proceed with Project Planning		Jun. 2019	Approved
Design Professional Selection,			
➤ KFI Engineers, Iowa City		Sep. 2019	Not Required*
KFI Engineers Agreement			
Schematic Design only	\$56,000	Oct. 2019	Not Required*
KFI Engineers Amendment #1			
Design Development – Record Documents	\$405,700	Jan. 2020	Not Required*
Project Description and Budget	\$6,452,000	Apr. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design & Management	\$ 799,000
Construction	5,141,600
Contingency	511,400
Total	\$ 6,452,000

Source of Funds	
Recreation Renewal and Replacement Funds	\$ 3,226,000
Athletic Department Gifts and Income	3,226,000
Total	\$ 6,452,000

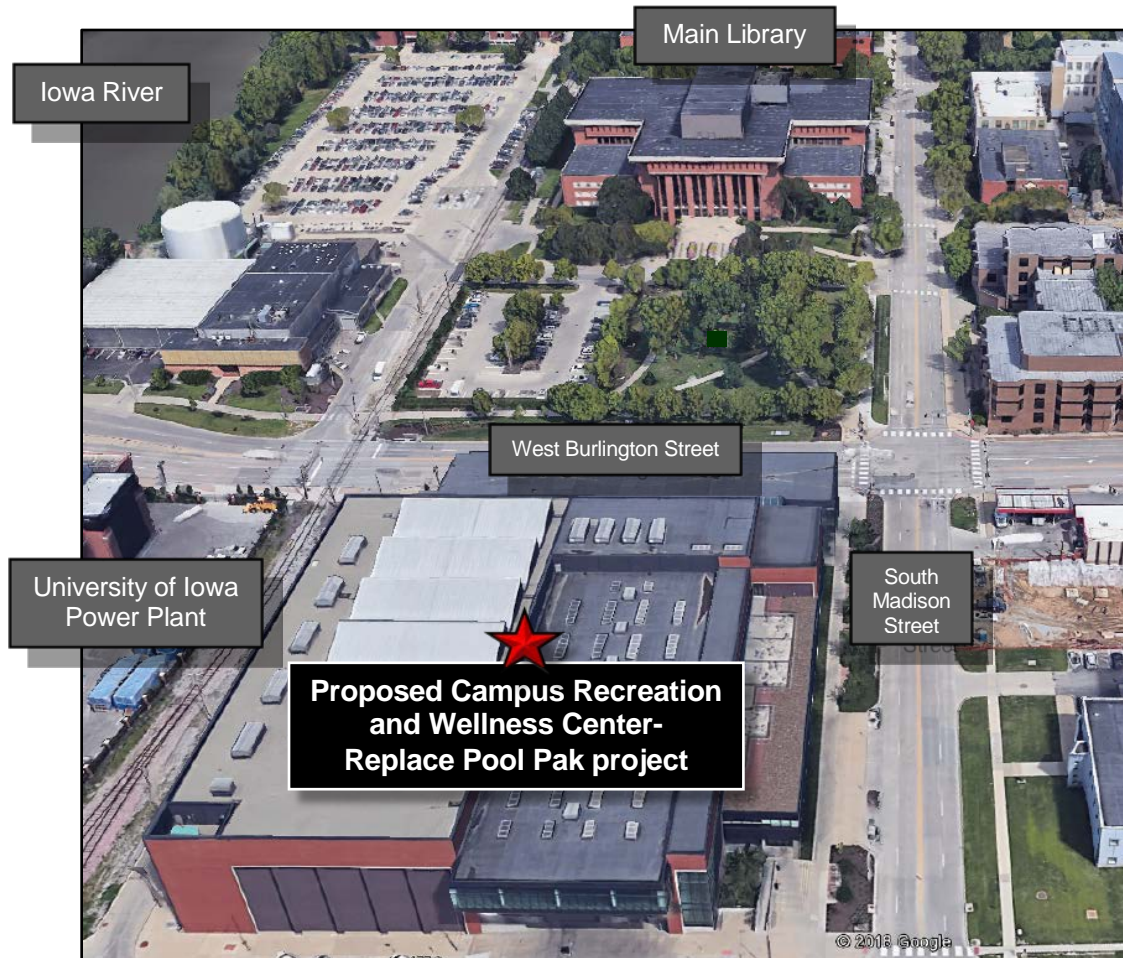
Schedule

Construction: Summer 2020 – late Summer 2021

The existing “PoolPak” air handling units are proprietary equipment and need to be replaced due to the increased maintenance intensity brought on by age and the corrosive pool area atmosphere. The rate of failure risks the reliability of the systems to maintain the pool’s activity schedule, which includes student recreation, high level competitions and other daily visitors.

This replacement project would also increase the chilled water and steam-generated hot water capacities serving both pools. This air handling unit replacement project would require careful construction phasing in order to maintain pool availability, during demolition of the old and installation of the new units.

Project Location



University of Iowa campus, east side of the Iowa River

North



**SUI project #2 of 3
Women’s Soccer Complex Facility**

Executive Summary: This project would build a new two-story, 8,400 square foot facility to serve the University of Iowa women’s soccer team. The project budget of \$3,900,000 million would be funded by a specific gift of \$3,000,000 and \$900,000 in Athletics Department Funds.

In order to complete the project in the summer 2021, the UI plans to utilize the Design Build delivery method, approved in April by the Board Office for project budgets under \$5,000,000.

Background: The new facility would be located at mid-field along the west side of the existing soccer field. It would include locker rooms, a training room, equipment storage, coach’s office, team room, multi-purpose room, press box, filming platform, and associated support spaces. The project also includes required site amenities, roadway, sidewalk, utilities and landscaping.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Program Statement		Apr. 2020	Not Required*
Use of the Design Build Delivery Method		Apr. 2020	Not Required*
Design Build-Bridging Consultant Selection			
➤ Substance Architecture, Des Moines		Apr. 2020	Not Required*
Substance Architecture Agreement			
➤ Design Build-Bridging Services	\$55,750	Apr. 2020	Not Required*
Design Build Team Selection			
➤ (In progress)		May 2020	Not Required*
Schematic Design		Jun. 2020	Requested
Project Description and Budget	\$3,900,000	Jun. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 288,700
Construction	3,068,000
Furniture & Equipment	239,000
Contingency	304,300
Total	\$ 3,900,000

Source of Funds

Athletic Department Gift	\$ 3,000,000
Athletic Department Income	900,000
Total	\$ 3,900,000

Estimated Annual Maintenance Cost

\$25,000 to \$50,000

Estimated Annual Maintenance Cost: Source of Funds

Athletics Department Revenue

Schedule: Construction: Summer 2020 – Summer 2021

The UI soccer team currently utilizes space for locker rooms and offices at a remote location from the soccer field, the Hawkeye Tennis and Recreation Complex. The facility would improve the game-day experience for the team, and provide the resources needed for the soccer program to remain competitive with other Big Ten schools. The facility would also strengthen recruiting activities, donor cultivation and alumni activities.

Design Build Delivery Method: The Design Build firm would be selected using our routine competitive and formal selection process as described in the Board of Regents' "Alternative Delivery Method Guidelines," developed in January 2018.

Advantages of Design Build:

- Saves time: Design Build would expedite completion of the project, saving money.
- Saves money: Design Build would result in fewer change orders as design errors and omissions are solely covered by the Design Build team.
- Better facility: Design Build allows contractor input early on in design and fosters collaboration between the designer and builder through a single contract.

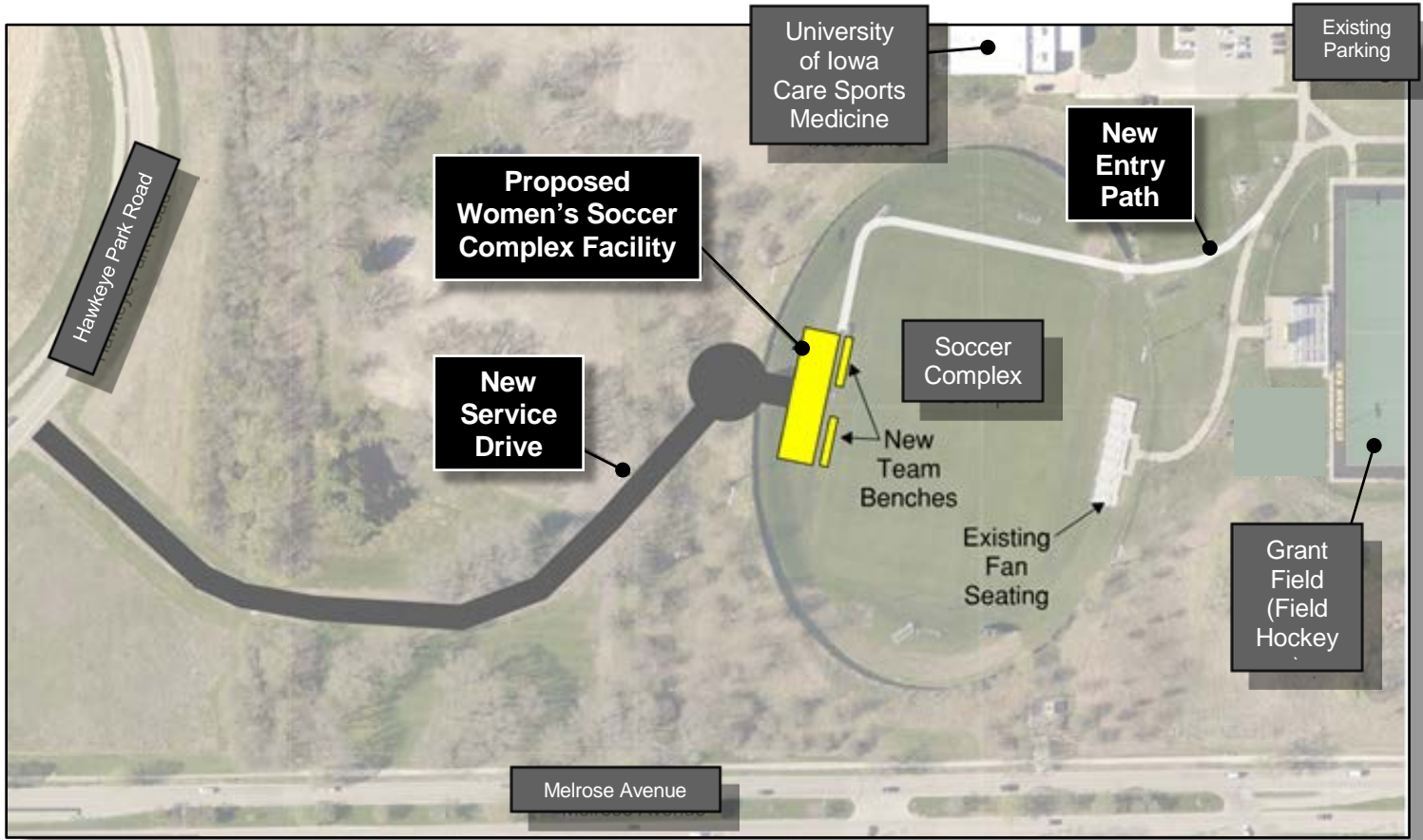
Project Location



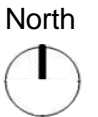
University of Iowa's west campus



Schematic Design



University of Iowa's west campus



SUI project #3 of 3
UIHC – Roy J. Carver Pavilion – Upgrade Elevators in E and EE Banks

Executive Summary: This project would substantially upgrade six elevators in the Roy J. Carver Pavilion, three in the E Bank and three in the EE Bank. The project budget of \$6,000,000 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: These six elevators are critical to UIHC’s overall operation. The elevators are over 30-years-old, powered by outdated technology and are difficult to repair and service due to limited part availability.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2020	Approved
Design Professional Selection			
➤ Shive Hattery, Inc., Iowa City		Nov. 2019	Not Required*
Shive Hattery Agreement			
Schematic Design – Record Documents	\$357,943	Nov. 2019	Not Required*
Project Description and Budget	\$6,000,000	Jun. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 679,200
Construction	4,839,890
Contingency	480,910
Total	\$ 6,000,000

Source of Funds

Hospital Building Usage Funds = \$6,000,000

Schedule

Construction: Fall 2020 – Fall 2021

Elevator upgrades would include replacing hoist motors, cables, elevator car finishes, elevator car buttons, floor illuminators, elevator door equipment and, depending upon bids, cooling for the elevator machine rooms. Fire doors would be added to the corridors to create elevator lobbies. If bids were favorable, there would be upgrades to the lobby floors and wall protectors.

To maintain patient services and visitor circulation, construction of these elevator upgrades would be staggered in time and location.

Project Location

