

Contact: Sheila Doyle

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

**Action Requested:** Consider approval of the University of Iowa's request to use of a construction manager for the **Data Center** project.

**Executive Summary:** The **Data Center** project, for which the Board granted permission to proceed with project planning in August 2007, would construct a new computer data center to house and protect the computing and networking systems critical to the daily operations of the University and University Hospitals and Clinics. The proposed facility would replace the University's outdated and undersized data centers (located in Jessup Hall and the General Hospital) and individual collegiate-hosted servers located across campus, as well as provide additional space for research-computing servers.

The Lindquist Data Center currently serves as a primary site for some Information Technology systems. In addition, for some critical services, the servers in Lindquist and another location work in tandem to provide backup for each other. Following completion of the **Data Center** project, the Lindquist Data Center would serve as one of five primary telecommunications sites as well as the backup for the primary data center.

Recent assessments of the University and UIHC data centers concluded that they are deficient in several critical infrastructure categories (architectural, electrical, mechanical, fire protection, and security); the University and UIHC are at risk of losing campus computing services due to these deficiencies. The data centers are also nearing capacity and soon will be unable to accommodate requests for new computing services. In addition, the collegiate-hosted servers across campus are housed in environments that lack the stringent heating, ventilation and air conditioning requirements for operation of the computer servers.

The University is exploring various potential sites for the facility on the Oakdale campus. The estimated project cost of \$28 million would be funded with University and UIHC infrastructure funds, and the sale of revenue bonds (with debt service payments from the user organizations).

Due to the highly specialized nature of the proposed facility, the University wishes to utilize a construction manager (CM) to provide pre-construction and construction phase services for the project. The CM would undertake a constructability analysis during design and would serve as the University's agent in coordinating and managing the multiple prime contractors. All of the construction packages would be competitively bid in accordance with Iowa bidding procedures, and the University would hold all prime contracts for the project.

The University has provided the following justification for the use of a CM for the **Data Center** project:

- The participation of the CM in the pre-construction phase would allow the University to take advantage of the CM's knowledge of construction means and methods relevant to data centers, current material and labor costs, material availability, and industry workload. The University wishes to utilize this expertise to optimize the balance among construction cost, construction quality, and construction schedule.

- The Data Center is a complex project that may involve multiple phases. The participation of the CM in the pre-construction phase would ensure that phasing schemes are feasible and cost effective, and that they encourage bidding by in-state firms on the construction packages.
- The project schedule must coordinate multiple prime contracts and the relocation of the University's main information data center, all with critical completion dates.
- The scope of the project is complex and requires additional oversight, which the University reports it cannot provide with existing staffing levels.

Consistent with Board policy, the University would issue a Request for Proposals for the construction manager services. The University would review the proposals and develop a short list of firms for interviews based on the following criteria:

- Experience and expertise in data center projects of \$20 million or more;
- Specific experience with collegiate construction, particularly data centers, at the University's peer institutions;
- Successful experience managing and coordinating multiple phases and contracts; and
- Experience working as a non-self performing CM as Agent (a desire by the University to encourage bidding by in-state firms).

The University would recommend a firm to the Board Office for approval, consistent with Board policy.

**Details of Project:**

**Data Center**

	<u>Project Summary</u>		
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2007	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2007	Received Report
Approval to Use Construction Manager		Sept. 2008	Requested

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