

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the:

1. Project Descriptions and Budgets for the:

- **Hillcrest Residence Hall – Repair Masonry** (\$3,550,000 funded by University Housing Renewal and Improvement Funds) and the
- **Replace Old Capitol / Madison Street Utility Tunnel** (\$11,500,000 funded by Utility System Renewal & Improvement Funds and Treasurer’s Temporary Investment (TTI) Income) projects with the understanding that approval is authorization to proceed with construction.

2. Revised Schematic Design, Project Description and Budget for the:

- **South Wing – Convert 4th Floor to Inpatient Unit** project (\$5,150,000, an increase of \$750,000 from \$4,400,000).

UNIVERSITY OF IOWA
Hillcrest Residence Hall – Repair Masonry
project #1 of 3

Executive Summary: This project would make substantial exterior wall repairs all around the 80-year-old Hillcrest Residence Hall. Starting in Summer 2020, construction would occur over four consecutive summers. This project budget of \$3,550,000 would be funded by University Housing Renewal and Improvement Funds.

Background: The scope of work would start with an exterior wall study/assessment, followed by masonry joint replacements, sealant repairs, reconstruction of parapet walls, replacement of limestone and slate façade elements and any associated landscape restoration.

Exterior masonry wall repairs are necessary to maintain safe and comfortable conditions for students and the public, and to protect the building structure and interior finishes from water infiltration, leading to subsequent damage.

Built in 1939, Hillcrest Residence Hall is a traditional residence hall that houses over 820 students, is the largest residence hall on the west side of the Iowa River and houses a major dining hall that was added in 1957. It provides fully furnished single, double and triple occupancy rooms and spans over 267,000 square feet.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Shive-Hattery, Inc. of Iowa City		Dec. 2018	Not Required*
Design Professional Agreement			
➤ Design Development – Record Documents	\$ 230,400	Aug. 2019	Not Required*
Project Description and Budget	3,550,000	Sep. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Budget	
Planning, Design & Management	\$ 461,525
Construction	2,808,975
Contingency	279,000
Total	\$ 3,550,000

Source of Funds
University Housing Renewal and Improvement Funds

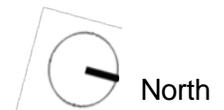
Schedule
Construction: Four consecutive summers, Summer 2020 – Summer 2023

Other Hillcrest projects: The \$4.5 million “Hillcrest Residence Halls – Replace Vanities and Plumbing” project, approved by the Board in December 2016, will be complete Summer 2020.

UNIVERSITY OF IOWA
Hillcrest Residence Hall – Repair Masonry: Map
project #1 of 3



University of Iowa's Hillcrest Residence Hall, West side of the Iowa River, looking southwest



UNIVERSITY OF IOWA
Replace Old Capitol / Madison Street Utility Tunnel
project #2 of 3

Executive Summary: This project would replace 720 feet of a 95-year-old utility tunnel, tunnel piping, utility vaults, and site amenities along the east side of the library. This tunnel is one of two tunnels delivering steam to the east campus. The project budget of \$11,500,000 would be funded by Utility System Renewal & Improvement Funds, and Treasurer’s Temporary Investment (TTI) Income.

Background: A 2016 study assessed the condition of the utility tunnels and found this tunnel to have 60% severe and 40% moderate deterioration, due to age and exposure to corrosive snowmelt salts. Options were considered to repair or replace the tunnel. It was determined that replacing the old tunnel with direct-buried, insulated piping, as proposed in this project, was the optimal solution.

The direct-buried, insulated piping would be for steam and condensate utilities and would run beneath the east sidewalk along Madison Street from Burlington Street to Washington Street. Once the new piping is installed and operational, the old tunnel and associated utilities would be demolished or abandoned.

In its final stage, the project would replace the east sidewalk along Madison Street. It would also restore a portion of the Communications Center building site, after the Communications Center is razed under a separate project.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2017	Approved
Design Professional Selection			
➤ Snyder & Associates, Ankeny		Feb. 2018	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$ 639,720	Mar. 2018	Not Required*
Design Professional Amendment #1	118,620	May 2019	Not Required*
Project Description and Budget	11,500,000	Sep. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Budget	
Planning, Design & Management	\$ 1,337,272
Construction	9,204,645
Equipment	44,483
Contingency	913,600
Total	\$ 11,500,000

Source of Funds
Utility System Renewal & Improvement Funds,
Treasurer’s Temporary Investment (TTI) Income

Schedule
Construction: Fall 2019 – Summer 2020

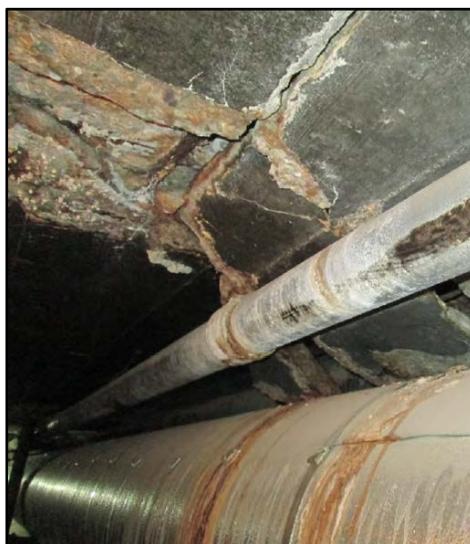
UNIVERSITY OF IOWA
Replace Old Capitol / Madison Street Utility Tunnel: Map
project #2 of 3



University of Iowa, East Campus



Tunnel: column connection



Tunnel: ceiling failure

UNIVERSITY OF IOWA
South Wing – Convert 4th Floor to Inpatient Unit
project #3 of 3

Executive Summary: This budget revision would cover the cost of some unforeseen conditions, including increasing the fire rating of South Wing’s fourth floor concrete ceiling. The revised project budget of \$5,150,000 would be a \$750,000 increase and would be funded by Hospital Building Usage Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ CBRE Heery, Inc., Iowa City		Aug. 2018	Not Required*
Design Professional Agreement			
➤ ADA Path of Travel & Schematic Design	\$ 28,400	Oct. 2018	Not Required*
Program Statement		Oct. 2018	Not Required*
Schematic Design		Nov. 2018	Approved
Project Description and Budget	4,400,000	Nov. 2018	Approved
Revised Schematic Design		Sep. 2019	Requested
Revised Project Description and Budget	5,150,000	Sep. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

During the design process and working with the State of Iowa Fire Marshal’s Office, the existing concrete slab of the fourth floor ceiling was found to be not thick enough to provide the fire and life safety protection as required by the State of Iowa Building Code. The revised Schematic Design would consist of building up that concrete slab to achieve a two-hour fire rating.

This general project would convert the 7,700 square foot Rossi Guest House on fourth floor of UIHC’s South Wing to a medical unit of 13 inpatient rooms. A nurse station, nurse workroom, staff lounge, family lounge, medicine storage room, physician workroom, consultation room, electrical room and a telecommunication room would also be included.

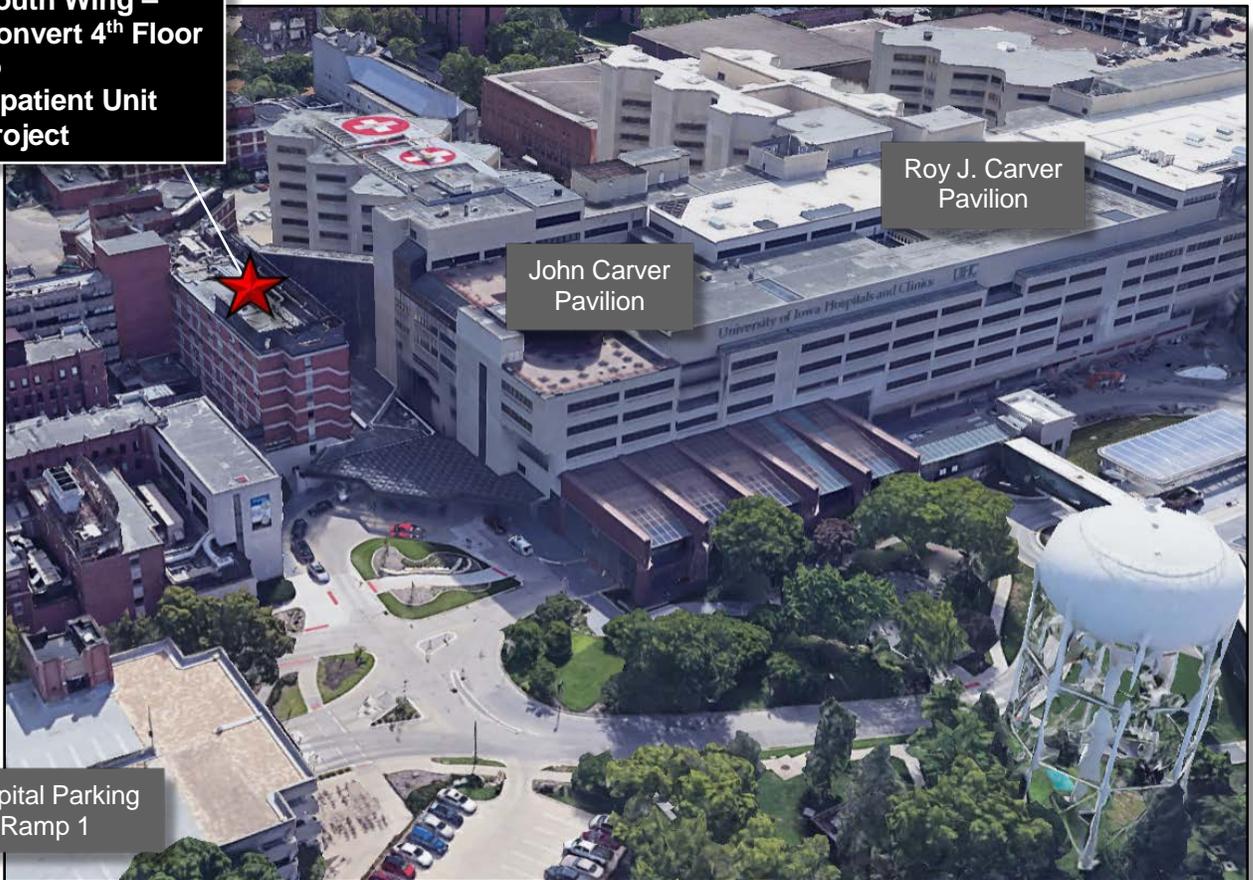
Revised Project Budget		
	Initial Budget (Nov. 2018)	Revised Budget (Sep. 2019)
Planning, Design & Management	\$ 415,000	\$ 543,000
Construction	2,495,000	3,489,000
Furniture & Equipment	1,240,000	967,000
Contingency	250,000	150,000
Total	\$ 4,400,000	\$ 5,150,000

Source of Funds
University Hospitals Building Usage Funds (unchanged)

Revised Project Schedule
Construction: start Fall 2019, complete Fall 2020

UNIVERSITY OF IOWA
South Wing – Convert 4th Floor to Inpatient Unit: map
project #3 of 3

South Wing –
Convert 4th Floor
to
Inpatient Unit
project



University of Iowa Hospitals and Clinics
looking southeast

