

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of February 12, 2003, Through March 11, 2003

Date: March 31, 2003

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

Executive Summary:

Requested
Approvals

Project descriptions and budgets and architect/engineer agreements:

Health Sciences Campus—Upgrade Purified Water Supply System project (\$2,348,000) and engineering agreement with Howard R. Green, Cedar Rapids, Iowa (\$180,750) for the upgrade of the deionized feed water system that serves several Health Sciences Campus facilities, and the water purification and distribution system that serves a portion of the Pharmacy Building (see page 3).

Finkbine Commuter Parking Lot Construct Access Drive project (\$1,881,000) and engineering agreement with Shive-Hattery, Iowa City, Iowa (\$113,228) for construction of a new access drive to serve the parking lot (see page 4).

Pentacrest—Install Primary/Secondary Electric Ductbank project (\$1,181,000) and engineering agreement with Shive-Hattery, Iowa City, Iowa (\$102,996) for the upgrade of the electrical service to the Pentacrest buildings (see page 6).

University Parking System—Lot 43 Improvements—Phase 2 project (\$847,000) and engineering agreement with Shoemaker and Haaland, Coralville, Iowa (\$100,850) for the reconstruction of a portion of Parking Lot 43 to increase its capacity (see page 7).

Pentacrest—Reconstruct Steam Tunnel project (\$787,000) and engineering agreement with Shive-Hattery, Iowa City, Iowa (\$71,872) for improvements to portions of the Pentacrest steam tunnel (see page 8).

Parking Ramp Maintenance 2003 project (\$581,000) and

engineering agreement with Shive-Hattery, Iowa City, Iowa (\$58,221) for repairs and maintenance to six campus parking ramps (see page 9).

Project descriptions and budgets:

University Hospitals and Clinics Roofing Replacement—Pappajohn Pavilion Roof Levels 107 and 110 project (\$594,000) which would replace deteriorated roofing materials on two levels of the Pappajohn Pavilion roof (see page 10).

Museum of Art—Upgrade Fire Protection project (\$487,000) which would improve the fire protection system for the Museum of Art building (see page 11).

Architectural/engineering agreements with:

Brooks Borg Skiles, Des Moines, Iowa (\$649,000) for the **Chemistry Building Renovation** project (see page 12).

Herbert Lewis Kruse Blunck, Des Moines, Iowa (\$377,367) for the **102 Church Street Improvements** project (see page 13).

West Plains Engineering, Cedar Rapids, Iowa (\$54,000) for the **Museum of Art—Renovation of Former Alumni Center into Gallery Space** project (see page 14).

HDR Architecture, Clive, Iowa (\$40,000) for the **University Hospitals and Clinics—Positron Emission Tomography (PET) Imaging Center Expansion** project (see page 15).

Selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the **Iowa Memorial Union Renovation** project (see page 17).

Background and Analysis:

Health Sciences Campus—Upgrade Purified Water Supply System

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement—Schematic Design Services (Howard R. Green, Cedar Rapids, IA)	\$ 64,270	Sept. 2002	Ratified*
Project Description and Total Budget Engineering Agreement—Design Development through Construction (Howard R. Green, Cedar Rapids, IA)	2,348,000	April 2003	Requested
	180,750	April 2003	Requested

* Approved by Executive Director in accordance with Board procedures.

Background	<p>The University wishes to upgrade the deionized feed water system in the Medical Research Center and the water purification system that serves a portion of the Pharmacy Building.</p> <p>The age, condition and unreliability of the systems make the upgrades necessary to ensure the continued operation of the systems, which serve the research initiatives on the Health Sciences Campus.</p>
Project Scope	<p>The project would consist of two components:</p> <ul style="list-style-type: none"> • Upgrade of the deionized feed water system in the Medical Research Center, which serves the laboratory areas in the Medical Laboratories Building, Bowen Science Building, Medical Research Center, and Pharmacy Building. • Upgrade of the water purification and distribution system that serves the drug manufacturing area of the Pharmacy Building.
Design Services	<p>The agreement with Howard R. Green would provide design development through construction phase design services for a fee of \$180,750, including reimbursables.</p>

Funding Future Sale of Utility System Revenue Bonds.

Project Budget

Construction	\$ 1,809,200
Design, Inspection and Administration Consultants	257,755
Design and Construction Services	100,980
Contingency	<u>180,065</u>
TOTAL	<u>\$ 2,348,000</u>

Finkbine Commuter Parking Lot Construct Access Drive

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Executive Director Authorization to Approve Engineering Firm and Schematic Design Agreement		Jan. 2003	Approved
		Jan. 2003	Approved
Engineer Selection/Schematic Design Agreement (Shive-Hattery, Iowa City, IA)	\$ 59,972	April 2003	Ratification*
Project Description and Total Budget Engineering Agreement—Design Development	1,881,000	April 2003	Requested
Through Construction (Shive-Hattery, Iowa City, IA)	113,228	April 2003	Requested

* Approved by Executive Director as Authorized by Board

Background The University wishes to construct a new access drive to reduce traffic congestion at the entrance to the Finkbine Commuter Parking Lot located on the far west campus.

Project Scope This project would construct a new roadway from the Finkbine Commuter Lot south to Melrose Avenue. (A map indicating the location of the proposed access drive is included as Attachment A.)

The new drive would improve access to the lot for users traveling from the south and west, and reduce traffic congestion at the Hawkins Drive access road located on the east side of the lot.

The new drive would also provide an alternate means of egress when the Hawkins Drive access road is blocked by train traffic.

The project would also reconstruct the Finkbine Golf Course parking lot

located immediately north of Melrose Avenue, construct a golf cart pass-thru culvert to the cart storage building and a new gazebo, and provide lighting and landscaping.

In addition, the project would construct a bicycle trail parallel to the new roadway.

Design Services The agreement with Shive-Hattery would provide design development through construction phase design services for a fee of \$113,228, including reimbursables.

Funding University Parking System Improvement and Replacement Funds, Institutional Roads Funds, and/or Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 1,521,000
Design, Inspection and Administration	
Consultants	180,200
Design and Construction Services	35,500
Contingency	<u>144,300</u>
TOTAL	<u>\$ 1,881,000</u>

Pentacrest—Install Primary/Secondary Electric Ductbank

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 1,181,000	April 2003	Requested
Engineering Agreement (Shive-Hattery, Iowa City, IA)	102,996	April 2003	Requested

Background The electrical service to the Pentacrest buildings requires upgrading to meet fire safety codes.

Project Scope The project would construct an underground transformer vault and several electric duct banks.

The project would also replace electrical equipment that is at the end of its useful life, and would include installation of transformers, switchgear, and secondary equipment to serve Jessup and Macbride Halls, and a transformer to serve the Old Capitol.

Design Services The engineering agreement with Shive-Hattery would provide full design services for a fee of \$102,996, including reimbursables.

Funding Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	\$ 922,750
Design, Inspection and Administration	
Consultants	102,996
Design and Construction Services	63,104
Contingency	<u>92,150</u>
TOTAL	<u>\$ 1,181,000</u>

University Parking System—Lot 43 Improvements—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Relocate Football Practice Facility/ Lot 43 Expansion</u>			
Permission to Proceed		Jan. 2002	Approved
Authorization for Executive Director to Approve Design Agreements		Jan. 2002	Approved
<u>Lot 43 Expansion—Phase 1</u>			
Engineering Agreement (Shoemaker and Haaland, Coralville, IA)	\$ 115,925.00	March 2002	Approved
Project Description and Total Budget	1,245,000.00	April 2002	Approved
Construction Contract Award—General (Peterson Contractors)	642,742.75	June 2002	Ratified
Construction Contract Award—Landscaping (Iowa City Landscaping)	43,261.00	July 2002	Ratified
Construction Change Order #1 (Peterson Contractors)	143,162.50	Sept. 2002	Ratified*
Architectural Amendment #2 (Shoemaker and Haaland)	23,900.00	Sept. 2002	Approved
<u>Lot 43 Expansion—Phase 2</u>			
Project Description and Total Budget	847,000.00	April 2003	Requested
Engineering Agreement (Shoemaker and Haaland, Coralville, IA)	100,850.00	April 2003	Requested

* Approved by Executive Director in accordance with Board procedures.

Background	<p>Parking Lot 43 on the University's west campus consists of two lots, which are located to the east and west of the Recreation Building. (A map indicating the location of the lots is included as Attachment B.)</p> <ul style="list-style-type: none"> The east parking lot, which was recently constructed under the Phase 1 project, served to expand Parking Lot 43 to provide parking for approximately 300 additional faculty and staff vehicles. The Phase 1 project also reconstructed a portion of the west parking lot.
Project Scope	<p>The Phase 2 project would reconstruct the remainder of the west parking lot to increase its capacity by 144 stalls to accommodate a total of 300 vehicles.</p> <p>The project would also install new storm sewers and reconstruct water mains, install a subdrainage system, reconstruct the lighting system and sidewalks, and provide landscape improvements.</p>
Design Services	The agreement with Shoemaker and Haaland would provide full design

services for a fee of \$100,850, including reimbursables.

Funding University Parking System Improvement and Replacement Funds.

Project Budget

Construction	\$ 660,000
Design, Inspection and Administration Consultants	100,850
Design and Construction Services	20,000
Contingency	<u>66,150</u>
TOTAL	<u>\$ 847,000</u>

Pentacrest—Reconstruct Steam Tunnel

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 787,000	April 2003	Requested
Engineering Agreement (Shive-Hattery, Iowa City, IA)	71,872	April 2003	Requested

Background The steam tunnel that serves the Pentacrest buildings requires reconstruction to address safety and reliability concerns.

Project Scope The project would reconstruct a 150 foot portion of the steam tunnel and install new ventilation for another section of the tunnel. The steam mains would remain active during construction.

Design Services The agreement with Shive-Hattery would provide project design and inspection services for a fee of \$71,872, including reimbursables.

Funding Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	\$ 614,265
Design, Inspection and Administration Consultants	71,872
Design and Construction Services	39,728
Contingency	<u>61,135</u>
TOTAL	<u>\$ 787,000</u>

Parking Ramp Maintenance 2003

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 581,000	April 2003	Requested
Engineering Agreement (Shive-Hattery, Iowa City, IA)	58,221	April 2003	Requested

Background The University has recently completed a five-year preventative maintenance study of its campus parking structures.

Project Scope The project would provide scheduled repairs and maintenance to six campus parking ramps, as recommended by the study.

The structures to be addressed include the Iowa Memorial Union Parking Ramp, the North Campus Parking Ramp, and four UIHC parking ramps.

Work would include concrete repairs, control and expansion joint replacements, roof replacements on stair and elevator towers, waterproofing membrane and sealer application, and painting.

Design Services The agreement with Shive-Hattery would provide for a fee of \$58,221, including reimbursables.

Funding University Parking System Improvement and Replacement Funds.

Project Budget

Construction	\$ 465,000
Design, Inspection and Administration	
Consultants	58,221
Design and Construction Services	11,379
Contingency	<u>46,400</u>
 TOTAL	 <u>\$ 581,000</u>

University Hospitals and Clinics Roofing Replacement—Pappajohn Pavilion Roof Levels 107 and 110

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 594,000	April 2003	Requested

Background The existing materials on roof levels 107 and 110 of the Pappajohn Pavilion are deteriorated and suffer from a number of leaks which cannot be easily repaired.

- The two roof levels are located over the sixth floor area that will house the Perinatal and Obstetrical Patient Care Units currently under construction.

The roof areas, which total 15,806 square feet, consist of a rubber membrane material which is approximately 13 years old; the life expectancy of the material was approximately 10 years.

Project Scope The project would remove the existing roofing material and install a built-up roofing material.

The replacement material was selected for its durability, resistance to foot traffic, and life expectancy (15 to 20 years).

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 475,000
Professional Fees	47,500
Planning and Supervision	24,000
Contingency	<u>47,500</u>
TOTAL	<u>\$ 594,000</u>

Museum of Art—Upgrade Fire Protection

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Howard R. Green Company, Cedar Rapids, IA)	\$ 55,980	Jan. 2003	Approved
Project Description and Total Budget	487,000	April 2003	Requested

Background	The existing fire protection system in the Museum of Art building is outdated and suffers from a number of code deficiencies. Replacement of the system is important to ensure the safety of the building occupants and the art collection.
Project Scope	The project would provide fire protection upgrades for the Museum of Art, including installation of a new addressable fire detection system, and new emergency and exit lighting throughout the facility.
Funding	Building Renewal Funds and/or Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 375,700
Design, Inspection and Administration	
Consultants	57,920
Design and Construction Services	14,880
Contingency	<u>38,500</u>
TOTAL	<u>\$ 487,000</u>

Chemistry Building Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Chemistry Building Master Planning</u> Phase 1 Architectural Agreement (Rohrbach Carlson, Iowa City, IA) Phase 2 Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 65,000	July 2002	Approved
<u>Chemistry Building Renovation</u> Architectural Selection (Brooks Borg Skiles, Des Moines, IA)		Jan. 2003	Approved
Negotiated Architectural Agreement— Programming and Schematic Design (Brooks Borg Skiles, Des Moines, IA)	649,000	April 2003	Requested

Background	<p>The renovation of the Chemistry Building is the University's top project priority for FY 2004 capital appropriations funding.</p> <p>The Phase 1 master planning study identified the renovation needs for the building; the Phase 2 study defined and prioritized the renovation needs based on the Phase 1 findings.</p>
Design Services	<p>The agreement with Brooks Borg Skiles would provide programming and schematic design services for a fee of \$649,000, including reimbursables.</p>

102 Church Street Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Dec. 2002	Approved
Project Description and Total Budget	\$ 2,900,000	Jan. 2003	Approved
Negotiated Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	377,367	April 2003	Requested

Background

The University of Iowa residence for its president, 102 Church Street, is a campus landmark and has remained virtually unchanged since it was constructed in 1908; selected minor renovation projects have been undertaken over the past 80 years.

While the second floor of 102 Church is used as a residence for the president and his/her family, the first floor and grounds of this historic structure are utilized extensively for University-sponsored events throughout the year. In recent years, however, the public and private use of the structure has become more and more challenging.

In addition to problematic living conditions faced by the presidential family, long-standing inadequacies and basic infrastructure issues have made hosting events at the residence increasingly difficult.

The west porch, which is settling toward the west bluff on the site, needs to be replaced or its foundation re-established to ensure safety.

An accessible ramp was added to the front entrance in 1998; however, the upper and lower floors of the residence are not accessible to individuals with mobility impairments.

The single-car garage addition has created access and safety issues, and the ad-hoc addition of the exterior lift has not provided efficient service access to the residence and presents some safety issues.

There are also a number of interior deferred maintenance items; as is the case with other aging campus facilities, deferral of critically needed improvements will inevitably lead to significant future repair costs.

Anticipated Project Scope and Source of Funds

The project would rehabilitate the facility and address its most critical needs.

- This would include replacement of the facility’s plumbing, electrical, and heating, ventilating and air conditioning systems; the University estimates that this work represents approximately 40 percent of the total project cost.
- This work would be funded by Income from Treasurer’s Temporary Investments in the maximum amount of \$1.16 million, which is equivalent to the total estimated cost for the rehabilitation work.

Additional elements of the project would renovate the facility to provide additional improvements.

- The University anticipates that this would include improving access to persons with mobility impairments, reconstruction and/or repair of the north and west porches, construction of a new service wing and garage, modernization of the second floor living area, and exterior shell improvements, including window replacements.
- This work would be financed by private funds; the specific project scope would be determined by the availability of the private funds.

Design Services

The agreement with Herbert Lewis Kruse Blunck would provide full design services for a fee of \$377,367, including reimbursables.

Museum of Art—Renovation of Former Alumni Center into Gallery Space

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (West Plains Engineering, Cedar Rapids, IA)	\$ 54,000	April 2003	Requested

Background

The University wishes to renovate the former Alumni Center, located directly north of the University Art Museum, to provide additional gallery space for the Museum.

Project Scope

The project would provide a new mechanical system for adequate air supply for the preservation of the art collection, museum lighting, and electrical and communications upgrades.

Design Services

The agreement with West Plains Engineering would provide mechanical and electrical design services for a fixed fee of \$54,000.

University of Iowa Hospitals and Clinics—Positron Emission Tomography Imaging Center Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Approved
Architectural Agreement—Schematic Design Services (HDR Architecture, Clive, IA)	\$ 40,000	April 2003	Requested

Background

The UIHC Positron Emission Tomography (PET) Imaging Center is located on the lower level of the John Pappajohn Pavilion.

- PET technology has proven to be highly efficacious and useful in the early diagnosis of cancer and the monitoring of cancer treatments.

However, UIHC reports the following deficiencies with the existing PET Imaging Center:

- The Center is operating at maximum capacity, which results in delays in patient care and clinical research studies.
- The existing PET scanner is 12 years old, and therefore it cannot provide the superior imaging performance nor accommodate a higher patient volume associated with newer generation scanners.
- The scanner's localization capabilities are not as accurate as those provided by a combination of PET and CT scanner technologies.

UIHC wishes to expand the existing PET Imaging Center and install a replacement PET scanner and a new PET/CT scanner.

The proposed project would significantly advance UIHC's capabilities to provide state-of-the-art patient diagnostic imaging and clinical research services and develop new clinical applications for PET imaging.

Project Scope

This project would expand the PET Imaging Center in the Pappajohn Pavilion to accommodate the two new scanners.

The project would infill the Pavilion's central atrium on the lower level, which is located immediately adjacent to the PET Center, to provide the necessary expansion space.

The project would develop two imaging rooms (one to accommodate each scanner), a control room, patient preparation and holding room, patient restroom, utility room and four staff offices.

Following completion of these areas, a portion of the existing PET Center would be developed into an expanded radiochemistry laboratory and

radiopharmaceutical dispensing room.

Anticipated Cost/
Funding \$2.5 million to be funded by University Hospitals Building Usage Funds.

Design Services Because of the unique technical design requirements for the installation of a PET scanner, the University conducted a nationwide search to identify qualified design firms.

Based on the University's research, Requests for Proposals (RFP) to provide design services for the project were distributed to 15 firms; this included one Iowa firm.

- The RFP required very specific design experience on similar PET scanner projects.

The University received expressions of interest from three firms to provide design services for the project; the three firms were interviewed by the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of HDR Architecture, Clive, Iowa, to provide design services for the project.

- The firm was selected based on its prior experience in the design of PET scanner facilities and its Iowa location.

The agreement with HDR Architecture would provide schematic design services for a fee of \$40,000, including reimbursables.

The University would return to the Board for approval of additional design services following completion of the schematic design.

Iowa Memorial Union Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2003	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		April 2003	Requested

Background The Iowa Memorial Union (IMU) was constructed in 1925; additions to and renovations of the facility were completed in 1927, 1955, 1965, and 1988.

The University wishes to undertake a major renovation of the IMU to upgrade the facility consistent with student expectations.

Project Scope The University envisions completing the renovation project over a number of years in the following proposed phases:

Phase 1

- Master planning for the entire renovation project, deferred maintenance improvements, construction of a River Terrace to provide a student gathering place and small performance venue, and a possible two-floor study/dining expansion area.

Phase 2

- Remodeling of the Hawkeye Room and Wheelroom, construction of a new food court, construction and/or reconfiguration of kitchen and food service areas, reconfiguration of the central events/ conferencing office, and improvements to the River Room.

Phase 3

- Relocation of the Campus Information Center and Box Office, expansion of the Terrace Room, development of a large social/study area, relocation of the Information Technology Center, and construction of a new pantry coffee house and office spaces.

Phase 4

- Reorganization and consolidation of the IMU administrative offices, remodeling of the Book Store receiving area to provide office space, and reallocation of some Book Store office space to retail space.

Anticipated
Cost/Funding

The estimated Phase 1 project cost is \$8,976,000. While the costs for Phases 2 through 4 would be identified in the master plan for the renovation project (to be developed in Phase 1), the total cost for the four phases is anticipated to be approximately \$27 million.

In November 2002, the Board approved a new \$29 mandatory building fee per student for the Phase 1 renovation of the Union. This fee would support debt service payments for approximately a \$10 million bond issuance (Phase 1 estimated cost plus debt service reserve and issuance costs).

The existing building fee for the Union of \$25.92 supports debt service payments for existing Iowa Memorial Union bonds (issued in 1986 with refunding bonds issued in 2002). The last maturity of the bonds is 2009.

Design Services

Expressions of interest to provide design services for the project were received from 12 firms.

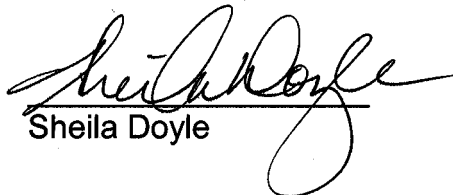
Four firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.

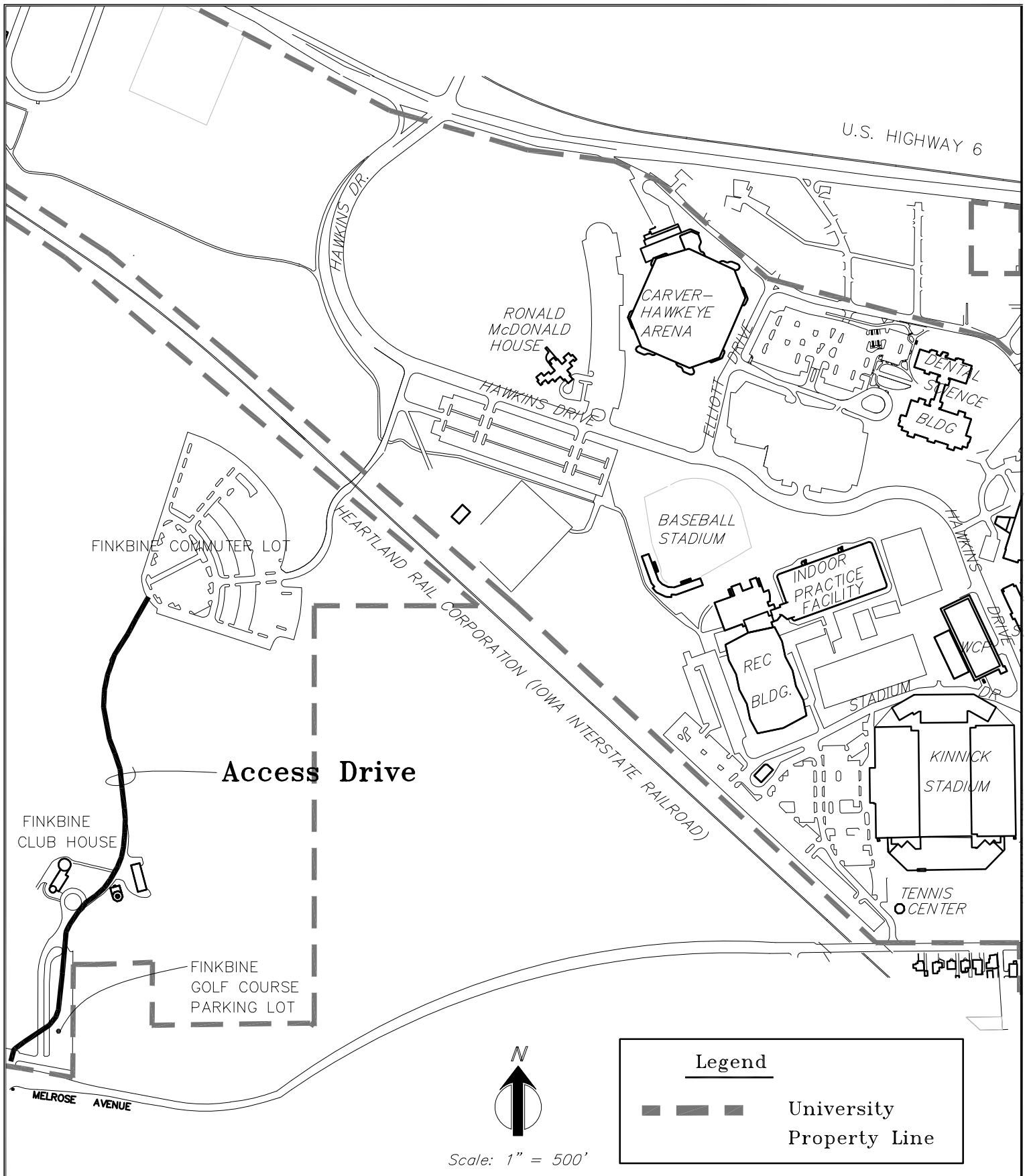
- The firm was selected based on its understanding of the project, its rapport with the building users and student representatives, and its outstanding work on other University projects.

The University would return to the Board for approval of the negotiated agreement.

Also presented for Board ratification are four project budgets under \$250,000, the schematic design agreement with Stanley Consultants (\$316,900) for the **West Campus Chilled Water Plant Development and Parking Facility** project (approved by the Executive Director as authorized by the Board in January 2003), three architect/engineer amendments approved by the University, five construction contracts awarded by the Executive Director, the acceptance of seven completed construction contracts, and 17 final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



THE UNIVERSITY OF IOWA - LOCATION MAP

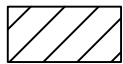
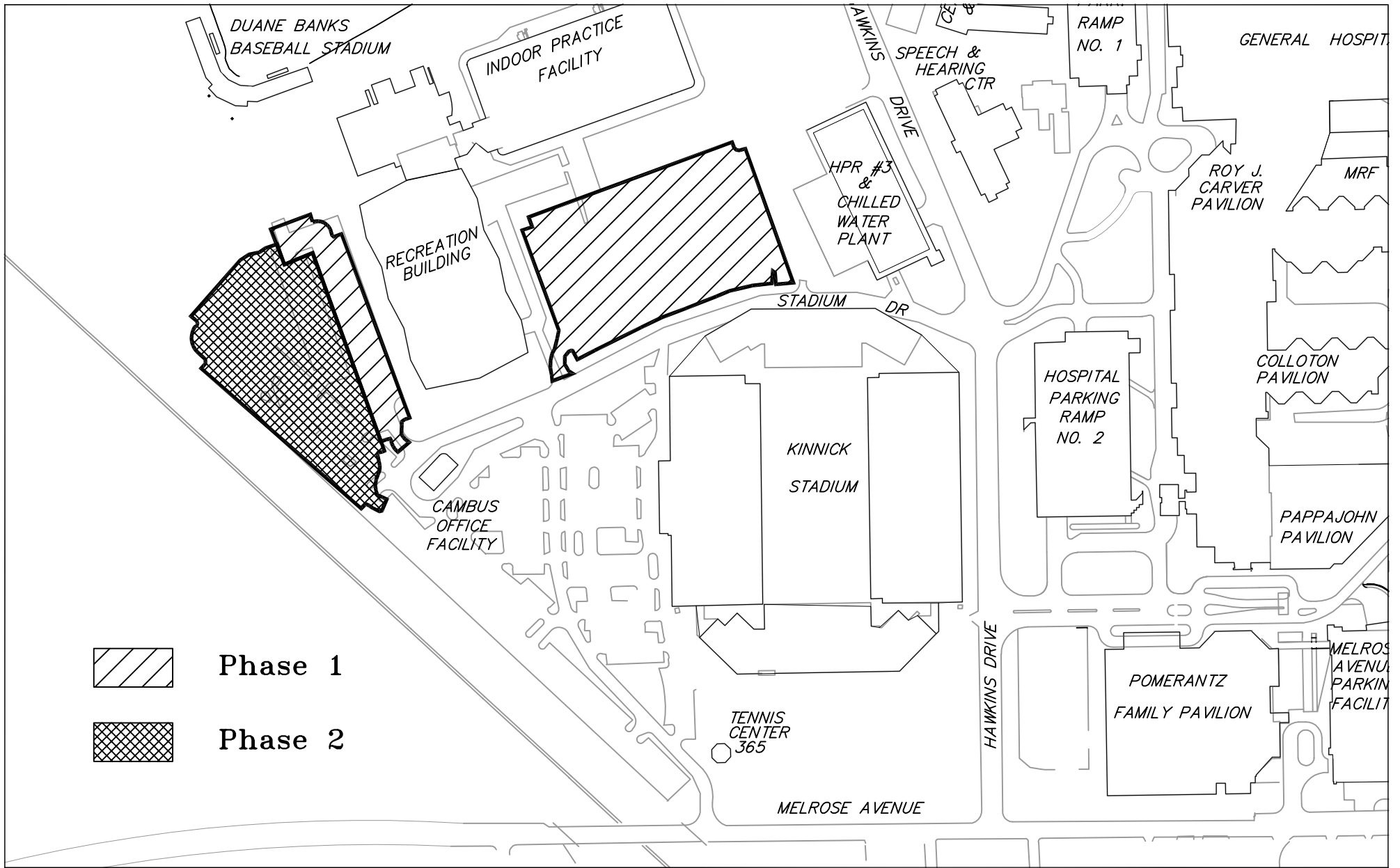
Finkbine Commuter Parking Lot

Construct Access Drive

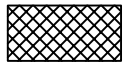


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Phase 1



Phase 2



THE UNIVERSITY OF IOWA

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Scale: 1" = 250'

Location Map
Lot 43 Phase 1 and Phase 2