PRESENTATIONS OF THE SCHEMATIC DESIGNS FOR THE BURGE RESIDENCE HALL—REMODEL FOOD SERVICE AREA, ATHLETIC LEARNING CENTER, AND CLASSROOM/ JOURNALISM BUILDING PROJECTS WILL BE MADE AT THE APRIL BOARD MEETING

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of February 14, 2002, Through March 20, 2002

Date: April 8, 2002

Recommended Action:

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

Executive Summary:

Requested Approvals

Permission to proceed with project planning for the **Mayflower Residence Hall—Replace Heating, Ventilating and Air Conditioning (HVAC) Piping System** project which would replace the system throughout the building (see page 4).

Representatives of the University and the project architects will present the schematic designs (booklets are included with the Board's docket materials) for:

Burge Residence Hall—Remodel Food Service Area project (Rohrbach Carlson Architects) which would remodel the space to create a "marketplace" food service area similar to the remodeled space in Hillcrest Residence Hall, remodel the building lounge and entrances, and provide other mechanical and electrical upgrades (see page 5).

- The University also requests approval of the project description and budget ($14,400,000).

Athletic Learning Center project (OPN Architects) which would construct a new facility in the west campus residence area to provide study and tutorial spaces for student athletes (see page 8).

Classroom Building/Journalism project (OPN Architects) which would construct a new facility on the east campus to provide general assignment classroom space, and house the School of Journalism and The Daily Iowan (see page 11).

- The University also requests approval of an architectural agreement with OPN Architects, Cedar Rapids, Iowa ($1,037,000) for design development through construction phase services for the project.

Site selection and architectural agreement with OPN Architects, Cedar Rapids, Iowa ($3,144,600) for construction of a new residence hall (**West Campus Residence Hall and Support Facilities** project, see page 16).

Architectural agreements with:

SVPA Architects, West Des Moines, Iowa ($1,036,450) for full design services for the **Pomerantz Center** project (see page 18).

Herbert Lewis Kruse Blunck, Des Moines, Iowa ($1,495,444) for design development through construction phase services for the **Art Building—Phase 1** project (see page 19).

Project descriptions and budgets:

Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications project ($1,872,000) which would extend utilities to the project site and modify a portion of the adjacent Newton Road (see page 20).

Health Sciences Campus—Westlawn Tunnel Replacement project ($1,276,000) which would provide a tunnel connection between Westlawn and the future Carver Biomedical Research Facility (see page 21).

Relocate Football Practice Facility/Lot 43 Expansion project ($1,245,000) for the Lot 43 Expansion component of the project (see page 22).

Recreation Building—Replace Floor project ($980,000) which would replace the deteriorated flooring for use by programs of the Departments of Athletics and Recreational Services (see page 23).

West Campus—Replace Condensate Piping project ($915,000) which would replace deteriorated condensate lines between the Art Building, Westlawn, and the Nursing Building (see page 24).

University Hospitals and Clinics—Center for Disabilities and Development Heating, Ventilating and Air Conditioning (HVAC) System Replacement—Phase B project ($600,000) which would continue the replacement of the Center's outdated systems (see page 25).

Multi-Tenant Facility—Install Emergency Generator project ($515,000) which would provide emergency electrical service for the facility (see page 26).

Seashore Hall—Replace Tile Roof Sections project ($467,000) which would replace the deteriorated clay tiles on the east wing roof (see page 27).

Medical Education Building—Exterior Repairs project ($372,000) which would repair the brick masonry and replace a portion of the windows (see page 28).

General Hospital—Electrophysiology Testing Laboratory project ($307,000) which would convert two patient rooms to laboratory space for use in grant-funded research studies (see page 29).

Field House—Replace Roofs project ($261,000) which would replace a portion of the building's roof areas (see page 30).

Revised budget for the **University Hospitals and Clinics—Patient Food Delivery System** project ($797,781) for an increased project scope for additional necessary items identified during project design, and construction contract award to Knutson Construction Services Midwest ($656,700) (see page 31).

Architect/engineer agreements with:

OPN Architects, Cedar Rapids, Iowa ($144,000) for full design services for the **Dey House Addition** project which would provide additional space for the University Program in Creative Writing (see page 32).

Howard R. Green Company, Cedar Rapids, Iowa ($71,900) for construction observation services for the **Mayflower Residence Hall—Replace Windows** project which would replace the windows throughout the facility (see page 33).

Background and Analysis:

Mayflower Residence Hall—Replace Heating, Ventilating and Air Conditioning (HVAC) Piping System

Project Summary

	Amount	Date	Board Action
Permission to Proceed		April 2002	Requested

Background	The Mayflower Residence Hall was constructed in 1966 and acquired by the University in 1983. The building's heating, ventilating and air conditioning (HVAC) piping system, which is original to the building's construction, has exceeded its maximum life expectancy of 25 years and is in need of replacement.
Project Scope	The project would replace the piping system that serves the fan coil units located in each apartment of the residence hall. The University plans to coordinate the work with the **Mayflower Residence Hall—Replace Domestic Water Piping** project. The work would be phased to minimize disruption to building occupants.
Anticipated Cost	$6 million to $10 million.
Funding	Dormitory Improvement Funds and Revenue Bond Proceeds.

Burge Residence Hall—Remodel Food Service Area

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		Feb. 2001	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City)	$ 1,192,000	April 2001	Approved
Program Statement		July 2001	Approved
Schematic Design		April 2002	Requested
Project Description and Total Budget	14,400,000	April 2002	Requested

Background

The Burge food service facility serves residents in Burge Hall, Daum Hall, Currier Hall, Mayflower Hall, and Stanley Hall, as well as summer conferences, non-resident board contracts, and cash clients.

This project would replace the deteriorated serving lines and improve food service offerings in response to student dining preferences and national eating trends.

The remodeling of the Burge dining facility will create a "marketplace" food service area similar to the remodeled space in Hillcrest Residence Hall.

The project would reconfigure the dining areas, dining lobbies, and food preparation and storage areas, remodel the main building lounge and entrance, and upgrade and enlarge the student elevators.

The project would also replace the plumbing, sprinkler system, air handling units and ductwork, lighting, and power systems in the remodeled spaces.

Schematic Design

The following are highlights of the **interior design**:

First Floor

The marketplace servery area would be centrally located within the food service facility.

The main dining area and private dining rooms would be located in the southern portion of the space; a smaller dining area would also be located west of the marketplace.

- The design of the main dining area reflects a 1,635 gross square foot one-story curved addition to the southwest corner of the building to provide sufficient seating to accommodate the projected customer volume. (See description of exterior design.)

The kitchen areas would be located north and west of the marketplace, and the food service offices would be located in the northeast corner.

A north/south building corridor east of the food service area will connect the main lounge and the three principal building entrances, providing direct access to the food service and dining area.

The main building lounge and the building entrances to the east, north and south will be remodeled and enlarged.

Basement

The project will reconfigure the food service freezer and storage areas, locker rooms, and laundry room.

The project will also develop a bakery area, which would be relocated from the first floor.

Second Through Fifth Floors

Work on these floors will consist of circulation and mechanical improvements including modernization of an existing freight elevator and passenger elevator, and enlargement of the existing student elevators that serve all six floors of the building.

The following are highlights of the **exterior design**:

The curved dining addition will be constructed with large windows to provide an open environment and views of the adjacent T. Anne Cleary Walkway.

- The low-sloped roof of the addition will be constructed of a rubber membrane material, which has a life expectancy of approximately 20 years.

The new entrance vestibules will be constructed with stone wall systems and standing seam metal sloping roof systems.

The exterior improvements and materials were designed to complement the existing building.

Project Schedule

The University plans to begin construction in the fall of 2002; the anticipated completion date is November 2004.

Construction will proceed in four phases to allow food service operations to continue during the entire construction period.

The following table compares the square footages included in the schematic design with the square footages included in the program

approved by the Board in July 2001.

	Building Program	Schematic Design	
Basement Food Service Area	6,947	6,273	
Basement Lounge	3,390	4,207	
First Floor Food Service	38,000	36,167	
First Floor Lounge	5,866	4,901	
First Floor Corridors	5,000	8,989	
Total Project Area	**59,203**	**60,537**	nsf

Anticipated Funding: Dormitory Improvement Reserves and/or Dormitory Revenue Bonds.

Project Budget	
Construction	$ 11,480,346
Design, Inspection and Administration	
Consultants	1,482,436
Design and Construction Services	290,700
Contingency	1,146,518
TOTAL	$ 14,400,000

Athletic Learning Center

Project Summary

	Amount	Date	Board Action
Architectural Agreement (OPN Architects, Cedar Rapids, IA)	$ 285,500	Nov. 2001	Approved
Program Statement		March 2002	Approved
Schematic Design		April 2002	Requested

Background

Included in the Master Plan for development of the west campus residence area (**West Campus Residence Hall and Student Life Facilities** project) is an Athletic Learning Center which would provide study and tutorial spaces for use by student athletes. (These functions are currently housed in a temporary location within the Quadrangle Residence Hall.)

- The Master Plan recommended development of the Athletic Learning Center as a separate facility to provide increased visibility for the program and allow construction of the building in an area that could better accommodate the parking requirements for the Center, while maintaining close proximity to the residence halls.

- The site identified for construction of the Center is located on Melrose Avenue west of the Boyd Law Building and immediately east of Parking Lot 14. (See Attachment A for map.)

Schematic Design

The following are highlights of the **exterior design**:

The building would be constructed of terra-cotta colored brick and buff-colored stone to give the building a traditional, collegiate appearance and to respond to the exterior appearance of the west campus residence halls and the Field House.

Roof

The roof would consist of sloped design, with dormers, to enhance the traditional collegiate appearance of the building.

- The roof design would provide space for a mechanical penthouse and to accommodate future growth of the Athletic Learning Center.

The roof would be constructed of asphalt shingles and a rubber membrane material, with copper flashing and copper-trimmed dormer; the roofing materials have a life expectancy of approximately 20 years.

The following are highlights of the **interior design**:

First Level

The first level would house the more active spaces for student athlete activities.

- A large classroom, which could be separated into two spaces, would be located in the northeast area of this level.
- The remainder of the east wall would house a library, conference room, restrooms, storage and building service areas.
- The west wall would house administrative offices and support areas.
- The north/south building corridor, which would serve the building's north and south entrances, would feature built-in display cases and window seats.

Second Level

The second level would house the quiet study environments which would be used for longer periods of time.

- The study lounges would be housed along the east wall and separated by two tutorial rooms.
- A third tutorial room would be located in the southeast corner, with teaching and computer laboratories located in the southwest corner, and additional office and support areas along the west wall.

Restrooms

The building would provide a total of six female toilet fixtures and four female lavatories, and four male toilet fixtures, four male lavatories, and five urinals.

The following table compares the square footages included in the schematic design with the square footages included in the program approved by the Board in March 2002.

	Building Program		Schematic Design		
Auditorium Classroom	2,980		2,350		
Study Lounges					
Underclass	2,620		2,410		
Upperclass	1,336		1,630		
Staff Offices	2,402		2,400		
Library	1,128		1,160		
Tutorial Rooms (4)	900		680		
Computer Laboratory	780		740		
Conference Room	612		500		
Teaching Laboratory	225		215		
Display Area	120		120		
Other (lobby, restrooms, mail room, etc.)	1,990		2,130		
Total Net Assignable Space		15,093		14,335	nsf
Total Gross Square Feet		19,621		21,000	gsf
Net-to-Gross Ratio (Schematic) = 68 percent					

Project Cost $4,500,000.

Funding Gifts to the Athletic Department.

Classroom Building/Journalism

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2000	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		April 2000	Approved
Architectural Agreement—50 Percent of Schematic Design (OPN Architects)	$ 80,000	July 2000	Approved
Program Statement		March 2002	Approved
Architectural Amendment #1 (OPN Architects)	46,500	March 2002	Ratified*
Schematic Design		April 2002	Requested
Architectural Agreement—Design Development Through Construction Phase Services (OPN Architects)	1,037,000	April 2002	Requested

* Approved by Executive Director in accordance with Board procedures.

Background

This project would construct a new facility to provide general assignment classroom space and modern facilities for the School of Journalism and The Daily Iowan, which would relocate from antiquated space in Seashore Hall and the Communications Center.

- The Accrediting Council on Education in Journalism and Mass Communications has recommended that the School of Journalism occupy updated facilities prior to the Council's next evaluation scheduled for the 2003-2004 academic year.

The building would be constructed west of the Becker Communications Building on the University's east campus. (See Attachment B for map).

Schematic Design

The following are highlights of the **exterior design** of the three-story building:

The building would be constructed primarily of brick masonry with limestone-colored trim.

The circular rotunda to the southeast would consist of the limestone-colored material and aluminum sunscreens.

The exterior materials were chosen to complement the Library to the south and the English-Philosophy Building to the west.

A skywalk connection would extend from the east wall of the second level to the Becker Communications Building.

- The skywalk would facilitate student and faculty access to the interrelated programs located in the two facilities.

A pedestrian plaza would also be created between the Classroom/ Journalism Building and the Becker Communications Building.

Roof

The roof would consist of a low-sloped design consistent with neighboring buildings in the area.

The roof would be constructed of a rubber membrane material which would have an estimated life expectancy of 20 years.

The following are highlights of the **interior design** of the building**:**

Level 1

Five general assignment classrooms would be located along the east wall; an auditorium would be located in the southern portion of this level. The operations of The Daily Iowan would be housed in the western half of this level.

Broadcast studios for the School of Journalism and Mass Communication would be located in the northwest corner; additional support areas for the School would be located in the southwest corner.

A student commons area would be located in the circular rotunda space in the southeast corner; this area would be open to the two floors above. The main north/south building corridor, which will serve the building entrances located to the north and southeast, would be designed with an atrium feature and would provide additional student commons space.

Level 2

Additional general assignment classrooms and seminar rooms would be located along the east and north walls, and in the southern portion of this floor.

The administrative offices of the Department of Cinema and Comparative Literature would be located along the west wall; additional support areas for the Department would be located in the southern portion of this level.

The instructional and project technology laboratories for the School of Journalism and Mass Communication would be centrally located.

Level 3

This level would house functions of the School of Journalism and Mass Communication including the administrative offices, faculty lounge and work center, and thesis defense and conference room.

Restrooms

The building would provide a total of 12 female toilet fixtures and six female lavatories, and six male toilet fixtures, six male lavatories, and six urinals.

The following table compares the square footages included in the schematic design with the square footages included in the program approved by the Board in March 2002.

	Building Program		Schematic Design		
General Assignment Classrooms					
2 Large Classrooms (1,152 nsf each)	2,304		2,362		
9 Smaller Classrooms (840 nsf each)	7,560		7,488		
3 Seminar Rooms (530 – 630 nsf each)	1,740		1,720		
		11,604		11,570	nsf
School of Journalism and Communication					
Faculty Offices (23) and Lounge	4,022		4,087		
Instructional Technology Laboratories (4)	2,688		2,672		
Resource Room/Team Conference Room	2,483		2,432		
Project Technology Laboratories (2)	1,920		1,966		
Broadcasting Studio	1,914		2,020		
Classroom	1,410		1,042		
Administrative Offices	1,380		1,580		
Graduate Student Offices (8)	1,200		1,216		
Quill and Scroll, Iowa High School Press	780		816		
Thesis Defense and Conference Room	649		645		
Student Organizations Office	450		435		
Faculty Darkroom	192		190		
		19,088		19,101	nsf
Department of Cinema and Comparative Literature					
Faculty Offices (10)	1,500		1,520		
Graduate Student Offices (7)	1,050		1,064		
Administrative Offices	882		922		
		3,432		3,506	nsf
The Daily Iowan					
Newsroom	1,584		1,382		
Office Areas	1,256		1,446		
Conference Room	420		430		
Media News Area	330		347		
Library	150		156		
Lounge	150		146		
Production Area	150		141		
Other	216		170		
		4,256		4,218	nsf
Building Support and Miscellaneous		4,296		4,844	nsf
Total Net Assignable Space		42,676		43,239	nsf
Total Gross Square Feet		67,500		67,500	gsf

Net-to-Gross Ratio (Schematic) = 64 percent

Design Services	The architectural agreement with OPN Architects would provide design services from design development through construction documents, and construction phase services, for a fee of $1,037,000, including reimbursables.
Anticipated Project Cost	$15 million, exclusive of instructional technologies and furnishings, fixtures, and equipment.
Funding	Future Capital Appropriations/Private Funds. The Board's FY 2003 capital budget request includes $13,375,000 for this project, which is the highest priority project for the University. The capitals appropriations bill (HF 2614) as passed by the House, includes funding for the project.

West Campus Residence Hall and Support Facilities

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Feb. 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		May 2001	Approved
Architectural Agreement—Master Planning Services (OPN Architects, Cedar Rapids, IA)	$ 123,900	July 2001	Approved
Site Planning Report		Nov. 2001	Received
Architectural Agreement—Athletic Learning Center (OPN Architects, Cedar Rapids, IA)	285,500	Nov. 2001	Approved
Site Selection		April 2002	Requested
Architectural Agreement—Residence Hall (OPN Architects, Cedar Rapids, IA)	3,144,600 (est.)	April 2002	Requested

Background

The west campus residence area currently includes Hillcrest, Rienow, Slater, Quadrangle and South Quadrangle residence halls.

The University wishes to construct in this area a new suite-style residence hall, and related student life facilities, in response to changing student demand.

- Development of the suite-style residence hall is consistent with the University's 2000-2005 Strategic Plan, which includes the creation of a campus environment that reflects the changing needs of the student population.

Other improvements evaluated for the area have included improved facilities for student cultural centers, retail food service facilities, relocation of the Undergraduate Academic Advising Center from the Quadrangle Residence Hall, and pedestrian improvements.

Residence Hall

The proposed West Campus Residence Hall would consist of approximately 198,000 gross square feet and would house 515 students.

Site Selection

The site plan presented to the Board in November 2001 identified two Residential Zones as the potential site for development of the residence hall and other student support facilities. (See Attachment C for map.)

- The University was instructed to return to the Board for approval of the selected site for the residence hall no later than the building program phase.

The University requests approval of the selection of Residential Zone 1, which is located north of Grand Avenue, as the site for the new residence hall. (See Attachment A for map.)

- This location was identified as the optimal location to reinforce the sense of residential community, which was identified as a goal during planning for the residential area.

- This location would provide a closer proximity to the recently expanded food service functions in the Hillcrest Residence Hall.

- This location would also facilitate pedestrian and vehicular circulation since the new residence hall and the Hillcrest food service functions would both be located north of Grand Avenue.

- The specific location and configuration of the residence hall within this area will be determined during the design phase of the project.

Construction of the residence hall at this location will require the demolition of the eastern portion of the south wing of the Quadrangle Residence Hall.

- This area of the Quadrangle houses the former dining area for the residence hall (which is now used as a study area as well as a temporary athletic learning center), and the Undergraduate Academic Advising Center; it includes no student dormitory rooms.

- These functions will be relocated from the Quadrangle following completion of the Athletic Learning Center and Pomerantz Center.

- The existing chillers located within the project area serve the portion of the Quadrangle that would be demolished; the chillers would be demolished with the building demolition.

Design Services

The agreement with OPN Architects would provide full design services for the West Campus Residence Hall for an estimated fee of $3,144,600, including reimbursables.

- The estimated fee is based on a composite percentage of estimated construction costs and includes 7.25 percent of the estimated cost for the residence hall functions; compensation for other functions that may be incorporated into the residence hall would range from 8 percent to 10 percent of estimated construction costs.

Anticipated Funding

Dormitory Revenue Bonds.

Pomerantz Center

Project Summary

	Amount	Date	Board Action
Cleary Walkway/Market Street Development			
Permission to Proceed		Oct. 1999	Approved
Pomerantz Center			
Permission to Proceed		March 2000	Approved
Architectural Selection (SVPA Architects, West Des Moines, IA)		March 2000	Approved
Architectural Agreement—Pre-Design and Programming Services (SVPA Architects)	$ 41,408	Sept. 2000	Approved
Architectural Amendment #1 (SVPA Architects)	19,512	Jan. 2002	Approved
Program Statement		March 2002	Approved
Architectural Agreement—Schematic Design Through Construction Administration (SVPA Architects)	1,036,450	April 2002	Requested

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Background — The Pomerantz Center will be constructed on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building).

The Center will house expanded career counseling and placement services and other academic/student service functions. The facility would also contain functions of the Executive MBA Program, and general assignment classroom space.

Design Services — The agreement with SVPA Architects would provide full design services for a fee of $1,036,450, including reimbursables.

Project Cost — $15,200,000.

Funding — Private gifts, and other sources to be determined (if needed).

Art Building—Phase 1

Project Summary

	Amount	Date	Board Action
Phases 1 and 2			
Permission to Proceed		July 1998	Approved
Architectural Agreement—50 Percent of Schematic Design (Herbert Lewis Kruse Blunck, Des Moines, IA/Steven Holl Architects, New York, NY)	$ 302,385	Dec. 1998	Approved
Architectural Amendment #1	260,000	March 2002	Ratified*
Phase 1			
Program Statement		Nov. 2001	Approved
Schematic Design		March 2002	Approved
Architectural Agreement—Design Development Through Construction Phase Services (Herbert Lewis Kruse Blunck)	1,495,444	April 2002	Requested

* Approved by Executive Director in accordance with Board procedures.

Background — This project would construct a 67,092 gross square foot building on the Iowa Center for the Arts campus to meet the needs of the School of Art and Art History for additional classroom and studio space which meets modern instructional requirements.

Design Services — The agreement with Herbert Lewis Kruse Blunck would provide design services from design development through construction documents, and construction phase services, for a fee of $1,495,444, including reimbursables.

Estimated Cost — Approximately $21.5 million (including site work).

Funding — Capital Appropriations and Gifts. The 2001 General Assembly appropriated $16,016,000 for the project.

Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications

Project Summary

	Amount	Date	Board Action
Engineering Agreement (Stanley Consultants, Muscatine, IA)	$ 73,000	March 2002	Approved
Project Description and Total Budget	1,872,000	April 2002	Requested

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Background — The Carver Medical Research Building, which would consist primarily of research facilities, would be constructed as an extension to the Medical Education and Biomedical Research Facility.

Project Scope — This project would extend utilities to the construction site for the building and modify a portion of Newton Road east of the site to accommodate the utility lines.

Funding — Income from Treasurer's Temporary Investments, Carver College of Medicine Gifts and Earnings, Utilities System Revenue Bonds, and Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	$ 1,435,000
Design, Inspection and Administration	
Consultants	170,000
Design and Construction Services	123,500
Contingency	143,500
TOTAL	$ 1,872,000

Health Sciences Campus—Westlawn Tunnel Replacement

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Nov. 2001	Approved
Engineering Agreement (Shive-Hattery, Iowa City, IA)	$ 104,500	Nov. 2001	Approved
Project Description and Total Budget	1,276,000	April 2002	Requested

Background

The major buildings on the Health Sciences Campus, including the University Hospitals and Clinics, are connected by a system of tunnels which provides a vital link to the buildings for pedestrians, patients, and delivery personnel.

The basement of the Steindler Building provided one section of the tunnel connection between Steindler and Westlawn; this was lost with the Phase 1 demolition of the Steindler Building.

Replacement of the tunnel connection to Westlawn is one component of the Health Sciences Campus Master Plan.

- The project would be undertaken at this time since the work is closely integrated with the ongoing utility replacement and site improvement projects on the Health Sciences Campus.

Project Scope

The proposed project would include:

- Demolition of approximately 260 feet of the existing underground pedestrian tunnel.
- Reconstruction of the tunnel to connect the future Carver Biomedical Research Facility Building B and Westlawn. (See Attachment D for map).
- Removal and reconstruction of a small area of the relocated Newton Road, and relocation of utilities, to accommodate the tunnel reconstruction.

Funding

Income from Treasurer's Temporary Investments and/or Carver College of Medicine Gifts and Earnings.

Project Budget

Construction	$ 955,000
Design, Inspection and Administration	
Consultants	130,000
Design and Construction Services	95,500
Contingency	95,500
TOTAL	$ 1,276,000

Relocate Football Practice Facility/Lot 43 Expansion

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Approved
Authorization for Executive Director to Approve Design Agreements		Jan. 2002	Approved
Football Practice Facility			
Project Description and Total Budget	$ 1,920,000	March 2002	Requested
Engineering Agreement (Shive-Hattery, Iowa City, IA)	139,705	March 2002	Ratified*
Construction Contract Award (Unzeitig Construction Company)	1,478,223	April 2002	Ratification
Lot 43 Expansion			
Engineering Agreement (Shoemaker and Haaland, Coralville, IA)	115,925	March 2002	Approved
Project Description and Total Budget	1,245,000	April 2002	Requested

* Approved by Executive Director as authorized by Board at January 2002 meeting.

Background

This project would relocate the existing outdoor Football Practice Facility, which consists of four practice areas north of Kinnick Stadium, and utilize the site for construction of an additional parking lot and a chilled water plant addition.

- The new football practice facility would be developed on the vacant site located to the west of the existing practice facility and the Recreation Building.

- The new parking lot would supplement the existing Parking Lot 43, located to the west of Kinnick Stadium, to accommodate approximately 300 additional faculty and staff vehicles (a 40 percent increase).

Project Budget (Lot 43 Expansion)

Construction	$ 1,000,000
Design, Inspection and Administration	
Consultants	116,000
Design and Construction Services	29,000
Contingency	100,000
TOTAL	$ 1,245,000
Source of Funds:	
Parking System Improvement/Replacement Funds	$ 1,215,000
Utilities Enterprise Improvement/Replacement Funds	30,000
TOTAL	$ 1,245,000

Recreation Building—Replace Floor

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 980,000	April 2002	Requested

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Background

The existing 65,000 square foot urethane flooring on the main deck of the Recreation Building was installed with the building's construction in 1969.

The flooring material has deteriorated, requires extensive maintenance, and is too hazardous for use in certain areas.

Project Scope

The project will remove and dispose of the existing flooring and install a prefabricated rubber flooring material and protective vapor barrier.

- Disposal of the existing flooring material will be coordinated with the University's Health Protection Office due to the presence of mercury in the material.

The new flooring will provide an optimal surface for track and field activities; this will allow the Recreation Building to better serve as the University's indoor track facility and allow the University to once again host track meets.

The area will also be used for a wide range of activities of the Department of Recreational Services including tennis, basketball and indoor soccer.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding

Recreation Building Improvement Funds.

Project Budget

Construction	$ 850,000
Design and Construction Services	50,000
Contingency	80,000
TOTAL	$ 980,000

West Campus—Replace Condensate Piping

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Approved
Engineering Agreement (Stanley Consultants, Muscatine, IA)	$ 74,300	Jan. 2002	Approved
Project Description and Total Budget	915,000	April 2002	Requested

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Background — The buried steam condensate piping located between the Art Building complex and Westlawn, and along the Newton Road right–of–way between Westlawn and the Nursing Building, was installed in the early 1970s. (See Attachment E for map).

These deteriorated condensate lines, which are beyond repair, are leaking at a rate of approximately 500 gallons per day, which is increasing demand on critical make-up water systems at the Power Plant.

Project Scope — The proposed project would replace two sections (approximately 1,000 linear feet) of buried steam condensate piping.

Additional Information — Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding — Utility System Revenue Bonds.

Project Budget

Construction	$ 700,000
Design, Inspection and Administration	
Consultants	74,300
Design and Construction Services	70,000
Contingency	70,700
TOTAL	$ 915,000

University Hospitals and Clinics—Center for Disabilities and Development Heating, Ventilating and Air Conditioning (HVAC) System Replacement—Phase B

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 600,000	April 2002	Requested

Background

The University began the replacement of the heating, ventilating and air conditioning systems for the UIHC Center for Disabilities and Development (formerly the University Hospital School) with the Phase A project which addressed the HVAC systems in 16,000 square feet of space on the second floor of the Center.

This was the first of a multiple-phased project to replace the Center's outdated HVAC systems, which are more than 20 years old and have reached the end of their useful lives.

Project Scope

The Phase B project will replace the HVAC systems which serve the patient and support areas in 22,000 square feet of space on the first level and third level north of the Center; the existing equipment serving these areas is 28 years of age.

The project will replace air handling units, ductwork, pumps, control systems, and corridor ceilings and lights.

The completed project will meet current building and energy codes.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding

Center for Disabilities and Development Building Usage Funds.

Project Budget

Construction	$ 480,000
Professional Fees	48,000
Planning and Supervision	24,000
Contingency	48,000
TOTAL	$ 600,000

Multi-Tenant Facility—Install Emergency Generator

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 515,000	April 2002	Requested

Background

The Multi-Tenant Facility at the Oakdale Research Park requires continual ventilation and air conditioning to accommodate the research activities housed in the building.

The interruption of electrical service at the facility would be detrimental to the valuable research activities conducted at this location.

Project Scope

This project will install generators to provide emergency electrical service for the entire building to protect the integrity of the research activities.

This will also include modification of the electrical system in the older areas of the building to accommodate the generators.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding

Carver College of Medicine Gifts and Earnings and/or other sources to be determined.

Project Budget

Construction	$ 403,000
Design, Inspection and Administration	
Consultants	45,400
Design and Construction Services	26,400
Contingency	40,200
TOTAL	$ 515,000

Seashore Hall—Replace Tile Roof Sections

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 467,000	April 2002	Requested

Background

The existing roofing materials on Seashore Hall consist of French clay tiles which were installed in 1912.

The roofing materials are in poor condition due to their age and require replacement.

Project Scope

Replacement of the roof of the east wing of Seashore Hall which consists of approximately 12,300 square feet (approximately 33 percent of the total roof area of the building).

Installation of French clay tiles and other associated roofing materials.

- The clay tiles, which have a life expectancy of 75 years, were selected to match the existing roofing materials of the building.

Funding

Building Renewal Funds or Income from Treasurer's Temporary Investments.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Project Budget

Construction	$ 390,000
Design, Inspection and Administration	
Consultants	22,630
Design and Construction Services	15,070
Contingency	39,300
TOTAL	$ 467,000

Medical Education Building—Exterior Repairs

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 372,000	April 2002	Requested

Background

The brick masonry of the Medical Education Building suffers from numerous settlement cracks and missing or deteriorated mortar and requires repair.

In addition, some components of the fourth floor windows, which are 70 years of age, have been damaged from the brick load and also leak.

Project Scope

The project will address the center portion of the building and will include the reconstruction, tuckpointing, and repair of the brick masonry.

The project will also remove and replace 44 windows on the fourth floor and provide other associated repairs.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding

Building Renewal Funds or Income from Treasurer's Temporary Investments.

Project Budget

Construction	$ 299,000
Design, Inspection and Administration	
Consultants	28,740
Design and Construction Services	13,910
Contingency	30,350
TOTAL	$ 372,000

General Hospital—Electrophysiology Testing Laboratory

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 307,000	April 2002	Requested

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Background — The Departments of Neurosurgery and Neurology of the College of Medicine require additional laboratory space to support grant-funded research studies.

Project Scope — The project will convert two patient rooms, totaling 572 square feet, in the General Hospital Clinical Research Center inpatient unit.

The rooms will be used for grant-funded research studies.

One room will be modified for use as an inpatient clinical study room, and the adjoining room will be used as a control and monitoring room.

Work will include the installation of radio-frequency shielding in the patient study room, and modification of mechanical, electrical and fire protection systems, and new finishes for both rooms.

Additional Information — Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Funding — Carver College of Medicine Earnings.

Project Budget

Construction	$ 248,000
Design and Construction Services	34,000
Contingency	25,000
TOTAL	$ 307,000

Field House—Replace Roofs

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 261,000	April 2002	Requested

Background

The existing roof on the Field House consists of a rubber membrane material which is 14 years of age.

The roofing material, which has a maximum life expectancy of 15 years, has deteriorated to the point where it is no longer practical to make repairs.

Project Scope

Replacement of 25,750 square feet, or approximately 19 percent of the roof area of the building.

Installation of a rubber membrane roof and other associated roofing materials.

- The rubber membrane material, which has a life expectancy of 15 years and is thicker than the rubber material it is replacing, was selected as the best material to meet the performance expectations for the building roof.

Masonry repairs consisting of the installation of replacement brick and masonry expansion joints, tuckpointing of masonry surfaces, replacement of miscellaneous sealant joints, and cleaning of masonry surfaces.

Funding

Building Renewal Funds or Income from Treasurer's Temporary Investments.

Additional Information

Permission to proceed with the project is not required since the project budget does not exceed $1 million.

Project Budget

Construction	$ 208,000
Design, Inspection and Administration	
Consultants	18,890
Design and Construction Services	12,810
Contingency	21,300
TOTAL	$ 261,000

University of Iowa Hospitals and Clinics—Patient Food Delivery System

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 541,500	Nov. 2001	Approved
Architectural Agreement (A and J Associates, North Liberty, IA)	44,100	Nov. 2001	Approved
Revised Project Budget	797,781	April 2002	Requested
Construction Contract Award (Knutson Construction Services Midwest)	656,700	April 2002	Requested

Background — UIHC wishes to modify its method of meal preparation and delivery to improve service in response to a changing patient environment.

UIHC proposes to replace the existing centralized food service system with a "room service" concept, which would allow patients to order food items on an as-needed basis.

Project Scope — The project includes renovation of the food preparation lines located in the lower level of the General Hospital, and modifications to plumbing, electrical, mechanical, and fire suppression systems.

Revised Budget — The revised budget of $797,781, an increase of $256,281, reflects an increase in the project scope to include the replacement of deteriorated plumbing systems, installation of specialized sanitary dust controls, removal and replacement of sanitary floor systems, and installation of emergency power for a food cooler.

- These items were incorporated into the project during the design phase.

The revised budget also reflects an accelerated project schedule which is required to reduce disruption of the food service operations.

Approval of the revised budget is necessary to allow award of the construction contract.

Construction Contract Award — The University requests award of the construction contract to the low bidder, Knutson Construction Services Midwest, for the Base Bid of $656,700.

Funding — University Hospitals Building Usage Funds.

Project Budget

	Revised Budget Nov. 2001	Revised Budget April 2002
Construction	$ 433,200	$ 678,481
Professional Fees	43,200	62,600
Planning and Supervision	21,900	16,000
Contingency	43,200	40,700
TOTAL	$ 541,500	$ 797,781

Dey House Addition

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Nov. 2001	Approved
Architectural Agreement (OPN Architects)	$ 144,000	April 2002	Requested

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Background — This project would construct an addition to the Dey House, an 1857 residential structure with historic significance, which houses the University of Iowa Program in Creative Writing (The Iowa Writers' Workshop).

The Dey House is located on the east campus to the southwest of the President's Residence.

Project Scope — The proposed project would include construction of a building addition or a freestanding structure to the Dey House.

- Based on the expectations associated with the gift funding for the project, it is anticipated that the additional space would provide improved facilities for teaching as well as new initiatives.

Estimated Cost — $2 million.

Funding — Gifts to the University.

Design Services — The agreement with OPN Architects would provide full design services for a fee of $144,000, including reimbursables.

Mayflower Residence Hall—Replace Windows

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Approved
Project Description and Total Budget	$ 1,996,000	Jan. 2002	Approved
Engineering Agreement— Construction Observation Services (Howard R. Green Company, Cedar Rapids, IA)	71,900	March 2002	Requested

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Background The Mayflower Residence Hall was constructed in 1966 and acquired by the University in 1983.

The building's 1,322 windows, which are original to the building's construction, are uninsulated and are not energy efficient; many of the windows are also leaking.

Project Scope The project would provide asbestos abatement from the material coating the concrete structural beams above the windows, and replace all of the windows throughout the residence hall.

Engineering Agreement The engineering agreement with Howard R. Green Company would provide asbestos abatement construction observation services for a fee of $71,900, including reimbursables.

Funding Dormitory Improvement Reserves.

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Included in the University's capital register for Board ratification are two project budgets under $250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, four construction contracts awarded by the Executive Director, the acceptance of five completed construction contracts, and 17 final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

Sheila Lodge

Approved: Gregory S. Nichols

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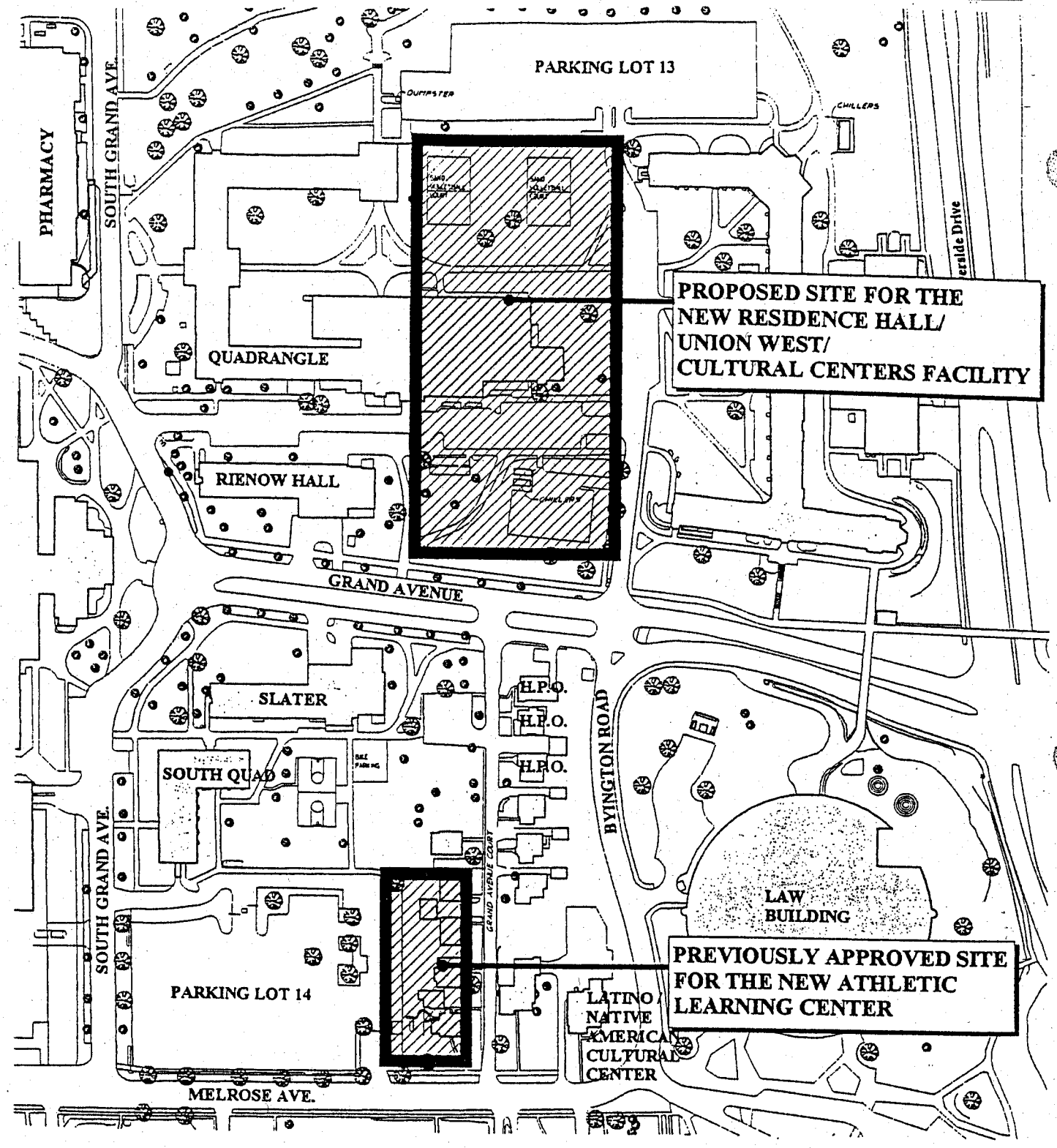
Attachment A



SITE LOCATION STUDY

0 20 40 80

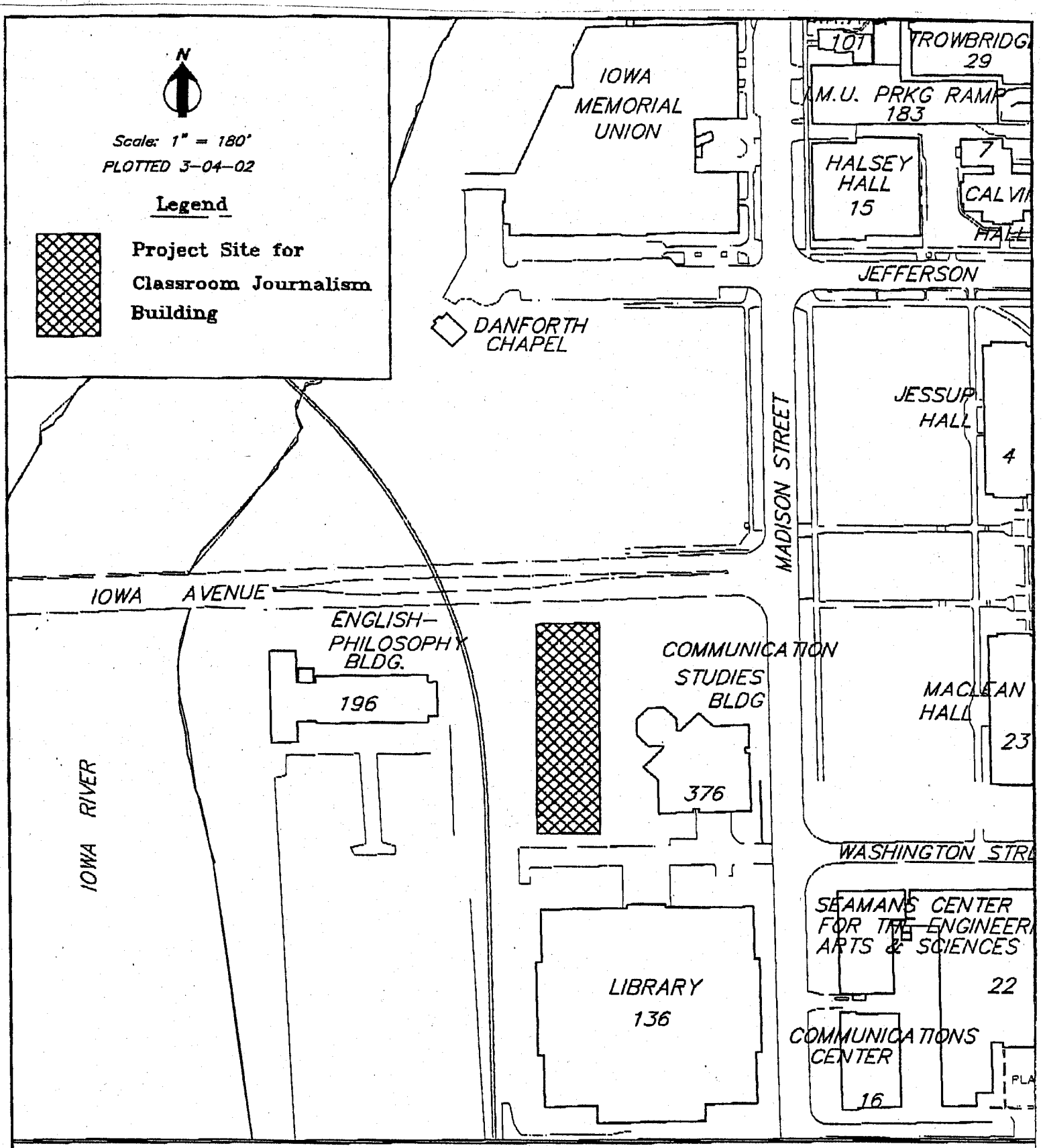
West Campus Residence Area Master Plan

University of Iowa
Iowa City, Iowa

March 8, 2002

- OPN Architects, Inc.
- Einhorn Yaffee Prescott
- Brian Clark & Associates
- Alvine & Associates
- Shive Hattery, Inc.

Attachment B

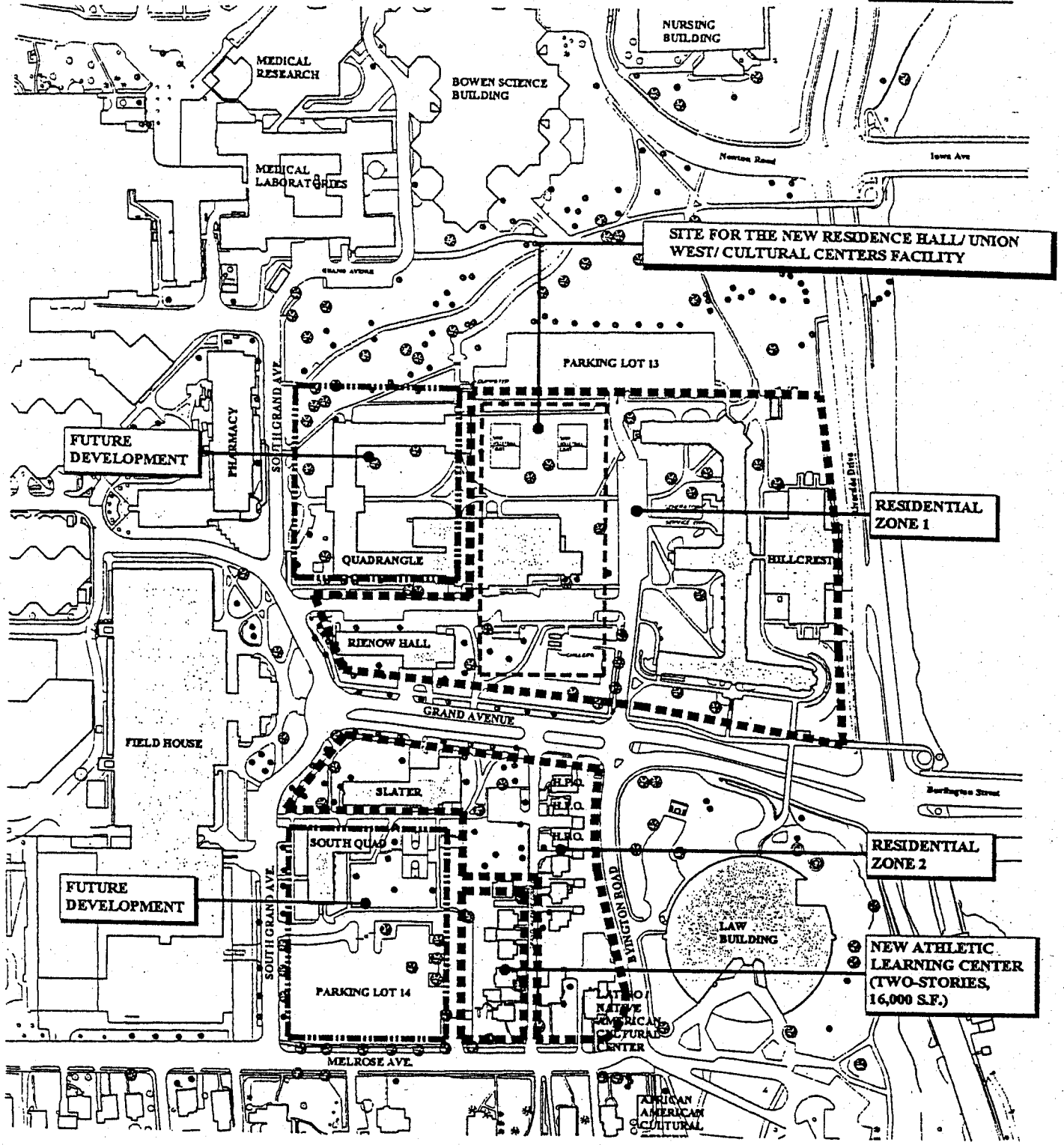


THE UNIVERSITY OF IOWA – LOCATION MAP

Classroom Journalism Building Project Site

journalism.dwg

Attachment C



PROPOSED SITE USAGE

0 30 60 120

West Campus Residence Area Master Plan

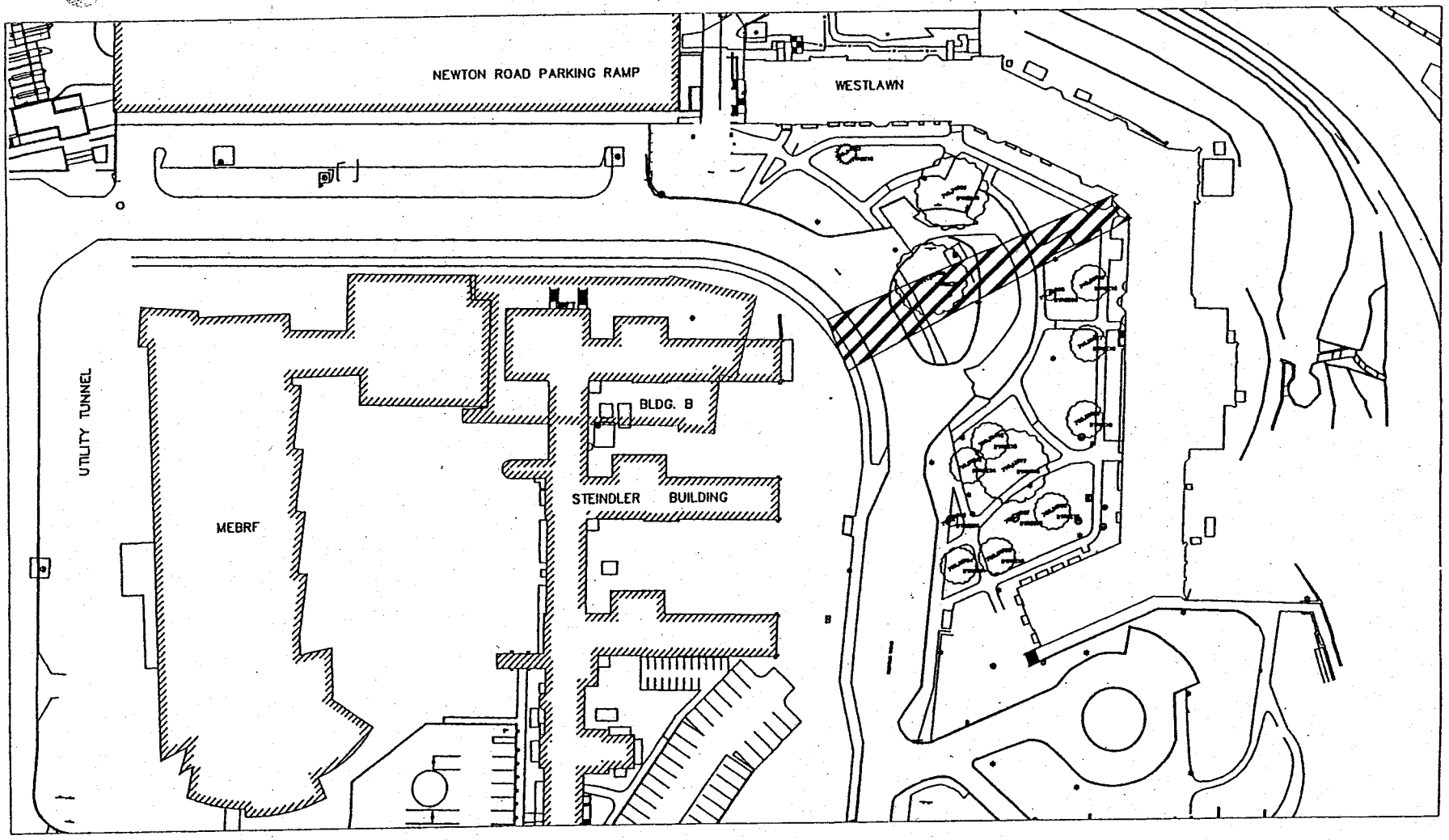
UI# 020696 / OPN# 01222

University of Iowa

Iowa City, Iowa

March 4, 2002

- OPN Architects, Inc.
- Einhorn Yaffee Prescott
- Brian Clark & Associates
- Alvine & Associates
- Shive Hattery, Inc.



Plotted 9-24-01
HSC-WL-tunnel

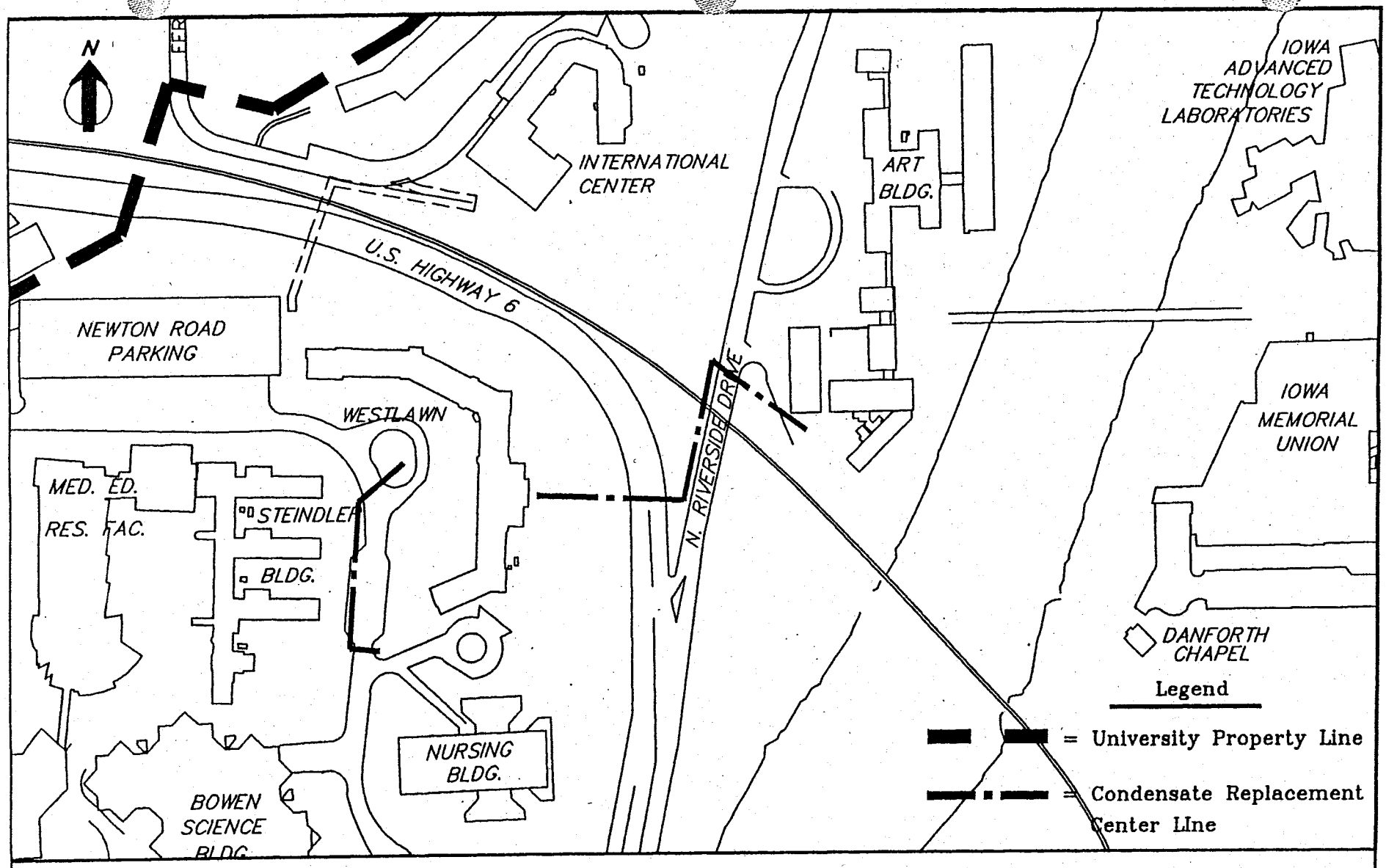
THE UNIVERSITY OF IOWA

LOCATION MAP
Health Sciences Campus
Westlawn Tunnel Replacement

N

Scale: 1" = 100'

Attachment D



THE UNIVERSITY OF IOWA – LOCATION MAP

West Campus – Replace Condensate Piping

Attachment E