

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of February 22, 2001 Through March 21, 2001

Date: April 9, 2001

Recommended Action:

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

Executive Summary:

The University of Iowa requests permission to proceed with project planning for the **Medical Laboratories—Cancer Biology and Immunology Renovation** project which would remodel space in the Medical Laboratories building to support the research of the Cancer Biology and Immunology Program of the Department of Pathology.

The University requests permission to proceed with project planning and the selection of Rohrbach Carlson to provide design services for the **Bowen Science Building—Remodeling for Biochemistry** project which would upgrade space in the Bowen Science Building for use by the Department of Biochemistry at an estimated cost of \$2.2 million. Regent Procedural Guide §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million. However, the University requests approval of the selection of Rohrbach Carlson without convening the Committee based upon the firm's previous performance on previous Bowen Science Building remodeling projects (including two projects for the Biochemistry Department), its familiarity with the building and its mechanical systems, and its strong working relationship with the Biochemistry Department. Therefore, the University requests approval to waive the requirements of Procedural Guide §9.05 A.2.a. to allow the selection of Rohrbach Carlson for the project.

The University requests permission to proceed with project planning and approval of an engineering agreement with Stanley Consultants (\$165,000) for the **Power Plant—Boiler #10 Repairs** project, which would replace the boiler economizer and induced draft fan, and provide other repairs to ensure the reliability of the boiler.

The University requests approval of project descriptions and budgets and architect/engineer agreements for the following projects:

Boyd Law Building—Replace Roofs project (\$332,000) and engineering agreement with Benchmark, Inc., (\$14,229) for the replacement of all roof areas of the Boyd Law Building; and

Pharmacy Building—Remodel Room 115 project (\$594,000) and architectural agreement with Architects Smith Metzger (\$49,495) for the remodeling of space to accommodate various student functions.

The University requests approval of project descriptions and budgets for the following projects:

Dental Science Building—Upgrade Fire Alarm System project (\$890,000) which would replace the failing fire alarm system in the Dental Science Building; and

University Hospitals and Clinics—Adult and Child Psychiatry Clinics Renovation project (\$293,750) which would provide improvements for the patient waiting areas and the Clinics' support facilities.

The University requests approval of the selection of OPN Architects to provide planning and architectural services for the **West Campus Residence Hall and Support Facilities** project which would include construction of a new residence hall and other improvements for the west campus residence area.

The University requests approval of architect/engineer agreements with:

Rohrbach Carlson (\$1,192,000) for the **Burge Residence Hall—Remodel Food Service Area** project;

Stanley Consultants (\$113,500) for the **Health Sciences Campus—Utility Relocation—Phase 2** project;

A and J Associates (\$22,900) for the **University Hospitals and Clinics—Telecommunications Center Relocation** project; and

Shive-Hattery (\$20,636) for the **University Hospitals and Clinics—Colloton Pavilion Elevator Banks F, G and H Lobbies** project.

The University presents for Board ratification the negotiated agreement with Design Professionals Collaborative (\$211,600) for the **Research Computed Tomography Scanner Facility—College of Medicine** project. The agreement was approved by the Executive Director, as authorized by the Board at the July 2000 meeting.

Background and Analysis:

Medical Laboratories—Cancer Biology and Immunology Renovation

Source of Funds: College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments, National Institutes of Health, and Utility Enterprise Improvement and Replacement Funds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	April 2001	Requested

This project would remodel space on the first floor of the Medical Laboratories building, which houses a portion of the research operations of the Cancer Biology and Immunology Program of the Department of Pathology. The University reports that the space was last renovated in the 1950s. The objective of the project is to provide an optimal facility and environment to enhance the research productivity and research career development of departmental faculty.

The long-term goals of the multi-investigator Cancer Biology and Immunology Program are to facilitate and enhance basic biomedical research, research training and research support. The specific goals of the Program include: creating state-of-the-art research laboratories for established and new faculty investigators; enhancing scientific interactions among faculty investigators and their research groups by configuring laboratories in close proximity to each other; establishing core space for group conferences, workshops and seminars to enhance intra-and inter-laboratory communication; and creating a research environment that facilitates the mentoring of independent junior investigators and minority scientists by outstanding senior faculty.

The project would remodel approximately 18,450 square feet of laboratory and office space. Work in this area would include demolition; asbestos abatement; and installation of mechanical and electrical systems, laboratory casework, fume hoods, cold rooms, windows, and interior finishes.

The project would also construct a 2,860 square foot mechanical room in the interior courtyard of the Medical Laboratories to provide the heating, ventilating and air conditioning support for the remodeled area. This component of the project represents the third and final phase of an ongoing central mechanical system upgrade for the Medical Laboratories building.

The total estimated project cost is \$5.6 million, which includes remodeling costs of approximately \$3.5 million and mechanical system costs of approximately

\$2.1 million. The University has submitted a \$1.9 million facility grant application to the National Institutes of Health for the project.

The remaining research operations of the Cancer Biology and Immunology Program are housed in the Medical Research Center; the University reports that none of the researchers in the Program will be housed in the Cancer Center of the Medical Education and Biomedical Research Facility, as this space has already been committed to other programs.

Bowen Science Building—Remodeling for Biochemistry

Source of Funds: College of Medicine Gifts and Earnings and Income from Treasurer's Temporary Investments.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2001	Requested
Architect/Engineer Selection (Rohrbach Carlson, Iowa City, IA)		April 2001	Requested

This project would remodel research laboratories and office space on the fourth floor of the Bowen Science Building for the Biochemistry Department. The project would continue the remodeling of space in the building to provide upgraded research facilities for the College of Medicine. Remodeling of space in the Bowen Science Building is a component of the Health Sciences Campus Plan.

The Bowen Science Building was constructed in 1970 and the majority of the Biochemistry laboratory areas have not been renovated since constructed. The specific building core and square footage to be remodeled have yet to be determined, but the total project cost is estimated at \$2.2 million.

Regent Procedural Guide §9.05 A.2.a. requires the convening of the University's Architectural Selection Committee for the selection of architectural firms for substantial remodeling projects that are expected to cost more than \$1 million. However, the University wishes to forego the architectural selection process and enter into an agreement with Rohrbach Carlson (Iowa City) to provide design services for the project. The University would return to the Board for approval of the negotiated agreement.

Power Plant—Boiler #10 Repairs

Source of Funds: Utility Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement		April 2001	Requested
(Stanley Consultants, Muscatine, IA)	\$ 165,000	April 2001	Requested

This project would replace the boiler economizer and induced draft fan for Boiler #10, which is one of two coal-fired units in operation at the Main Power Plant. Boiler #10, which was placed in service in 1978, provides approximately one-half of the University's total steam supply.

The University recently completed routine maintenance repairs on a failed section of the boiler economizer, which pre-heats the water being fed to the boiler by routing it through the boiler exhaust. Inspections made at this time revealed serious, widespread problems. In addition, numerous repairs have been made to the boiler's induced draft fan, and further repairs are no longer feasible. The University reports that both components must be replaced immediately to maintain the long-term reliability of the boiler.

The University reports that the boiler economizer was replaced approximately 15 years ago, and the induced draft fan is original to the boiler's installation in 1978. The University has indicated that the estimated life expectancy for these components is 10 to 30 years, depending on the firing conditions of the boiler.

The University anticipates that the project would also include examination of boiler breaching; installation of an air heater; removal and replacement of portions of the penthouse roof; and structural modifications to the penthouse.

The University plans to initiate the project in October 2001 for completion by December 1, 2001. This schedule would allow Boiler #10 to be operational by December 15, 2001, which is the date for all of the Power Plant boilers to be operational for the winter heating season. The preliminary cost estimate for the project is \$2 million.

The University requests approval to enter into an agreement with Stanley Consultants to provide design and boiler inspection services for the project. These services would include construction cost estimating, preparation of construction documents, and limited construction observation. The agreement provides for a fee of \$165,000, including reimbursables.

Boyd Law Building—Replace Roofs

Source of Funds: Building Renewal Funds or Income from Treasurer's
Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 332,000	April 2001	Requested
Engineering Agreement (Benchmark, Inc., Cedar Rapids, IA)	14,229	April 2001	Requested

This project would replace the roofing material on the main roof and patio terrace roof structures of the 16-year-old Boyd Law Building. The majority of the existing roofing system (90 percent) consists of the low-sloped, main roofing structure totaling 38,200 square feet covered with a rubber membrane material, and the patio terrace roof areas totaling 2,325 square feet covered with tile pavers over a concrete slab.

The University reports that the estimated life expectancy for the rubber membrane and the tile and concrete roofing materials at the time of construction was 10 to 15 years. The University reports that the roof areas are no longer repairable and are in need of replacement.

The project would include removal of existing materials from the main roof and the patio terrace roof areas, and installation of a thermoplastic membrane. The University has indicated that the thermoplastic roofing material was selected based on its high performance level and cost considerations; the thermoplastic material would provide similar or slightly better performance compared to a rubber membrane material at a comparable cost. The University reports that the life expectancy for the thermoplastic roofing material, with proper maintenance, is 15 to 20 years.

Concrete pavers would be installed over the thermoplastic membrane on the patio terrace roofs. The concrete pavers were selected to provide a durable, finished roof surface which can accommodate public usage of the area and provide an aesthetically pleasing appearance. In addition, the use of the concrete pavers rather than a concrete slab would facilitate access to the thermoplastic membrane for maintenance.

The University reports that the entire roofing system would carry a comprehensive ten-year warranty, with no dollar limits, for the roofing materials and workmanship. The thermoplastic roofing material would be guaranteed against failure for an additional ten-year period beyond the comprehensive warranty.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

The University requests approval to enter into an agreement with Benchmark, Inc., to provide design services for the project. The agreement provides for a fee of \$14,229, including reimbursables.

Project Budget

Construction	\$ 275,000
Design, Inspection and Administration	
Consultants	15,029
Design and Construction Services	13,971
Contingency	<u>28,000</u>
 TOTAL	 <u>\$ 332,000</u>

Pharmacy Building—Remodel Room 115

Source of Funds: Gifts to the College of Pharmacy

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 594,000	April 2001	Requested
Architectural/Engineering Agreement			
(Architects Smith Metzger, Des Moines, IA)	49,495	April 2001	Requested

This project would renovate Room 115 (approximately 2,800 square feet) of the Pharmacy Building, converting laboratory space to an academic services area. The renovation project would provide small class discussion rooms, student locker space, and a student lounge. The laboratory functions previously housed in Room 115 have been relocated, which has freed up the space for this project.

Work would include demolition; construction of new partitions, doors, and ceilings; installation of new lighting, electrical and heating, ventilating and air conditioning systems; and carpeting, painting and furnishings.

The University requests approval to enter into an agreement with Architects Smith Metzger to provide design services for the project. The agreement provides for a fee of \$49,495, including reimbursables.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

Project Budget

Construction	\$ 453,000
Design, Inspection and Administration	
Consultants	59,630
Design and Construction Services	36,070
Contingency	<u>45,300</u>
 TOTAL	 <u>\$ 594,000</u>

Dental Science Building—Upgrade Fire Alarm System

Source of Funds: Building Renewal Funds or Income from Treasurer's
Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Ament, Inc., Cedar Rapids, IA)	\$ 61,565	Nov. 2000	Approved
Project Description and Total Budget	890,000	April 2001	Requested

The existing fire alarm system, which was installed in 1973 with construction of the Dental Science Building, is now obsolete. The replacement system would provide greater fire alarm coverage than the existing system and would comply fully with current fire safety codes.

The project would install new detectors, strobe lights, pull stations and speaker alarms. It would also install approximately 27,000 square feet of new ceiling, with new lighting, in the south wing teaching laboratories.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

Project Budget

Construction	\$ 700,795
Design, Inspection and Administration	
Consultants	65,065
Design and Construction Services	54,095
Contingency	<u>70,045</u>
 TOTAL	 <u>\$ 890,000</u>

University Hospitals and Clinics—Adult and Child Psychiatry Clinics Renovation
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 293,750	April 2001	Requested

This project would remodel approximately 3,000 square feet of existing reception, waiting and support space in the Adult and Child Psychiatry Clinics on the first level of the John Pappajohn Pavilion. Work in the Child Psychiatry Clinic would provide an expanded patient waiting room area and more functional staff support facilities. Work in the Adult Psychiatry Clinic would provide a reconfigured patient waiting room to improve patient confidentiality, and an expanded patient reception, billing and scheduling desk.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1 million.

Project Budget

Construction	\$ 235,000
Architectural/Engineering Support	23,500
Planning and Supervision	11,750
Contingency	<u>23,500</u>
 TOTAL	 <u>\$ 293,750</u>

West Campus Residence Hall and Support Facilities
Anticipated Source of Funds: Dormitory Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Approved
Architect/Engineer Selection (OPN Architects, Cedar Rapids, IA)		April 2001	Requested

This project would develop the west campus residence area to include construction of a new residence hall facility to provide additional student housing in response to the changing requests of incoming freshman, and related support facilities. The proposed building would be the first step in a series of planned improvements for the area; long-term goals include the possible demolition and replacement of the Quadrangle Residence Hall, and pedestrian and vehicle circulation improvements. The preliminary cost estimate for the new residence hall facility is between \$20 million and \$30 million; the University proposes to fund the project with the sale of Dormitory Revenue Bonds.

The University received expressions of interest from ten architectural firms to provide planning design services for development of the west campus residence area and architectural services for a new residence hall facility. A group of University staff and representatives from the office of the Vice President for Student Services, University Life Centers, Residence Services, and Intercollegiate Athletics, selected five firms for interviews with the University Architectural Selection Committee. Following the University's invitation to the firms to interview for the project, one firm declined the invitation, citing its inability to have a design team assembled prior to the interview date.

Therefore, four firms interviewed with the University Architectural Selection Committee. Based on these interviews, the University recommends the selection of OPN Architects, of Cedar Rapids, Iowa, to provide design services for the project. The firm was selected based on its performance on recent University projects, and the outstanding residence hall design experience of its primary design consultant, Einhorn Yafee Prescott of Albany, New York.

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

Burge Residence Hall—Remodel Food Service Area
Source of Funds: Dormitory Revenue Bonds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Feb. 2001	Approved
Negotiated Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 1,192,000	April 2001	Requested

This project would replace the deteriorated serving lines and improve food service offerings in Burge Hall in response to student dining preferences and national eating trends. The remodeling of the Burge dining facility would create a “marketplace” food service area similar to the recently-remodeled space in Hillcrest Residence Hall. The project will include reconfiguration of the dining areas, dining lobbies and food preparation areas, remodeling of the main building lounge, and replacement of the antiquated heating, ventilating and air conditioning system, at an estimated cost of \$11 million to \$12 million.

The University requests approval of the negotiated agreement with Rohrbach Carlson to provide design services for the project. The agreement provides for a fee of \$1,192,000, including reimbursables.

Health Sciences Campus—Utility Relocation—Phase 2
Source of Funds: To Be Determined

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Health Sciences Campus Plan</u>			
Permission to Proceed		May 1996	Approved
<u>Utility Relocation—Phase 1 Project</u>			
Project Description and Total Budget	\$ 10,200,000	June 1997	Approved
Engineering Agreements			
(Stanley Consultants, Muscatine, IA)			
Conceptual Design Services	65,000	Nov. 1996	Approved
Design Development Services	1,058,487	June 1997	Approved
Construction Contracts			
Asbestos Abatement			
(Curry Environmental Services)	46,470	Sept. 1997	Ratified
Relocation Contract #1			
(McComas-Lacina Construction)	67,834	Sept. 1997	Ratified
Relocation Contract #2			
(McComas-Lacina Construction)	6,445,818	Sept. 1997	Ratified
<u>Utility Relocation—Phase 2 Project</u>			
Engineering Agreement			
(Stanley Consultants, Muscatine, IA)	113,500	April 2001	Requested

This project would continue the relocation and extension of utility services on the Health Sciences Campus to support the west campus facilities. The utility work has been phased to coordinate with the phasing of the construction projects on the Health Sciences campus. (A map which indicates the project areas for each phase of the utility work is included as Attachment A). The utility work in the Phase 2 area will correspond with the removal of the remainder of the Steindler Building and the site work for the Health Sciences Campus.

The University requests approval to enter into an agreement with Stanley Consultants to provide engineering services for the Phase 2 project. The agreement would include coordination of the utility design services with the other projects on the Health Sciences Campus, and preparation of construction costs, the project budget, and plans and specifications for the construction contract. The agreement provides for a fee of \$113,500, including reimbursables.

University Hospitals and Clinics—Telecommunications Center Relocation
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural/Engineering Agreement (A and J Associates, Iowa City, IA)	\$ 22,900	April 2001	Requested

This project would convert a portion of the former Medical Intensive Care Unit in the General Hospital to a Telecommunications Center to house the UIHC telecommunications operators. This function, which currently consists of a staff of six operators and one supervisor, is located in 494 square feet of space on the first floor of the General Hospital. The space was designed 25 years ago and is extremely congested and unable to accommodate the increasing amount of walk-in traffic. In addition to the space constraints, the heating, ventilating and air conditioning system cannot maintain adequate air quality for the high occupancy level of the space.

The project would provide approximately 1,200 square feet of space on the fourth floor of General Hospital to house the Telecommunications Center. The space would be designed to house telephone consoles to accommodate 10 operators and a supervisor, and would include a hospital pager counter, customer reception lobby, telecommunications closet, and staff restroom.

The University requests approval to enter into an agreement with A and J Associates to provide design services for the project. The agreement provides for a fee of \$22,900, including reimbursables.

University Hospitals and Clinics—Colloton Pavilion Elevator Banks F, G and H Lobbies

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 342,000	May 2000	Approved
Engineering Agreement (Shive-Hattery, Iowa City, IA)	20,636	April 2001	Requested

This project would construct lobby areas for Colloton Pavilion elevator banks F, G, and H. The construction of the lobbies is needed to meet code requirements for smoke control.

The University requests approval to enter into an agreement with Shive-Hattery to provide engineering services for the project. The agreement provides for a fee of \$20,636, including reimbursables.

Research Computed Tomography Scanner Facility —College of Medicine

Proposed Source of Funds: College of Medicine Gifts and Earnings and/or
Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Selection (Design Professionals Collaborative) Cedar Rapids, IA)		July 2000	Approved
Authorization for Executive Director to Approved Negotiated Architectural Agreement		July 2000	Approved
Program Statement		March 2001	Approved
Negotiated Architectural Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 211,600	March 2001	Ratification

This project would construct a facility adjacent to the south side of the Medical Research Facility to house specialized CT Scanners for use in research on lung disease funded by the National Institutes of Health. In July 2000, the Board approved the selection of Design Professionals Collaborative to provide design services for the project and authorized the Executive Director to approve the negotiated agreement with the firm. The agreement was approved by the Executive Director on March 19, 2001, and is now presented for Board ratification. The agreement provides for a fee of \$211,600, including reimbursables.

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


Sheila Lodge

Approved: 
Frank J. Stork



U.S. HIGHWAY 6

Westlawn

Newton Road Parking

PHASE 1 Utility Relocation

MEBRF - A

B

C

PHASE 2
Utility Relocation

EMRB

BSB

NB

MEB

THE UNIVERSITY OF IOWA

HEALTH SCIENCE CAMPUS

UTILITY RELOCATION - PHASE 1 / PHASE 2

April 2, 2001

