

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern 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 Northern Iowa.

Executive Summary:

Requested Approvals Program statement for the **Towers Center Improvements** project which would provide dining and mechanical upgrades including development of a "market place" food service area (see page 2).

Change Order #2 (\$110,983) with Cardinal Construction and Amendment #5 (\$16,000) with BWBR Architects for the **McCullum Science Hall Addition** project to upgrade the building's chilled water capacity to improve the cooling distribution system and support future renovation work in McCollum Science Hall (see page 6).

Board ratification of a revised project budget (\$337,000) for the **Regents Complex Tuckpointing—Phase 2** project which was approved by the Executive Director to allow award of the construction contract (see page 7).

Background and Analysis:

Towers Center Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement (RDG Bussard Dikis, Des Moines, IA)	\$ 757,400	June 2001 Jan. 2002	Approved Approved
Program Statement		April 2002	Requested

Background The Food Service Comprehensive Master Plan for the Department of Residence and Maucker Union indicated that the University's residential dining facility kitchens and serving systems were nearing the end of their useful lives.

The Master Plan also noted that the dining facilities were in need of renovation and reconfiguration to facilitate modern production and serving techniques and provide a greater variety of food offerings, extended operating hours, and reorganization of service systems in response to user needs.

The University has completed the **Redeker Dining Center Improvements** project which was the first in a three-phase improvement plan for the Residence System dining centers.

Project Scope The proposed project would provide dining and mechanical upgrades for the Towers Center, which is a major dining facility used by students residing in Bender, Dancer, and Campbell Residence Halls. (See Attachment A for map.)

The project would renovate the first floor space of the Towers Center to provide a "market place" food service outlet, reconfigure food storage spaces and replace food service equipment, and modify or replace the heating, ventilating and air conditioning systems serving the facility.

Building Program The building program details both required and optional project components.

- The University will evaluate the cost of incorporating the optional components (detailed on the following pages) into the project during the schematic design phase.

The building program includes:

Required Components

- Marketplace food service area with multiple meal selections.
 - Included is a Grab 'n Go area which would provide breakfast and sack lunch selections.
- Dining areas (including a private dining area) with up to 650 seats, and Grab 'n Go dining area with 50 seats.
- Kitchen/food preparation, washing, and food service storage areas.
- Food service support areas including offices, conference room, receiving room and dock, custodial areas and restrooms.
- Building service areas (mechanical room, stairs, elevators).

Optional Components

- Additional support areas including restrooms, locker room, offices and laundry room.
- Meeting, conference room, computer laboratory and study areas.
- Additional building service areas (various storage areas and elevator).

Anticipated Cost \$8,500,000.

Anticipated
Funding Dormitory Revenue Bonds.

Detailed Building Program

Required Components

Dining			
General Dining	9,000		
Closed Dining Area	1,500		
Grab 'n Go Dining	<u>700</u>		
		11,200	nsf
Marketplace Selections			
Broiler Grille	600		
International	600		
Deli Sandwich	550		
Hearth Pizza	550		
Fresh Pasta	525		
Traditional w/BBQ, Carvery	525		
Cold Beverages	500		
Sizzlin Salads w/Vegan	450		
Grab 'n Go	360		
Baked Goods/Dessert	350		
Hot Beverages	150		
Cereal Bar	140		
Waffle/Omelette Bar	120		
Soups	<u>80</u>		
		5,500	nsf
Warewashing		2,280	nsf
Food Service Storage			
Dry Food and Paper Storage	1,180		
Cold Food Storage	<u>900</u>		
		2,080	nsf
Kitchen			
Cold Food Preparation	900		
Hot Food Preparation	<u>800</u>		
		1,700	nsf
Support			
Administrative Offices	570		
Custodial/Recycling/Staff Restrooms	560		
Receiving Room/Dock	450		
Conference Room	<u>80</u>		
Total		1,660	nsf
Total Required Components		24,420	nsf

Optional Components

Meeting/Study			
Meeting/Conference Room Space	3,000		
Computer Laboratory	1,580		
Study Lounge	450		
Meeting/Study Room (4)	400		
Equipment Storage	<u>235</u>		
		5,665	nsf
Support			
Restrooms (Employee and Public)	690		
Employee Locker Room	350		
Residence Staff Office (3)	300		
Laundry	270		
Maintenance Office	<u>100</u>		
		1,710	nsf
Total Optional Components		7,375	nsf
Total Net Assignable Space		31,795	nsf

McCullum Science Hall Addition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Approved
Construction Contract Award (Cardinal Construction)	11,025,400	Nov. 2001	Ratified
Architectural Amendment #4 (BWBR Architects, St. Paul, MN)	28,500	Jan. 2002	Approved
Construction Change Order #2 (Cardinal Construction)	110,983	April 2002	Requested
Architectural Amendment #5 (BWBR Architects)	16,000	April 2002	Requested

* Approved by University in accordance with Board procedures.

Background This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

Building Cooling System Cooling for the McCollum Science Hall is currently provided by the campus well water system.

- The majority of the campus cooling system is provided by well water, which is supplemented by chillers in some campus buildings, to increase the building cooling capacity and provide dehumidification.

Construction Change Order #2 (\$110,983) would upgrade the new chillers to better

- Change Order meet the future cooling needs of the building with the addition.
- The upgrade would improve the cooling distribution system with the installation of larger heat exchangers, valves, piping and pumps, and other associated mechanical and electrical upgrades.
- The chillers will have the capacity to serve the addition, a future fourth floor to the building, as well as renovated space in the existing building. (Construction of the fourth level and the renovation of existing space in McCollum Science Hall are included in the Science Building Renovation projects in the University's Five Year Capital Plan.)
- The current chiller in McCollum is inoperable and will be removed.
- Architectural Amendment Amendment #5 (\$16,000) would provide compensation for additional design services to upgrade the chiller capacity, and minor interior finish design modifications to improve the integration of the addition with the existing building.

Regents Complex Tuckpointing—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Howard R. Green Company, Cedar Rapids, IA)	\$ 300,000	Nov. 2001	Approved
	26,100	Nov. 2001	Approved
Revised Project Budget Construction Contract Award (Prairie Construction Company)	337,000	April 2002	Ratification*
	298,800	April 2002	Ratification

* Approved by Executive Director in accordance with Board procedures.

Background The Regents Complex includes Shull, Noehren, Hagemann and Rider Residence Halls.

Of the four facilities, Shull Hall, which was constructed in 1964, has the most critical need for building envelope repairs.

The Phase 1 tuckpointing project provided the majority of the building envelope repairs for Shull Hall; the Phase 2 project would complete improvements for Shull Hall including installation of vertical and horizontal control joints, replacement of wall ties and flashings, tuckpointing, and miscellaneous caulking and painting.

Revised Budget The revised budget of \$337,000, an increase of \$37,000, was approved by the Executive Director to allow award of the construction contract.

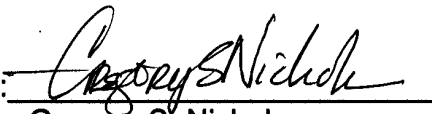
Funding Residence System Improvement Funds.

Project Budget

	Initial Budget Nov. 2001	Revised Budget April 2002
Construction Costs	\$ 255,000	\$ 300,000
Consultant/Design Services	25,000	26,500
Contingencies	<u>20,000</u>	<u>10,500</u>
TOTAL	<u>\$ 300,000</u>	<u>\$ 337,000</u>

Included in the University's capital register for Board ratification is one amendment approved by the University, the acceptance of two completed construction contracts, and two final reports. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Gregory S. Nichols