

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of February 17, 2000 through March 22, 2000

Date: April 10, 2000

Recommended Action:

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

Executive Summary:

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

University Hospitals and Clinics—General Hospital and Boyd Tower Roof Replacements—Groups 6, 7 and 9 project (\$588,000) which will replace selected deteriorated areas of the roofs of the two facilities which are more than 15 years old;

University Hospitals and Clinics—Upgrade Wireless Communication System project (\$500,000) which will replace the existing obsolete communications system used by UIHC Facility Services to provide reliable transmissions and eliminate high maintenance costs;

Parking Ramp Maintenance and Repair 2000—Hospital Ramp 3 and IMU Ramp project (\$360,150), and design agreement with Shive-Hattery (\$33,586), which will provide necessary maintenance and repairs to the two parking structures; and

University Hospitals and Clinics—Carver Pavilion “D” Bank Service Elevators Modernization project (\$341,250) which will upgrade the existing elevators and controls which are 19 years old and need to be modernized.

The University requests approval of a revised budget (\$4,457,625) and award of the construction contract (\$3,592,000) for the **University Hospitals and Clinics—Development of Hospital Dentistry Institute** project which will finish space in the Pomerantz Pavilion to relocate the Hospital Dentistry Institute from the General Hospital.

The University also requests approval of the selection of:

Stanley Consultants for the **Mississippi River Environmental Research Station** project which will construct a facility near Muscatine for the Iowa Institute of Hydraulic Research;

OPN Architects for the **Classroom Building/Journalism** project which will construct a new facility to provide additional classroom space on campus and a modern facility for the School of Journalism; and

Rohrbach Carlson for the **Currier/Quadrangle Residence Halls Dining Area Renovation** project which will renovate the former dining areas to provide space for student service use.

The University requests approval of the following architectural/engineering agreements with:

OPN Architects (\$205,000) for the **Hydraulics Laboratory Modernization** project which will provide various upgrades to accommodate the programs of the Iowa Institute of Hydraulic Research;

Herbert Lewis Kruse Blunck (\$100,500) for the **Honors Center (Cleary Walkway/Market Street Development)** project which will construct the first of two student service facilities at the site; and

MIS Laboratories (\$82,582) for the **Residence Halls—Telecommunications Improvements** project which will connect all campus residence hall facilities to the Campus Fiber Optic Network.

Background and Analysis:

University Hospitals and Clinics—General Hospital and Boyd Tower Roof Replacements—Groups 6, 7 and 9

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	\$ 588,000	April 2000	Requested

This project will replace approximately 19,000 square feet of the 175,000 square feet roof of the General Hospital and Boyd Tower. The roofing materials are more than 15 years old and have deteriorated, including cracks in the roof membranes, to the point where they require considerable maintenance. There has been a considerable amount of foot traffic on these roof areas to repair and maintain equipment.

The roofing materials being replaced consist of rubber membrane and tar roofing materials which were installed with 10-year warranties. The age of the existing materials has exceeded this warranty period. These roof areas will be replaced with a torch-applied modified bitumen roof material. The University has indicated that this state-of-the-art roofing material, which is commonly used among many industries, has been proven to provide a higher quality, more durable roofing material which can better withstand foot traffic. This material is also more cost-efficient as it requires less maintenance. The material carries a 15-year warranty.

The consultant for the UIHC roofing projects, Shive-Hattery, continues to evaluate the performance of new and existing roofing materials. Based on a current evaluation, the modified bitumen material is considered a higher quality roofing material than others currently available, and is recommended by Shive-Hattery.

This roof replacement project is one component of the systematic replacement of the General Hospital and Boyd Tower roof areas. The older and more deteriorated roof areas have been prioritized for replacement. Approximately 10,000 square feet have been replaced within the last one to two years, and the replacement of an additional 14,000 square feet is currently underway.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 470,000
Architectural/Engineering Support	47,000
Planning and Supervision	24,000
Contingency	<u>47,000</u>
TOTAL	<u>\$ 588,000</u>

University Hospitals and Clinics—Upgrade Wireless Communication System

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	\$ 500,000	April 2000	Requested

This project will install a replacement radio communications system to serve all UIHC Facility Services functions (Facility Safety and Security, Housekeeping, Maintenance and Grounds, Facility VIP Services and Facility Capital Development). Included is the installation of a wireless, integrated system comprised of base stations, line amplifiers, antennas and repeaters. In addition, the project will include minor renovation work to accommodate the equipment installation. The system installation will be phased to minimize disruption to the existing communications system and to monitor the performance of the new components.

The existing system (installed in 1982) is obsolete and does not provide clear transmission to all UIHC locations. Service costs for the system are high since replacement parts have become scarce. The replacement system is necessary to ensure fast, effective and clear communications.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 400,000
Architectural/Engineering Support	40,000
Planning and Supervision	20,000
Contingency	<u>40,000</u>
TOTAL	<u>\$ 500,000</u>

Parking Ramp Maintenance and Repair 2000—Hospital Ramp 3 and IMU Ramp

Source of Funds: Parking Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 360,150	April 2000	Requested
Engineering Agreement (Shive-Hattery)	33,586	April 2000	Requested

The structural maintenance work for Hospital Ramp 3 will include the replacement of expansion joints and joint sealants, miscellaneous concrete repair, and the application of sealants and a waterproofing membrane. The north stair tower will be enclosed and general maintenance provided to the south stair tower. The work for the Iowa Memorial Union Parking Ramp will include miscellaneous repairs and the installation of parking bumpers.

The University requests approval to enter into an agreement with Shive-Hattery to provide design services for the project. The agreement provides for a fee of \$33,586, including reimbursables.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 288,120
Design, Inspection and Administration	
Consultants	33,586
Design and Construction Services	9,632
Contingency	<u>28,812</u>
 TOTAL	 <u>\$ 360,150</u>

University Hospitals and Clinics—Carver Pavilion “D” Bank Service Elevators Modernization

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	\$ 341,250	April 2000	Requested

This project will install new controls and control panels to upgrade the three Carver Pavilion “D” bank elevators. Included is the installation of microprocessor controllers, electric motors, and car station controls and telephone to meet the Americans with Disabilities Act guidelines. The work to be undertaken will enhance the efficiency of the elevators and significantly reduce waiting time.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction	\$ 273,000
Architectural/Engineering Support	27,300
Planning and Supervision	13,650
Contingency	<u>27,300</u>
TOTAL	<u>\$ 341,250</u>

University Hospitals and Clinics—Development of a Hospital Dentistry Institute
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1998	Approved
Program Statement		Feb. 1999	Approved
Schematic Design		Feb. 1999	Approved
Project Description and Total Budget	\$ 4,020,000	Feb. 1999	Approved
Architectural Agreement (HLM Design of Northamerica)	223,850	April 1999	Approved
Revised Project Budget	4,457,625	April 2000	Requested
Construction Contract Award (McComas-Lacina Construction)	3,592,000	April 2000	Requested

This project will finish 15,000 square feet of space on the fifth level of the Pomerantz Pavilion for the relocation of the Department of Hospital Dentistry from the General Hospital. The project will resolve various deficiencies with the department's existing space and permit expansion of existing services and development of new clinical initiatives.

Six bids were received for the project on March 14, 2000. The low bid in the amount of \$3,592,000, as submitted by McComas-Lacina Construction Company of Iowa City, Iowa, was approximately 11.7 percent above the engineering estimate and construction budget of \$3,216,000. The six bids had a range of approximately 13.5 percent. The project architect has indicated that the high bids resulted from a number of factors which were not reflected in the initial project budget. These included the addition of a pneumatic tube conveyance system and additional heating, ventilating and air conditioning control system requirements for the project.

The project architect does not believe the project can be redesigned to keep the costs within the initial project budget without significantly impacting the project scope. In addition, completion of this project is essential to maintain the schedule for the Health Sciences Campus Plan. The General Hospital space to be vacated by the Department of Hospital Dentistry will be remodeled for use by the College of Public Health. The relocation of various components of the College of Public Health from the Steindler Building is required to allow demolition of the east wing of the building.

The University requests approval of the revised project budget in the amount of \$4,457,625, an increase of \$437,625, and award of the construction contract to McComas-Lacina Construction Company for the Base Bid of \$3,592,000. The additional funds for the revised budget will be provided by University Hospitals Building Usage Funds.

Project Budget

	Initial Budget <u>Feb. 1999</u>	Revised Budget <u>April 2000</u>
Construction	\$ 3,216,000	\$ 3,756,675
Architectural/Engineering Support	321,600	279,200
Planning and Supervision	160,800	114,000
Contingency	<u>321,600</u>	<u>307,750</u>
TOTAL	<u>\$ 4,020,000</u>	<u>\$ 4,457,625</u>

Mississippi River Environmental Research Station
Proposed Source of Funds: Private Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 1999	Approved
Engineer Selection (Stanley Consultants)		April 2000	Requested

This project will construct a facility to house the Mississippi River Environmental Research Station for the College of Engineering's Iowa Institute of Hydraulic Research. The station will provide opportunities for researchers and educators to study river ecosystems in a multidisciplinary setting. The project will construct an industrial-type building of approximately 10,000 square feet at a total estimated cost of approximately \$1.2 million. The chosen site for the research station is the Department of Natural Resources Fairport Fish Hatchery in Fairport, Iowa, which is located on the Mississippi River near Muscatine. An agreement for development of this site will be presented to the Board for approval at a future date.

The University received expressions of interest from four firms to provide design services for the project. Three of the firms were selected for interviews based on their location to the project site and their ability to provide all design services and administration for the project. One of the three firms declined the interview, and the remaining two firms were interviewed by representatives from the Iowa Institute for Hydraulic Research and University Facilities Services Group. Based on these interviews, the University recommends the selection of Stanley Consultants to provide design services for the project. The University will return to the Board for approval of the negotiated agreement.

Classroom Building/Journalism

Source of Funds: Future Capital Appropriations/Private Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2000	Approved
Architectural Selection (OPN Architects)		April 2000	Requested

This project will construct a new facility to house the School of Journalism and The Daily Iowan, and provide needed general assignment classroom space. The project will be funded by future anticipated State appropriations and private funds. The Board's Five-Year Capital Priority Plan (FY 2001 – FY 2005) includes \$12,360,000 in FY 2002 for construction of the facility. The private funds to be raised would supplement the state request and would provide furnishings and equipment for the project.

The University received expressions of interest from eight firms to provide design services for the project. Four of the firms were selected for interviews with the University Architectural Selection Committee with representatives from the School of Journalism and Mass Communication, the College of Liberal Arts, and the University Facilities Services Group. Based on these interviews, the University recommends the selection of OPN Architects to provide design services for the project. The University will return to the Board for approval of the negotiated agreement.

The University plans to fund planning costs for the project, including fees for design services, with gifts to the project, if available, and/or Income from Treasurer's Temporary Investments.

Currier/Quadrangle Residence Halls Dining Area Renovation
Source of Funds: Residence Services/Athletic Departments

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Currier Hall—Dining Area Renovation</u>			
Permission to Proceed		Oct. 1999	Approved
<u>Quadrangle Residence Hall—Dining Area Renovation</u>			
Permission to Proceed		Jan. 2000	Approved
<u>Combined Projects</u>			
Architectural Selection (Rohrbach Carlson)		April 2000	Requested

The renovation of the dining areas in the Currier and Quadrangle residence halls will develop both areas for student service use. The Currier Hall former dining area, which has not provided food service since 1991 when the operations were consolidated in Burge Hall, will be remodeled to provide a variety of student service functions at an estimated cost of up to \$5 million. The project in the Quadrangle will remodel the existing food service areas, following completion of the dining wing remodeling project in Hillcrest which will consolidate all west campus food service operations, into a student academic center and student life center at a total project cost of \$6.5 million to \$8.5 million.

Because of the programmatic and technical similarities between the Quadrangle and Currier dining area renovation projects, the University was authorized by the Board in January 2000 to select the architect for both projects from the same search process. The University received expressions of interest from ten firms. Three firms were interviewed by the University Architectural Selection Committee, in accordance with Board procedures for projects exceeding \$1 million, along with representatives from Residence Services, Intercollegiate Athletics, and the Iowa Memorial Union. The University recommends the selection of Rohrbach Carlson to provide design services for the projects. The University will return to the Board for approval of the negotiated agreement.

Hydraulics Laboratory Modernization

Source of Funds: Institute of Hydraulic Research/College of Engineering
Research Funds, Private Gifts, and Other University
Sources to be Determined

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 1999	Approved
Architectural Selection (OPN Architects)		March 2000	Approved
Architectural Agreement	\$ 205,000	April 2000	Requested

This project will renovate the Hydraulics Laboratory, at an estimated cost of \$3 million, to meet the modern teaching and research requirements of the Iowa Institute of Hydraulic Research. The facility was constructed between 1919 and 1931, and its current condition is not conducive to contemporary research and teaching activities nor the recruitment of faculty, staff and students.

The University requests approval of the negotiated agreement with OPN Architects to provide design services for all phases of the project. The agreement provides for a fee of \$205,000, including reimbursables. The design services will facilitate preparation of the project description and budget, which will be forwarded for Board approval at a future date.

Honors Center (Cleary Walkway/Market Street Development)

Source of Funds: Gifts and Grants, and Income from Treasurer's Temporary Investments

Project Summary

<u>Cleary Walkway/Market Street Development</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 1999	Approved
<u>Careers Center</u>			
Permission to Proceed		March 2000	Approved
Architectural Selection (Savage-Ver Ploeg & Associates)		March 2000	Approved
<u>Honors Center</u>			
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 2000	Approved
Architectural Agreement	\$ 100,500	April 2000	Requested

The Cleary Walkway/Market Street Development project will construct the Honors Center and Careers Center on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building). The Honors Center, which will house the University's honors program and the Connie Belin and Jacqueline N. Blank International Center for Gifted Education and Talent Development, will be constructed on the north half of the site. The Careers Center, which is proposed to house expanded career counseling and placement services and other academic/student service functions, will be developed on the south half of the site. The estimated project costs are approximately \$10 million for each facility.

In February 2000, the Board authorized the selection of Herbert Lewis Kruse Blunck to provide design services for development of the overall project site and the Honors Center facility. The University now requests approval of the negotiated agreement with Herbert Lewis Kruse Blunck in the amount of \$100,500, including reimbursables. Since the proposed facilities will be designed to be architecturally compatible and provide effective and efficient use of the site, the site plan and the architectural guidelines for both buildings will be developed by Herbert Lewis Kruse Blunck with the involvement of Savage-Ver Ploeg and Associates, the architectural firm selected for the Careers Center project.

Residence Halls—Telecommunications Improvements

Source of Funds: Dormitory Revenue Bonds, Campus Video System Reserves,
and Telecommunications Improvement and Replacement
Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Mayflower, Hillcrest, Daum</u>			
Architectural Agreement for Interior Telecommunications Design Services (Alvine and Associates)	\$ 174,035	July 1999	Approved
Project Descriptions and Total Budgets			
Mayflower Residence Hall	1,230,000	Sept. 1999	Approved
Hillcrest Residence Hall	892,000	Sept. 1999	Approved
Daum Residence Hall	512,000	Sept. 1999	Approved
<u>Burge, Currier, Rienow, Slater, Stanley</u>			
Permission to Proceed		Oct. 1999	Approved
Selection of Telecommunication Design Consultant (Alvine and Associates)		Oct. 1999	Approved
Architectural Agreement for Interior Telecommunications Design Services	628,996	Dec. 1999	Approved
<u>All Residence Hall Facilities</u>			
Consolidated Project Description and Total Budget	10,541,000	Dec. 1999	Approved
Design Agreement for Extension of Fiber Optic Cable to Residence Halls (MIS Laboratories)	82,582	April 2000	Requested

This project will include completion of the ductbank pathway, installation of fiber optic cable from each residence hall to the campus network, and construction of entrance facilities and telecommunication closets for each facility. The projects will provide data and telecommunications connections for student rooms and office locations in the residence halls.

The University requests approval to enter into an agreement with MIS Laboratories to provide design services for installation of fiber optic cable in the existing network ductbank connecting to Burge, Currier, Stanley and Mayflower Residence Halls. The agreement provides for a fee of \$82,582, including reimbursables.

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Included in the University's capital register for Board ratification are project budgets under \$250,000, an amendment approved by the University (in accordance with Board procedures), construction contracts awarded by the Executive Director, and the acceptance of 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

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