

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Iowa Capital Improvement Business Transactions
Date: December 11, 2002

Recommended Action:

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

Executive Summary:

Requested Approval Permission to proceed with project planning for the **102 Church Street Improvements** project and the selection of Herbert Lewis Kruse Blunck Architecture of Des Moines, Iowa to provide professional design services for the project.

Background and Analysis:

Project Summary
 102 Church Street Improvements

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	Dec. 2002	Requested

Background

The Facility The University of Iowa residence for its president, 102 Church Street, is a campus landmark and has remained virtually unchanged since it was constructed in 1908. Minor renovation projects, including a second floor addition to the west porch, the enclosure of the north porch, and the addition of a single car garage were undertaken approximately 80 years ago. The kitchen and pantry were renovated more than 25 years ago, and an accessible ramp, which meets Americans with Disabilities Act requirements, was added to the front entrance in 1998. While the second floor of 102 Church is used as a residence for the

president and his/her family, the first floor and grounds of this historic structure are utilized extensively for University-sponsored events throughout the year.

Events Held	During calendar year 2001, 48 events with a total of more than 1,850 guests, were held at the residence. Receptions honoring Faculty Senate and Staff Council leadership are traditionally held at 102 Church Street, as are brunches and dinners hosting University alumni and friends prior to Hawkeye athletic events and Hancher Auditorium performances. President Boyd recently hosted receptions for UI student government leaders and the Iowa Humanities Board at the residence.
Recent Challenges	In recent years, however, the public and private use of the structure has become more and more challenging. In addition to problematic living conditions faced by the presidential family, long-standing inadequacies and basic infrastructure issues have made hosting events at the residence increasingly difficult.
Electrical, Plumbing, HVAC Systems	The facility's electrical system is original to the building (94 years old) and has not been updated. The decades-old iron plumbing requires significant maintenance. The building is connected to the University's central steam heating and chilled water cooling system, resulting in little practical control of heating and cooling for the building's residents.
Structural	The west porch was originally a single story open porch. The addition of the porch's second level in the first half of the last century and problems with the adjacent hillside, which partially collapsed during the wet conditions of 1993, have led to signs of the porch's settling toward the west bluff. While the University has monitored the settling, the porch will need to be replaced or its foundation re-established to ensure safety.
Access	While an accessible ramp was added to the front entrance in 1998, the upper and lower floors of the residence are not accessible to individuals with mobility impairments.
Garage, Exterior Lift	The single-car garage addition, designed for the Model-T which was significantly smaller than today's vehicles, creates access and safety issues. The ad-hoc addition of the exterior lift has not provided efficient service access to the residence and presents some safety issues.
Deferred Maintenance	There are also a number of deferred maintenance items related to painting, flooring, wall coverings and fixtures.

Analysis

Project Scope

The scope of the work that needs to be undertaken to address the deficiencies identified above has not been fully developed; the work that can be completed will be dependent upon available funds, including financial resources which may be raised through private fund raising.

As is the case with other aging campus facilities, deferral of critically needed improvements will inevitably lead to significant future repair costs.

Granting the University permission to proceed with the project at this time will allow planning to proceed, including development of detailed cost estimates, enabling a specific solution to be selected in the future.

It is also recommended that the architects examine the feasibility of phasing the improvements within a priority listing of items to be developed by the University.

The planning process will also include identification of specific funding sources, including gifts for the selected improvements.

Board Policies

The Regent Policy Manual requires permission of the Board before proceeding with a project for which the cost is estimated to exceed \$1 million.

- Since it is anticipated that cost of the improvements will exceed this threshold, the University is requesting formal permission to proceed with planning for the project.

Board policies also require the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.

- Since Herbert Lewis Kruse Blunck (HLKB) completed prior work on the residence and was the lead architectural firm for the Renovation of Schaeffer Hall, which is approximately the same age as 102 Church Street, the University requests that the Board waive its policy regarding the convening of the University Architectural Selection Committee and approve the selection of HLKB to provide architectural services.


Joan Racki

Approved: 
Gregory S. Nichols