A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE HAWKEYE ATHLETIC/RECREATION FACILITIES COMPLEX—PHASE 2 PROJECT WILL TAKE PLACE AT THE DECEMBER MEETING

SUI B-1

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of October 19, 2000 through November 13, 2000

Date: December 4, 2000

Recommended Actions:

1. Award the construction contract, as requested by the University, for the **Currier and Stanley Residence Halls—Fire Protection Upgrade** project to the low bidder, First Commercial Construction Corporation, in the amount of $2,721,000;

2. Request the University of Iowa to present all future requests to waive the requirements for convening the Architectural Selection Committee with its requests for permission to proceed with project planning; and

3. Approve the remainder of 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 **Burge Residence Hall—Remodel Food Service Area** project which will develop a "marketplace" food service facility and upgrade the kitchen and dining areas in the residence hall, at an estimated cost of $11 million to $12 million.

The University requests permission to proceed with project planning and the selection of Rohrbach Carlson to provide design services for the **Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms** project which will develop a new information desk and reception area and "fast food" outlet, and renovate selected student rooms, at an estimated cost of between $2.3 million and $2.8 million. The University's request to select

Rohrbach Carlson as the project architect requires the Board to waive the requirements of Procedural Guide §9.05 A.2.a. for convening the University Architectural Selection Committee for projects with budgets over $1 million.

The University requests approval of the program statement and project description and budget ($4,998,000) for the **Currier Hall—Dining Area Renovation** project which will develop a variety of student service functions in the former dining area.

The University requests approval of the schematic design and project budget ($26,847,000) for the **Hawkeye Athletic/Recreation Facilities Complex—Phase 2** project which includes construction of the Athletic/Recreation Building and a portion of the site improvements for the complex. Representatives of the University and the project architects, Herbert Lewis Kruse Blunck, will attend the Board meeting to present the design for the project. A booklet outlining the building design is included with the Board's docket materials. The University also requests approval of Change Order #1 ($300,000) to the construction contract for the **Hawkeye Athletic/Recreation Facilities Complex—Phase 1** project.

The University requests award of the construction contract ($2,721,000) for the **Currier and Stanley Residence Halls—Fire Protection Upgrade** project to the low bidder, First Commercial Construction Corporation. The contractor, who informed the University of a miscalculation in its bid (which was understated by $160,674) following the bid opening, requested that it be allowed to increase its bid or that its bid be rejected and its bid bond returned. Despite the contractor's request, the University recommends award of the construction contract to First Commercial Construction Corporation for the amount of its bid, $2,721,000.

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

University Hospitals and Clinics—Magnetic Stereotactic Surgical System Installation project ($810,000) and architectural agreement with A and J Associates ($65,000) which will finish space in the Magnetic Resonance Imaging Center in the Colloton Pavilion to house the new system which will be used for the treatment of neurological and cardiac conditions; and

Rienow Residence Hall—Landscape Improvements project ($338,000) and architectural agreement with Rohrbach Carlson ($30,500) which will reconfigure and landscape the entrance areas to the residence hall.

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

Campus Fiber Optic Network—Phase 2, Project 3 ($5,794,000) which is one component of the final phase of work to complete the connection of the campus buildings to the campus fiber optic network;

Currier Residence Hall—Renovate Restrooms—Phase 1 project ($825,000) which is the first of a series of projects to modernize the restroom areas in the residence hall;

Hillcrest Residence Hall—Replace Windows—North Wing project ($616,000) which will replace a total of 361 windows in the facility;

Hawkeye Athletic/Recreation Facilities Complex—Roadway project ($546,000) which will construct an access road to the new Hawkeye Athletic/Recreation Facilities Complex being developed on the University's far west campus; and

University Hospitals and Clinics—Electronic Lighting Ballast Installation Replacement—Phase 2 project ($312,500) which is the final phase of work to upgrade the UIHC lighting system.

The University requests approval of the following architect/engineer agreements with:

HLM Design USA (estimated at $1,175,000) for the **Development of a Center of Excellence in Image Guided Radiation Therapy** project; this request, which the University has indicated is based upon Board action in November 1991 authorizing the selection of the HLM firm for the last phase of UIHC construction, requires the Board to waive the requirements of Procedural Guide §9.05 A.2.a. for convening the University Architectural Selection Committee for projects with budgets over $1 million (the Board Office recommends that future requests to waive the requirements for convening the Architectural Selection Committee be presented for Board action with permission to proceed with project planning); and

A and J Associates ($43,100) for the **University Hospitals and Clinics—Faculty and Staff Office and Locker Room Development** project.

The University requests approval of Change Order #1 ($83,068) to the construction contract with Knutson Construction Services Midwest for the **Medical Education and Biomedical Research Facility—Completion of Basement Level of East Wing** project; the change order will provide coordination services for completion of the Animal Care Facility in the basement level of the east wing with construction of the Medical Education and Biomedical Research Facility.

Background and Analysis:

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

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Dec. 2000	Requested

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

The Burge food service facility serves 2,000 to 2,500 people per day; this number includes residents of the east campus and Mayflower residence halls, as well as attendees at summer conferences, non-resident board contracts, and cash clients. The remodeling of the food service area in Burge, as well as the renovation of student spaces in Currier, is a part of the Department of Residence Services' plan to create an east campus student neighborhood.

The remodeling of the Burge dining facility will create a 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, and remodeling of the main building lounge. The project area will total 54,500 square feet.

The project will also replace the antiquated heating, ventilating and air conditioning system, which can no longer meet the cooling demands for the area. In addition, the project will enlarge and modernize the two existing service elevators. The remodeling work will be phased to allow the food service to remain in operation during the construction project.

The estimated project cost is between $11 million and $12 million.

Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms
Source of Funds: Dormitory Improvement Reserves

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Dec. 2000	Requested
Architectural Selection (Rohrbach Carlson)		Dec. 2000	Requested

The remodeling of the dining wing in Hillcrest Residence Hall included development of a new primary building entrance and vestibule area which are located adjacent to the central building rotunda. As a result, the existing information desk and reception areas are no longer properly located to serve the building's residents and visitors.

This project will construct a new information desk and administrative office suite to house the building manager and support staff immediately adjacent to the main building rotunda. The project will also convert the vacated information desk area into a "fast food" outlet that will function as a component of the Hillcrest Dining facility. This service will provide "on the go" food offerings for students as an alternative to the full service option present in the Hillcrest dining facility.

The project will also include renovation of approximately ten student rooms located near the building rotunda. The student rooms and associated restroom and shower facilities will be modified to provide accessibility improvements.

The project area will total approximately 12,400 square feet. The estimated project cost is between $2.3 million and $2.8 million.

The University requests approval of the selection of Rohrbach Carlson to provide design services for the project. The University's request is based on the successful performance of the firm in the design and implementation of other projects in Hillcrest Residence Hall, including the remodeling of the dining area and student restroom areas; the firm's familiarity with the building and its mechanical and electrical systems; and its strong working relationship with the Department of Residence Services. Accordingly, the University requests approval to waive the requirements of Procedural Guide §9.05 A.2.a. which requires the University to convene the University Architectural Selection Committee for projects with budgets over $1 million. The University will return to the Board for approval of the negotiated agreement with Rohrbach Carlson.

Currier Hall—Dining Area Renovation
Source of Funds: Dormitory Improvement Reserves

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Oct. 1999	Approved
Architectural Selection (Rohrbach Carlson)		April 2000	Approved
Architectural Agreement (Rohrbach Carlson)	$ 407,500	June 2000	Approved
Program Statement		Dec. 2000	Requested
Project Description and Total Budget	4,998,000	Dec. 2000	Requested

This project will renovate the former dining area in the west wing of the first floor of Currier Hall, a residence hall. Food service is no longer provided in this area since the residential east campus food service operations were consolidated in Burge Hall in 1991. Potential uses for the Currier Hall space considered by the University included a study hall, fitness center, conference room, game room, convenience store, coffee shop, vending areas, and outdoor patio area.

The project will renovate a total of 28,500 net square feet of space on the main level of the residence hall. The renovated dining area will provide a multi-purpose room, with seating for up to 150 students, to be used for study, entertainment and social activities. This room will include an audio-visual system for movies, computer presentations and game systems, and overhead presentations. A raised stage area adjacent to the room will be used for entertainment and educational activities. A second multi-purpose/recreation room, which will house three to four pool tables, overhead televisions and a stereo system, will also be developed.

The project will provide a computer room to house up to 50 personal computers; a quiet study lounge with a mixture of couches, tables and chairs to seat approximately 80 students; a central seating area for 60 students with vending machine space; a student government office; and a formal conference room for 15 to 20 people. In addition, the project will reconstruct the restroom facilities, provide accessibility improvements, and renovate the north entrance foyer and the north-south corridor connecting the north and south entrances. A landscaped exterior patio area totaling 10,745 square feet will be developed within the central courtyard area between the Currier and Stanley Residence Halls.

The project will also provide a number of building infrastructure improvements. These will include the replacement or upgrade of various building systems including the heating, ventilating and air conditioning system (which is no longer functional), and the plumbing, communications, and fire protection systems. New

mechanical and electrical equipment, including a chiller for future conversion to a central chilled water system, will be installed in 14,085 square feet of renovated basement space.

The following is the space summary for the various areas of the Currier Dining Area Renovation project:

Main Level		
Air Conditioning of Existing Office Areas	8,070	
Multi-Purpose Room with Stage	4,445	
Quiet Study Lounge	3,385	
Central Seating/Vending Area	3,005	
Multi-Purpose Recreational Room	3,000	
North Foyer and North-South Corridor Renovation	2,702	
Computer Room	1,720	
Student Government Office	719	
Conference Room	400	
Restrooms	258	
Other	795	
Total Main Level	28,499	nsf
Lower Level Mechanical/Electrical Renovation	14,085	
Exterior Patio	10,745	
TOTAL	**53,329**	

Project Budget

Construction	$ 4,025,800
Design, Inspection and Administration	
Consultants	425,930
Design and Construction Services	153,470
Contingency	392,800
TOTAL	$ 4,998,000

Hawkeye Athletic/Recreation Facilities Complex
Source of Funds: Athletic Facilities Revenue Bonds, Gifts, and Parking System Improvement and Replacement Funds

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 1997	Approved
Architectural Selection—Master Plan (Herbert Lewis Kruse Blunck)		Nov. 1997	Approved
Architectural Agreement	$ 310,000	Jan. 1998	Approved
Architectural Amendment #1	235,000	Oct. 1999	Approved
Master Plan Report		Feb. 2000	Received
Program Statement		Feb. 2000	Approved
Schematic Design—Phase 1		Feb. 2000	Approved
Project Description and Total Budget—Phase 1	8,110,000	Feb. 2000	Approved
Architectural Agreement—Phase 1	1,185,087	Feb. 2000	Approved
Revised Project Budget—Phase 1	9,653,000	July 2000	Approved
Architectural Agreement—Phase 2 (Herbert Lewis Kruse Blunck)	1,445,454	July 2000	Approved
Construction Contract—Phase 1A—Site Grading and Soccer Field (Peterson Contractors)	2,831,000	Oct. 2000	Ratified*
Schematic Design—Phase 2		Dec. 2000	Requested
Project Description and Total Budget—Phase 2	26,847,000	Dec. 2000	Requested
Construction Change Order #1—Phase 1A	300,000	Dec. 2000	Requested

* Approved by the Executive Director in accordance with Board procedures.

This project will develop athletic and recreation facilities on the University's far west campus to meet the growing needs for student athletic and recreational space which cannot be accommodated on the main west campus. The facilities will be developed to serve men's and women's intercollegiate teams, recreational activities, and physical education, at a total cost of approximately $37 million.

The Phase 1 project includes construction of the Roy G. Karro Athletics Hall of Fame, development of a soccer field, installation of utility infrastructure, construction of a roadway and parking area, and site grading at a cost of $9,653,000. The Phase 2 project would include construction of the Athletic/Recreation Building and the remaining site improvements at a cost of $26,847,000.

The Athletic/Recreation Building would consist of approximately 150,000 gross square feet with a natatorium to provide instructional and competitive swimming and diving, six indoor tennis courts, and general purpose recreation and fitness space. The aquatic portion (42,960 net square feet) of the facility would be located in the western half of the building. It would include an eight lane, 50 meter pool, a diving area to accommodate platform diving up to ten meters, four additional springboards, three movable separation bulkheads, spectator seating for 900, and support areas. The indoor tennis area (46,275 net square feet), which would be located in the eastern half of the facility, would contain six tennis courts, spectator seating for 200, and support areas. The facility would also house general purpose recreation and fitness space (9,170 net square feet) on the concourse level. In addition, 12 outdoor tennis courts would be constructed along the south wall of the facility.

The support spaces would be located along the south wall of the facility adjacent to the aquatic and tennis areas. Locker rooms for use by the University's soccer, tennis and swimming programs, visiting teams, and the general public, would be located at the pool and entry levels. Offices for soccer, tennis, swimming, sports medicine, and recreation services, and two general meeting rooms, would be located at the entry level. Public restrooms would be located at the entry and concourse levels, and a concession area would be located at the entry level.

The building would include a total of four fully-accessible public restroom areas (two male and two female); one set of restrooms would be located on the entry and concourse levels. The restrooms would provide a total of 27 female toilet fixtures, seven male toilet fixtures, 10 urinals, and seven male and seven female lavatories. In addition, the locker rooms will provide a total of 12 female toilet fixtures, three male toilet fixtures, five urinals, and five male and five female lavatories. The University has indicated that the number of restroom fixtures is consistent with the State Building Code based on total occupancy of the building.

The building would be constructed primarily of concrete, with metal panels along the north wall, a glass curtain wall along south wall, and a metal roof. The building materials will be the same materials used for construction of the Hall of Fame Building to define the athletic/recreation facilities complex.

The Athletic/Recreation Building would feature a low-slope roof design with a slope equal to one foot for every 24 feet. The University has indicated that the selected roof design best corresponds with the structural system of the building and provides the most cost-effective option for the project. The design also responds to the specific storm water drainage requirements for the site necessitated by the presence of the wetlands area to the north.

The roof will be constructed of metal materials similar to those that will be used in the building construction; this material will best accommodate the long spans of the roof design. The University has indicated that the metal material is relatively maintenance-free and the most cost-effective alternative for the roof. In addition, the University has given consideration to the appropriate aesthetic for the building in the selection of the roofing design and materials since the roof area would be visible from the roadway that will serve the complex.

Site work in the Phase 2 project would include development of a pedestrian walkway and parking area to accommodate 280 vehicles immediately to the north of the facility. Utility connections and minor landscaping would also be included in the project.

The project is scheduled to be bid in May 2001, with project completion expected in late summer of 2003.

The University requests approval of Change Order #1 in the amount of $300,000 to the Phase 1A construction contract with Peterson Contractors. The change order reflects costs for additional ash fill, above the amount originally estimated, to meet soil compaction requirements to support adequately the buildings and parking areas. The exceedingly high moisture content of the soil at the site has resulted in the need for the additional material to prepare the site.

Project Budget

Construction	$ 22,283,000
Design, Inspection and Administration	
Consultants	2,000,000
Design and Construction Services	425,000
Movable Equipment	120,000
Art in State Buildings	182,500
Contingency	1,836,500
TOTAL	$ 26,847,000

Currier and Stanley Residence Halls—Fire Protection Upgrade
Source of Funds: Residence Services

Project Summary

	Amount	Date	Board Action
Residence Halls and Family Housing—Upgrade Fire Protection			
Permission to Proceed		July 1995	Approved
Agreement for Schematic Design and Cost Estimates (Alvine and Associates)	$ 288,000	July 1997	Approved
Currier and Stanley Residence Halls—Fire Protection Upgrade			
Engineering Agreement (Alvine and Associates)	252,450	Jan. 2000	Approved
Project Description and Total Budget	3,609,000	June 2000	Approved
Construction Contract Award (First Commercial Construction Corp.)	2,721,000	Dec. 2000	Requested

This project will upgrade the fire protection systems in Currier and Stanley Residence Halls consistent with the project scope developed as part of the schematic design for fire protection upgrades in the residence system facilities. The major components of the project will include the installation of sprinkler systems, upgrade of alarm and detection systems, the addition or upgrade of emergency generators, and improvements to the fire rating of stairwell and elevator enclosures. The majority of the work is not required to meet fire safety codes and represents the University's efforts to upgrade voluntarily the existing fire safety systems in the residence facilities.

The University requests award of the construction contract to First Commercial Construction Corporation of Burlington, Iowa, in the amount of $2,721,000. Four bids were received for the contract on October 19, 2000. The low bid, as submitted by First Commercial Construction in the amount of $2,721,000, was within the engineering estimate for the construction contract. However, the University reports that First Commercial Construction notified the University six days following the bid opening of an error in its bid. The contractor reported that its bid was understated by $160,674 due to a miscalculation of its costs for certain components of the construction contract (painting and firestopping penetrations).

As a result of this miscalculation, First Commercial Construction requested that it be allowed to add the amount of $160,674 to its bid for a total bid of $2,881,674. The firm has further requested, if it is not possible to increase the bid amount, that its bid be rejected and its bid bond returned. However, the University recommends that the contract be awarded to First Commercial Construction in the amount of $2,721,000. The University believes its recommendation is consistent with the Instructions to Bidders in the bidding documents which allows the University to accept any bid in whole or in part which it deems to be in its best interest.

Given the nature and the scope of the bidder's error, the University does not wish to give consideration to First Commercial's request to increase its bid. The University believes that honoring such a request would jeopardize the integrity of the bidding process, and it wishes to hold the firm accountable for its bid, as submitted.

If the construction contract is awarded to First Commercial Construction and the contractor refuses to sign the contract, the firm's bid security can be retained by the University in accordance with Iowa Code §73A.20 which states that bid security is to be forfeited when the bidder refuses to deliver a signed contract within ten days after notification of award of contract. Iowa Administrative Code [681-8.6(2d)] states that bid security shall be agreed upon as the measure of liquidated damages which the owner will sustain by failure, neglect, or refusal of the bidder to deliver a signed contract stipulating performance of the work in unqualified compliance with the contract documents within ten days after notification of award of the contract is given.

Iowa Administrative Code [681-8.6(4)] requires the Board to give a bidder the opportunity for a hearing when bid security is recommended to be retained. If such a hearing were requested by First Commercial Construction, the earliest this would take place would be at the February Board meeting.

If the construction contract is awarded to First Commercial Construction but is not signed and returned within ten days, the University can recommend award of the contract to the second low bidder. However, this award would not be made until after the hearing has been held by the Board, if requested, which would result in a delay with the project. The second low bid in the amount of $3,049,000 was submitted by Unzeitig Construction Company.

The following is a comparison of the costs associated with three possible scenarios for award of the construction contract: award to First Commercial for the amount bid, award to First Commercial for the increased bid, and award to the second low bidder, Unzeitig Construction Company.

1.	Award to First Commercial (As Bid)	$ 2,721,000	Total (Base Bid)
2.	Award to First Commercial (Increased Bid)	$ 2,721,000	Base Bid
		160,674	Additional Amount Requested
		$ 2,881,674	Total
3.	Award to Unzeitig Construction (Second Low Bid)	$ 3,049,000	Total (Base Bid)
	Net Increase with Award to Unzeitig Over Amount Bid (1.) by First Commercial	$ 328,000	
	Net Increase with Award to Unzeitig Over Total Amount Requested (2.) by First Commercial	$ 167,326	

The increased cost to the University with award of the construction contract to Unzeitig Construction would be reduced by the amount of First Commercial Construction's bid security ($136,050) should the bid security be retained by the University after the provisions of Iowa Administrative Code [681-8.6(4)] are met. According to the University, its request to award the construction contract to First Commercial Construction for the Base Bid of $2,721,000 has been made with consideration of the various cost and timing issues outlined.

Campus Fiber Optic Network—Phase 2
Source of Funds: Telecommunications Facilities Revenue Bonds

Project Summary

	Amount	Date	Board Action
Engineering Agreement (MIS Labs)	$ 902,859	July 2000	Approved
Project 3 Project Description and Total Budget	5,794,000	Dec. 2000	Requested

This Phase 2 project will install additional telecommunication components to complete the connection of several campus buildings to the campus fiber optic network. Project 3 within this phase will install telecommunications wiring and associated components in classrooms and office spaces in up to 19 campus buildings.

Work will include the distribution of copper and fiber optic cables throughout each building, and the construction of telecommunications closets with appropriate environmental and electrical systems to house the system support equipment.

Project Budget

Construction	$ 4,412,898
Design, Inspection and Administration	
Consultants	920,659
Design and Construction Services	157,825
Contingency	302,618
TOTAL	$ 5,794,000

Currier Residence Hall—Renovate Restrooms—Phase 1
Source of Funds: Dormitory Improvement Reserves

Project Summary

	Amount	Date	Board Action
Architectural/Engineering Agreement (Rohrbach Carlson)	$ 74,800	Nov. 2000	Approved
Project Description and Total Budget	825,000	Dec. 2000	Requested

This project will remodel five restroom and shower areas totaling approximately 2,000 square feet in the north wing of the facility on the ground through fourth floors. The project will be undertaken in accordance with the University's efforts to renovate bathroom areas in the residence facilities as indicated in the University's Ten-Year Plan Update presented to the Board in March 2000.

Work will include demolition and installation of piping and plumbing fixtures, electrical systems including light and power, supply and exhaust air systems, and partitions, doors, finishes and lockers.

Project Budget

Construction	$ 650,100
Design, Inspection and Administration	
Consultants	83,500
Design and Construction Services	25,700
Contingency	65,700
TOTAL	$ 825,000

University Hospitals and Clinics—Magnetic Stereotactic Surgical System Installation
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 810,000	Dec. 2000	Requested
Architectural Agreement (A and J Associates)	65,000	Dec. 2000	Requested

This project will finish approximately 800 square feet of shelled-in space in the lower level of the Colloton Pavilion for installation of a prototype magnetic stereotactic surgical system. The system offers a novel method for positioning microcatheters, microguidewires, endoscopes and other surgical devices within the brain and heart through the use of a strong magnetic field and stereotactic guidance system. It is believed that this capability could dramatically improve or expand therapeutic outcomes in the treatment of brain tumors and other neurological diseases and disorders, and coronary artery disease.

A multidisciplinary team of UIHC researchers will participate in clinical trials with several other centers across the nation; it is likely that continued research with the system will stimulate new therapeutic approaches for other diseases. This project will create an opportunity for multidisciplinary collaboration among researchers in the College of Medicine Departments of Radiology, Surgery and Internal Medicine.

The project will include the installation of radio frequency shielding to eliminate exterior magnetic interference, radiation shielding to protect adjacent space and operators within the room, and interior finishes.

The University also 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 $65,000, including reimbursables.

Project Budget

Construction	$ 648,000
Architectural/Engineering Support	64,800
Planning and Supervision	32,400
Contingency	64,800
TOTAL	$ 810,000

Hillcrest Residence Hall—Replace Windows—North Wing

Source of Funds: Dormitory Improvement Reserves

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 616,000	Dec. 2000	Requested

This project will replace 361 uninsulated, leaking windows in the north wing of the Hillcrest Residence Hall. The University has previously replaced the windows in the east-west wing and the center and south sections of the facility. The proposed project will complete the window replacement projects for the residence hall.

Work will include the installation of new insulated double-hung aluminum windows and window air conditioners.

Project Budget

Construction	$ 526,680
Design, Inspection and Administration	
Design and Construction Services	33,350
Consultants	3,300
Contingency	52,670
TOTAL	$ 616,000

Hawkeye Athletic/Recreation Facilities Complex—Roadway
Source of Funds: Institutional Roads Program

Project Summary

	Amount	Date	Board Action
Engineering Agreement (Shive-Hattery)	$ 74,235	Sept. 2000	Approved
Project Description and Total Budget	546,000	Dec. 2000	Requested

This project will include construction of a two-lane, east-west roadway approximately 2,200 feet in length. The roadway, which will connect Mormon Trek Boulevard on the east with Hawkeye Park Road on the west, will be constructed immediately north of the parking lot for the complex.

The project is consistent with the Institutional Roads program approved by the Board in July 2000.

Project Budget

Construction	$ 437,000
Design, Inspection and Administration	
Design and Construction Services	5,000
Consultants	75,000
Contingency	29,000
TOTAL	$ 546,000

Rienow Residence Hall—Landscape Improvements
Source of Funds: Dormitory Improvement Reserves

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 338,000	Dec. 2000	Requested
Architectural Agreement (Rohrbach Carlson)	30,500	Dec. 2000	Requested

This project will reconfigure and landscape the north and south building entrance areas of Rienow Residence Hall to improve the appearance and functionality of the site. The specific goals of the project include improved access to the residence hall for persons with disabilities, identification of student gathering areas, and improved pedestrian circulation and bicycle parking facilities. This project is consistent with the Residence Services West Campus Master Plan.

The project will include the reconfiguration and reconstruction of a number of site elements including accessible pedestrian paths, trees, and the roadway between the Rienow and Quadrangle Residence Halls. In addition, the project will relocate utility vaults, trash receptacles, sidewalks, and plant material.

The University requests approval to enter into an agreement with Rohrbach Carlson to provide design services for the project. The agreement provides for a fee of $30,500, including reimbursables.

Project Budget

Construction	$ 260,000
Design, Inspection and Administration	
Design and Construction Services	12,000
Consultants	40,000
Contingency	26,000
TOTAL	$ 338,000

University Hospitals and Clinics—Electronic Lighting Ballast Installation Replacement—Phase 2
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 312,500	Dec. 2000	Requested

This project is the second and final phase of work to replace the existing obsolete magnetic ballasts in the UIHC fluorescent lighting system with high efficiency electronic ballasts. The project will allow the lighting to be integrated with the UIHC building automation system which will reduce electrical energy consumption by controlling the lighting based on occupancy or daylight.

Project Budget

Construction	$ 250,000
Architectural/Engineering Support	25,000
Planning and Supervision	12,500
Contingency	25,000
TOTAL	$ 312,500

Development of a Center of Excellence in Image Guided Radiation Therapy
Possible Sources of Funds: Hospital Revenue Bonds, Gifts and Grants, and/or University Hospitals Building Usage Funds

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 2000	Approved
Architectural Agreement (HLM Design USA)	$ 1,175,000 (est.)	Dec. 2000	Requested

This project will develop the Center of Excellence in Image Guided Radiation Therapy in the lower level of a new wing to be constructed on the west side of the Pomerantz Family Pavilion. This project will provide state-of-the-art radiation systems for use by the Division of Radiation Oncology of the UIHC Department of Radiology. The estimated project cost to construct the Center is $25.6 million.

The University requests approval to enter into an agreement with HLM Design USA to provide design services for the project. The University requests approval of the selection of HLM Design to ensure continuity in the design of the Pomerantz Pavilion as the firm has provided design services for a number of other projects at the facility. Accordingly, the University requests approval to waive the requirements of Procedural Guide §9.05 A.2.a. which requires the University to convene the University Architectural Selection Committee for projects with budgets over $1 million. The Board Office recommends that future requests to waive the requirements for convening the Architectural Selection Committee be presented for Board action with permission to proceed with project planning.

The agreement provides for a fee equal to 5.5 percent of actual construction costs (estimated at $20,450,300) for an estimated fee of $1,125,000, plus reimbursables not to exceed $50,000, for a total fee of $1,175,000.

University Hospitals and Clinics—Faculty and Staff Office and Locker Room Development
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 531,250	Sept. 2000	Approved
Engineering Agreement (A and J Associates)	43,100	Dec. 2000	Requested

This project will develop approximately 3,500 gross square feet of space on the fifth level of the Pappajohn Pavilion to provide faculty and staff offices for the Department of Anesthesia (3,000 gross square feet of renovated space) and a locker room to serve the Surgical Intensive Care Unit (500 gross square feet of completed shell space).

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 $43,100, including reimbursables.

Medical Education and Biomedical Research Facility—Completion of Basement Level of East Wing

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

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Health Sciences Campus Plan		May 1996	Approved
Project Description and Total Budget	$ 1,654,000	June 2000	Approved
Construction Contract Award (Knutson Construction Services Midwest)	1,054,000	Sept. 2000	Ratification*
Amended Project Budget	1,654,000	Sept. 2000	Approved
Construction Change Order #1	83,068	Dec. 2000	Requested

* Awarded by Executive Director in accordance with Board procedures.

This project will develop the animal care facility in the basement shell space of the east wing of the Medical Education and Biomedical Research Facility. The completed area will total approximately 5,700 net square feet of space.

The development of the Animal Care Facility was bid as a separate construction contract since the project budget did not allow completion of this area with the interior finishing work for the other levels of the east wing. The University previously indicated its plans to negotiate a change order with Knutson Construction Services Midwest, which is also the general contractor for the Medical Education and Biomedical Research Facility, for administrative costs to coordinate construction of the Animal Care Facility with construction of the main facility. This arrangement was recommended by the University to facilitate quality and timely completion of the Animal Care Facility at the best price.

The University now requests approval of Change Order #1 in the amount of $83,068 to the construction contract with Knutson Construction Services. The change order will provide compensation for the contractor's project management services for the Animal Care Facility contract.

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Included in the University's capital register for Board ratification are three project budgets under $250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, three construction contracts awarded by the Executive Director, the acceptance of nine completed construction contracts, and ten final reports. 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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