

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of November 15, 2003, Through December 12, 2003
Date: January 5, 2004

Recommended Action:

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

Executive Summary:

Requested
Approvals

Project descriptions and budgets:

Biology Research Center—Heating, Ventilating and Air Conditioning (HVAC) Replacement project (\$310,000) which would replace the deteriorated air handling and cooling units in the facility.

Rider Hall Tuckpointing—Phase 2 project (\$275,000) which would complete the second of three phases of building envelope improvements to the residence hall.

Noehren Hall Student Room Wall Repairs project (\$270,000) which would replace the damaged walls in the student rooms in the residence hall.

Since each project budget is less than \$1 million, the Board's capital project evaluation criteria do not apply to these projects.

Background and Analysis:

Biology Research Center—Heating, Ventilating and Air Conditioning (HVAC)

Replacement

		<u>Project Summary</u>		
		<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget		\$ 310,000	Jan. 2004	Requested
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Background	<p>The mechanical systems in the Biology Research Center are original to the building's 1972 construction.</p> <p>The systems have exceeded their life expectancies, resulting in numerous breakdowns and costly repairs.</p>			
Project Scope	<p>The project would include replacement of the air handling and cooling units throughout the facility, and the associated mechanical and electrical upgrades.</p>			
Funding	<p>Building Repair Funds.</p>			
		<u>Project Budget</u>		
	Construction			\$ 260,000
	Professional Fees			27,000
	Contingency			<u>23,000</u>
	TOTAL			<u>\$ 310,000</u>

Rider Hall Tuckpointing—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 275,000	Jan. 2004	Requested

Background Rider Residence Hall was constructed in 1961; a 1999 study of the facility identified a number of deficiencies in the building envelope.

The Phase 1 project provided repairs to a portion of the residence hall exterior; these repairs included the installation of vertical and horizontal control joints, replacement of wall ties and flashings, tuckpointing, and miscellaneous caulking and painting.

Project Scope The Phase 2 project would provide similar repairs to another portion of the residence hall exterior.

The University anticipates a third phase of work to complete the tuckpointing and other building envelope repairs for the facility.

Funding Residence System Improvement Funds.

Project Budget

Construction	\$ 220,000
Professional Fees	20,000
Contingency	<u>35,000</u>
TOTAL	<u>\$ 275,000</u>

Noehren Hall Student Room Wall Repairs


Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 270,000	Jan. 2004	Requested
Background	The walls of the student rooms in Noehren Residence Hall have been damaged over time and need to be repaired.		
Project Scope	The project would install new drywall over the existing drywall and wall coverings in the student rooms.		
	The University reports that this method of addressing damaged walls proved cost effective in Hagemann Residence Hall.		
Funding	Residence System Improvement Funds.		

Project Budget

Construction	\$ 250,000
Professional Fees	0
Contingency	<u>20,000</u>
TOTAL	<u>\$ 270,000</u>

Also presented for Board ratification is one project description and budget under \$250,000. The register prepared by the University is included in the Regent Exhibit Book.



Sheila Doyle

Approved: 

Gregory S. Nichols