

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa School for the Deaf Capital Improvement Business Transactions for the Months of November and December 2002
Date: January 6, 2003

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the Iowa School for the Deaf.

Executive Summary:

The Iowa School for the Deaf requests approval of a project description and budget (\$411,250) and engineering agreement with The Schemmer Associates, Council Bluffs, Iowa, (\$41,250) for the **Utility System Replacement, Phase 4** project, which would begin the replacement of the domestic water distribution system for the Administration/Boys' Residence building.

The School requests approval of the following architectural/engineering agreements:

- With Nielsen/Main Architecture, Omaha, Nebraska (\$16,380) for the **Girls' Dormitory/Elementary School Curtain Wall and Window Replacements** project which would replace the leaking curtain wall and windows in selected areas of the facilities.
- With HGM Engineering, Council Bluffs, Iowa (\$15,200) for the **Long Hall Plaza Reconstruction—Phase IV** project which would reconstruct deteriorated steps and walkway areas that serve Long Hall (the high school building), and replace a section of utility tunnel at the site.

The School requests approval of Amendment #3 (\$1,283) to the engineering agreement with The Schemmer Associates for additional reimbursable expenses for the **Demolition of Old Primary Hall** project.

The projects would be processed through Iowa State University.

Background and Analysis:

Utility System Replacement, Phase 4

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 411,250	Jan. 2003	Requested
Engineering Agreement (The Schemmer Associates, Council Bluffs, IA)	41,250	Jan. 2003	Requested

Background	The domestic water distribution system for the Administration/Boys' Residence building is in need of replacement.
Project Scope	The project would provide the initial phase of the domestic water distribution system replacement. Other components of the project would include the sanitary sewer, restroom fixtures, condensate returns and interior finishes in the work area.
Design Services	The agreement with The Schemmer Associates would provide full design services for a fee of \$41,250, including reimbursables.

Project Budget

Construction	\$ 350,000
Design, Inspection and Administration Consultant	41,250
ISU Facilities Planning and Management	<u>20,000</u>
TOTAL	<u>\$ 411,250</u>
Source of Funds:	
FY 2003 Capital Appropriations	\$ 250,000
Nebraska Restricted Funds	<u>161,250</u>
TOTAL	<u>\$ 411,250</u>

Girls' Dormitory/Elementary School Curtain Wall and Window Replacements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 185,000	Oct. 2002	Approved
Architectural Agreement (Nielsen/Main Architecture, Omaha, NE)	16,380	Jan. 2003	Requested

Background	The curtain wall and windows in the Girls' Dormitory and Elementary School suffer from leaks and require numerous repairs.
Project Scope	The project would include curtain wall and window replacements in the lounge area and 1971 addition of the Girls' Dormitory, and in the elementary school.
Design Services	The agreement with Nielsen/Main Architecture would provide full design services for a fee of \$16,380, including reimbursables.
Funding	FY 2003 Capital Appropriations.

Long Hall Plaza Reconstruction—Phase IV


		<u>Project Summary</u>		
		<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget		\$ 155,000	Oct. 2002	Approved
Architectural Agreement (HGM Engineering, Council Bluffs, IA)		15,200	Jan. 2003	Requested
Background	The School has been repairing and replacing the deteriorated concrete steps and sidewalks that serve Long Hall (the high school building).			
Project Scope	This project would complete the reconstruction of these areas with replacement of the steps at the west and north entrances, and the plaza and walkway areas which serve the building.			
	The project would also replace a 40-foot section of the campus utility tunnel which transverses the project site.			
Design Services	The agreement with HGM Engineering would provide full design services for a fee of \$15,200, including reimbursables.			
Funding	FY 2003 Building Repair and/or Nebraska Restricted Funds.			

Demolition of Old Primary Hall

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 400,000	Oct. 2001	Requested
Engineering Agreement (The Schemmer Associates, Council Bluffs, IA)	11,700	Oct. 2001	Requested
Construction Contract Award (Anderson Excavating Company)	92,020	April 2002	Ratification
Engineering Amendment #1	4,275	April 2002	Approved
Engineering Amendment #2	5,240	July 2002	Approved
Engineering Amendment #3 (The Schemmer Associates)	1,283	Jan. 2003	Requested

Background	The School has completed the demolition of Old Primary Hall. The building had been vacant since 1987 and had reached the end of its useful life.
Engineering Amendment	Amendment #3 (\$1,283) would provide compensation for printing of construction documents and other reimbursable expenses.
Funding	Nebraska Restricted Funds.



Sheila Doyle

Approved: 

Gregory S. Nichols