

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of October 17, 2001, Through December 18, 2001

**Date:** January 7, 2002

- Recommended Actions:**
1. Approve the Register of Capital Improvement Business Transactions for the University of Iowa.
  2. Authorize the Executive Director to approve the negotiated design agreement with OPN Architects, Cedar Rapids, Iowa, for the **Old Capitol—Fire Restoration and Building Improvements** project, subject to Board ratification at the March meeting.
  3. Authorize the Executive Director to approve design agreements for the two components of the **Relocate Football Practice Facility/Lot 43 Expansion** project, subject to Board ratification.

**Executive Summary:**

Requested Approvals Board ratification of permission to proceed and the selection of OPN Architects, Cedar Rapids, Iowa, for the **Old Capitol—Fire Restoration and Building Improvements** project, which would reconstruct the exterior dome and tower, and repair interior smoke and water damage.

- The University requests that the Executive Director be authorized to approve the negotiated design agreement with OPN Architects, subject to Board ratification at the March meeting.

Permission to proceed with project planning, and authorization for the Executive Director to approve design agreements, for the **Relocate Football Practice Facility/Lot 43 Expansion** project, which would provide improved football practice facilities and additional faculty and staff parking on the west campus.

Two projects at the Mayflower Residence Hall:

Permission to proceed with project planning and project description and budget (\$1,996,000) for the **Mayflower Residence Hall—Replace Windows** project, which would replace all windows in the facility.

Permission to proceed with project planning for the **Mayflower Residence Hall—Replace Domestic Water Piping** project, which would replace the building's deteriorating domestic water and waste piping.

Two projects to replace deteriorated portions of steam lines on the west campus:

Permission to proceed with project planning and engineering agreement with Stanley Consultants, Muscatine, Iowa (\$74,300) for the **West Campus—Replace Condensate Piping** project.

Permission to proceed with project planning, project description and budget (\$1,680,000), and engineering agreement with Stanley Consultants, Muscatine, Iowa (\$146,000) for the **Health Sciences Campus—Replace Steam and Condensate Piping** project.

Schematic design and project description and budget (\$2,719,000) for the **Bowen Science Building—Remodeling for Biochemistry** project, which would upgrade laboratory and office space on the fourth floor of the building.

- The proposed schematic design and the existing floor plan are included as Attachments D and E.

Project descriptions and budgets for two projects on the Iowa Center for the Arts Campus:

**Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping and Parking Lot 42 Reconstruction** project (\$3,542,000), which would provide a central chilled water system and reconstruct a parking area for the Arts Campus.

**Art Building—Phases 1 and 2—Site Utilities** project (\$2,403,000), which would extend utilities to the site for construction of the Art Building.

Project descriptions and budgets:

**Rienow and Quadrangle Residence Halls—Upgrade Fire Protection** project (\$3,858,000), which would provide a number of fire safety improvements in the residence halls.

**Hawkeye Athletic/Recreation Facilities Complex—Roy G. Karro Athletic Hall of Fame—Construct Museum Exhibits** project (\$2,450,000), which would develop the exhibits to house Hawkeye athletic displays.

Project descriptions and budgets and architect/engineer agreements:

**Currier Residence Hall—Renovate Restrooms—Phase 2** project (\$1,602,000) and architectural agreement with Rohrbach Carlson, Iowa City, Iowa (\$145,500) to continue the remodeling of the restrooms in the facility.

**University Hospitals and Clinics—Carver Pavilion Sprinkler System Improvements—Phase C** project (\$672,000) and engineering agreement with Design Engineers, Cedar Rapids, Iowa (\$54,300) for the completion of fire safety upgrades for Carver Pavilion.

Electrical engineering agreement with Design Engineers, Cedar Rapids, Iowa (\$46,000) for the **Medical Laboratories—Cancer Biology and Immunology Renovation** project which would upgrade research space and construct a new mechanical room to support the remodeled area.

Architectural Amendment #1 (\$19,512) with Savage-Ver Ploeg Architects for increased programming fees for the **Pomerantz Center** project.

**Background and Analysis:**

**Old Capitol—Fire Restoration and Building Improvements**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Ratification*
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Jan. 2002	Ratification*
Authorization for Executive Director to Approve Negotiated Agreement with OPN Architects		Jan. 2002	Requested

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

Background	<p>The Old Capitol was severely damaged by fire on November 20, 2001.</p> <ul style="list-style-type: none"> <li>The exterior dome and tower were destroyed, and the interior walls, ceilings, floors, and furnishings sustained water and smoke damage.</li> </ul> <p>The University plans to proceed with the restoration in a manner consistent with its status as a National Historic Landmark.</p> <p>To proceed with the project in a timely manner, while also ensuring a quality reconstruction effort, the University requested, as permitted by Board procedures, Executive Director permission to proceed with project planning and the architectural selection process, subject to Board ratification at the January meeting.</p> <p>Following completion of the architectural interviews, the University requested Executive Director approval of the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project, subject to Board ratification at the January meeting.</p> <p>The University also requested authorization to begin working with OPN Architects immediately upon approval of the selection.</p>
Design Services	<p>Expressions of interest to provide design services were received from ten firms.</p> <p>Five firms were selected for interviews with the University Architectural Selection Committee, with representatives from the Old Capitol Museum, the Board Office, and the State Historic Preservation Office, in accordance with Board procedures for projects of \$1 million or more.</p>

The University recommended to the Executive Director the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.

The firm was recommended based on its very capable performance on recent University projects, as well as the outstanding experience and reputation of its primary historical restoration consultant, Einhorn Yafee Prescott.

The University requests that the Executive Director be authorized to approve the negotiated design agreement with OPN Architects so that the project can continue to move forward; the agreement would be presented for Board ratification at the March meeting.

Anticipated Cost	Approximately \$5 million, excluding initial recovery costs, artifact restoration, and installation of fire suppression system.
Anticipated Funding	Insurance proceeds and additional support.

**Relocate Football Practice Facility/Lot 43 Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Requested
Authorization for Executive Director to Approve Design Agreements		Jan. 2002	Requested

Background

The demand for parking continues to increase on the University's west campus to serve UIHC clinicians, visitors, and patients.

- The University is addressing this need with the proposed expansion of one of four ramps that serve UIHC (the Melrose Avenue Parking Facility [the Board granted permission to proceed with this project in July 2001]), and the planned relocation of faculty and staff parking from the four parking areas.
- This planned relocation requires the development of additional faculty and staff parking areas on the west campus.
  - The University's plans are not based on a formal parking study but rather the number of faculty and staff on a waiting list for parking.

The continuing expansion of the west campus and the planned growth of the Arts Campus require an increase in the chilled water capacity for these areas.

To address these needs, the University proposes to relocate the existing outdoor Football Practice Facility, which consists of four practice areas located north of Kinnick Stadium, and utilize the site for construction of an additional parking lot and a chilled water plant addition. (See Attachment A for map of the area).

- The new parking lot would supplement the existing Parking Lot 43, located to the west of Kinnick Stadium, to accommodate approximately 300 additional vehicles (a 40 percent increase).
  - Parking Lot 43 is located directly across from the UIHC main entrance and is the largest faculty/staff parking lot on the west campus.
- The addition to the existing Chilled Water Plant/Hospital Parking Ramp #3, located north of Kinnick Stadium and east of the existing Football Practice Facility, would be undertaken as a separate project to be presented to the Board at a future date.

Project Scope	<p>The proposed project would include:</p> <ul style="list-style-type: none"><li>• Development of the new practice facility on the vacant site located to the west of the existing practice facility and the Recreation Building, and adjacent to the Duane Banks Baseball Stadium Field and Grant Field.</li><li>• Construction of a regulation-sized football field with artificial turf; two 80 yard natural turf practice fields; a natural turf exercise area; and a services and entry area.<ul style="list-style-type: none"><li>• The complex would total approximately 192,000 square feet; the area would be enclosed by chain link fencing and would be lit for nighttime use.</li><li>• The new facilities would provide a larger practice area, configured to better serve practice activities, with improved playing surfaces.</li></ul></li><li>• Construction of the parking lot at the site of the three outdoor practice areas located south of the Indoor Practice Facility. (The practice area located to the east would be used for expansion of the Chilled Water Plant/Hospital Parking Ramp #3.)<ul style="list-style-type: none"><li>• The University has indicated that this is the only area available on the west campus for development of additional faculty and staff parking.</li></ul></li></ul>
Design Services	<p>The University plans to negotiate separate design agreements for the football practice facility and the parking lot.</p> <p>The University requests that the Executive Director be authorized to approve the design agreements, subject to Board ratification.</p> <ul style="list-style-type: none"><li>• This request is made due to the cancellation of the February Board meeting, and the proposed project schedule which includes completion of the new practice facility by mid-summer to accommodate the fall football practice schedule.</li></ul>
Anticipated Cost	Greater than \$1.5 million.
Funding	Gifts to the Athletic Department and Parking System Renewal and Replacement Funds.

Approvals are requested for two projects in the Mayflower Residence Hall. The building was constructed in 1966 and acquired by the University in 1983. The projects would replace windows and domestic water piping which are original to the building's construction.

**Mayflower Residence Hall—Replace Windows**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Requested
Project Description and Total Budget	\$ 1,996,000	Jan. 2002	Requested

Background	The building's 1,322 windows are uninsulated and are not energy efficient; many of the windows are also leaking.
Project Scope	The proposed project would include: <ul style="list-style-type: none"> <li>• Abatement of asbestos in sprayed-on acoustical textured material that coats the concrete structural beams above the windows.</li> <li>• Installation of energy efficient windows throughout the residence hall after completion of the asbestos abatement.</li> </ul>
Additional Information	The work would be restricted to the summer months due to student occupancy of the residence hall during the academic year; the project is expected to require three summers to complete.
Funding	Dormitory Improvement Reserves.

Project Budget

Construction	\$ 1,707,650
Design, Inspection, Administration	
Consultants	65,160
Design and Construction Services	52,590
Contingency	<u>170,600</u>
TOTAL	<u>\$ 1,996,000</u>



**Mayflower Residence Hall—Replace Domestic Water Piping**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Requested
Background	The building's galvanized domestic water piping is experiencing serious leaks and requires extensive maintenance.		
Project Scope	The proposed project would replace domestic water and waste piping throughout the building, including piping serving the sinks, lavatories, and fixtures in each living unit.		
Additional Information	The work would be phased over approximately four years since student occupancy of the residence hall during the academic year would restrict access to work areas.		
Design Services	<p>The University plans to enter into an agreement with Rohrbach Carlson, Iowa City, Iowa, to provide construction management and coordination services for the project (the selection will be forwarded for Board approval at a future date).</p> <ul style="list-style-type: none"> <li>• These services will be needed to carefully coordinate the work around the students occupying the facility.</li> </ul>		
Anticipated Cost	\$8 million.		
Funding	Dormitory Improvement Reserves and Dormitory Revenue Bonds.		

**West Campus—Replace Condensate Piping**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement		Jan. 2002	Requested
(Stanley Consultants, Muscatine, IA)	\$ 74,300	Jan. 2002	Requested

**Background**      The buried steam condensate piping located between the Art Building complex and Westlawn, and along the Newton Road right-of-way between Westlawn and the Nursing Building, was installed in the early 1970s. (See Attachment B for map).

These deteriorated condensate lines, which are beyond repair, are leaking at a rate of approximately 500 gallons per day, which is increasing demand on critical make-up water systems at the Power Plant.

**Project Scope**      The proposed project would replace two sections (approximately 1,000 linear feet) of buried steam condensate piping.

**Design Services**      The agreement with Stanley Consultants would provide full design services for a fixed fee of \$74,300.

**Anticipated Cost**      Greater than \$1 million.

**Funding**              Utility System Revenue Bonds.

**Health Sciences Campus—Replace Steam and Condensate Piping**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Requested
Project Description and Total Budget	\$ 1,680,000	Jan. 2002	Requested
Engineering Agreement (Stanley Consultants, Muscatine, IA)	146,000	Jan. 2002	Requested

**Background** The buried steam and condensate lines located between the Hardin Library and Boyd Tower were installed in the early 1970s. (See Attachment C for map).

The lines have deteriorated and can no longer be repaired.

**Project Scope** The proposed project would replace approximately 1,400 linear feet of buried steam supply piping and condensate return piping located north of Boyd Tower, with improvements to associated utility vaults.

**Additional Information** The piping is located within the area of the **Health Science Campus Landscape Improvements—Phase 2B and 3** project, and therefore the piping replacement will be undertaken in conjunction with the landscaping work to minimize disruption at the site.

**Design Services** The agreement with Stanley Consultants would provide full design services for a fixed fee of \$146,000.

**Funding** Utility System Revenue Bonds.

Project Budget

Construction	\$ 1,300,000
Design, Inspection, Administration Consultants	146,000
Design/Construction Services	104,000
Contingency	<u>130,000</u>
<b>TOTAL</b>	<b><u>\$ 1,680,000</u></b>

**Bowen Science Building—Remodeling for Biochemistry**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2001	Approved
Architect/Engineer Selection (Rohrbach Carlson, Iowa City, IA)		April 2001	Approved
Program Statement		Oct. 2001	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 188,300	Oct. 2001	Approved
Schematic Design		Jan. 2002	Requested
Project Description and Total Budget	2,719,000	Jan. 2002	Requested

**Background** One component of the Health Sciences Campus plan is the remodeling of space in the Bowen Science Building to provide upgraded research facilities for the College of Medicine.

The majority of the laboratory areas for the Biochemistry Department have not been renovated since construction of the building in 1970.

**Project Scope** The proposed project would remodel research laboratories, laboratory support spaces, and office areas in the 4-400 and 4-500 cores of the fourth floor of the building.

**Project Area** 14,700 gross square feet.

**Schematic Design** The following are highlights of the interior renovation:

- Six new research laboratory spaces in each core with support rooms and offices.
- New cold room in the eastern portion of Core 400, and new warm room in the eastern portion of Core 500.
- Departmental conference room in the north central portion of the project area, directly accessible from the central building core.
- Expanded Biochemistry Stores in space which currently houses a women’s restroom and office area in the northeastern portion of the project area.
- Accessible women’s restroom and adjoining lactation room to the east of the expanded Biochemistry Stores area.

The proposed schematic design and the existing floor plan are included as Attachments D and E.

**Funding** College of Medicine Gifts and Earnings.

Project Budget

Construction	\$ 2,223,560
Design, Inspection, Administration	
Consultants	212,600
Design/Construction Services	60,500
Contingency	<u>222,340</u>
 TOTAL	 <u>\$ 2,719,000</u>

The University requests approval of project descriptions and budgets for two utility projects on the Iowa Center for the Arts Campus, which includes Hancher Auditorium, Voxman Music Building (including Clapp Recital Hall), Theatre Building, Museum of Art, and the Art Building. The utility projects must be undertaken prior to construction of the new Art Building.

**Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping and Parking Lot 42 Reconstruction**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 248,364	Nov. 2001	Approved
Project Description and Total Budget	3,542,000	Jan. 2002	Requested

**Background** Heating for the facilities on the Arts Campus is provided by the campus steam distribution system, but cooling is provided by dedicated chiller units for each building, many of which are nearing the end of their useful lives.

Construction of the new Art Building would displace the cooling tower which serves the Museum of Art chillers.

Since the Museum of Art requires continuous cooling and dehumidification, a replacement cooling source for the building must be in place prior to construction of the new Art Building.

**Project Scope** The proposed project includes:

- Development of a chilled water distribution loop on the Iowa Center for the Arts Campus to replace the dedicated chiller units, increase efficiencies and decrease maintenance costs.
- Installation of 4,000 linear feet of piping from the Newton Road Chilled Water Plant to each building on the Arts Campus, with mechanical and electrical interfaces for each building.

- Demolition and reconstruction of Parking Lot 42 located west of the International Center. (See Attachment F for map).
  - This component has been added to the project scope since permission to proceed was granted in November 2001.
  - The demolition of the parking lot is needed due to the installation of the chilled water piping and other utility construction projects on the Arts Campus.
  - Completion of the parking lot reconstruction with the chilled water piping installation would minimize disruption of the project area and optimize construction processes.

Project Budget

Construction	\$ 2,800,000
Design, Inspection, Administration	
Consultants	222,000
Design/Construction Services	208,000
Asbestos Abatement	25,000
Contingency	<u>287,000</u>
 TOTAL	 <u>\$ 3,542,000</u>
 Source of Funds:	
Utility System Revenue Bonds	\$ 3,142,000
Parking System Renewal and Replacement Fund	<u>400,000</u>
	 <u>\$ 3,542,000</u>

**Art Building—Phases 1 and 2—Site Utilities**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 106,336	Nov. 2001	Approved
Project Description and Total Budget	2,403,000	Jan. 2002	Requested

Background	Construction of the new Art Building will require the extension and relocation of utility systems to the site.
Project Scope	The proposed project includes extension and/or relocation of water, sanitary and storm sewer, high voltage electric, steam and condensate, chilled water, and telecommunications lines.
Funding	Utility System Revenue Bonds, Information Technology Services Improvement and Replacement Reserves, and/or Income from Treasurer's Temporary Investments

Project Budget

Construction	\$ 1,935,000
Design, Inspection, Administration	
Consultants	169,336
Design and Construction Services	110,664
Contingency	<u>188,000</u>
TOTAL	<u>\$ 2,403,000</u>



**Rienow and Quadrangle Residence Halls—Upgrade Fire Protection**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing— Upgrade Fire Protection</u>			
Permission to Proceed Agreement for Schematic Design and Cost Estimates (Alvine and Associates, Iowa City, IA)	\$ 288,000	July 1995 July 1997	Approved Approved
<u>Rienow and Quadrangle Residence Halls— Upgrade Fire Protection</u>			
Engineering Agreements General Construction Design Services (Alvine and Associates, Iowa City, IA)	362,000	Oct. 2001	Approved
Asbestos Abatement Design Services (Shive-Hattery, Iowa City, IA)	66,688	Oct. 2001	Approved
Project Description and Total Budget	3,858,000	Jan. 2002	Requested

Background	<p>The project would continue the upgrade of fire protection and emergency systems in the residence halls.</p> <p>The majority of the residence hall upgrades are not required to meet fire safety codes, but represent the University's efforts to upgrade voluntarily the existing fire safety systems.</p>
Project Scope	<p>The project scope includes:</p> <ul style="list-style-type: none"> <li>• In Rienow Hall, installation of a combination fire sprinkler and standpipe system, fire pump, and high rise fire command center; upgrade of the existing fire alarm system and emergency lighting; pressurization of two stairways; and installation of additional fire extinguishers and cabinets.</li> <li>• In Quadrangle Hall, replacement of the fire alarm system; upgrade of emergency lighting; modifications to stairways for egress improvements; and installation of a new electrical supply feeder and additional fire extinguishers and cabinets.</li> <li>• The project would evaluate the proposed work for the Quadrangle to determine if it must be completed at this time or if it can be postponed. (All or a portion of the Quadrangle could be demolished pending the decision on the location of a new west campus residence hall.)</li> </ul>
Funding	Dormitory Revenue Bonds.

Project Budget

Construction	\$ 3,063,400
Design, Inspection, Administration	
Consultants	429,000
Design/Construction Services	59,000
Contingency	<u>306,600</u>
 TOTAL	 <u>\$ 3,858,000</u>

**Hawkeye Athletic/Recreation Facilities Complex—Roy G. Karro Athletic Hall of Fame—Construct Museum Exhibits**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Hawkeye Athletic/Recreation Facilities Complex— Phases 1 and 2</u>			
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
<u>Phase 1 (Roy G. Karro Athletic Hall of Fame, Soccer Field, Utility Infrastructure, Site Improvements)</u>			
Schematic Design		Feb. 2000	Approved
Project Description and Total Budget	8,110,000	Feb. 2000	Approved
Architectural Agreement	1,185,087	Feb. 2000	Approved
Revised Project Budget	9,653,000	July 2000	Approved
Construction Contract—Phase 1A— Site Grading and Soccer Field (Peterson Contractors)	2,831,000	Oct. 2000	Ratified*
Construction Change Order #1— Phase 1A	300,000	Dec. 2000	Approved
<u>Roy G. Karro Athletic Hall of Fame—Construct Museum Exhibits</u>			
Project Description and Total Budget	2,450,000	Jan. 2002	Requested
Museum Design Agreement (Douglas Gallagher, Houston, TX)	231,245	June 1999	Not Required

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

Background The Hawkeye Athletic/Recreation Facilities Complex 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.

A portion of the Phase 1 project includes construction of the Roy G. Karro Athletics Hall of Fame, which will include displays that depict the history and success of Hawkeye athletics.

The Hall of Fame building is currently under construction with an estimated completion date of July 2002.

The Phase 2 project, anticipated to be bid in 2002, will include construction of the Athletic/Recreation Building.

Project Scope The proposed project would include:

- Development of the Hall of Fame exhibits including design, construction, and installation of display cases, photo reproductions, kiosks and associated electronics, plaques and graphics, and Hawkeye memorabilia.
  - The majority of the installations would occur within the museum space on the second and third levels; some photographs and plaques would be installed in the entrance foyer and conference rooms on the first level.
- The project would also develop a small theater of approximately 350 square feet on the second floor to serve visitors to the facility.

Design Services The University has retained Douglas Gallagher of Houston, Texas (a museum consultant) to design the exhibits and provide guidance throughout the installation process.

Additional Information The display equipment and other components would be acquired competitively via purchase order. (The equipment funds are included in the project construction budget.)

Funding Gifts to the Athletic Department.

Project Budget

Construction	\$ 2,000,000
Design, Inspection, Administration	350,000
Contingency	<u>100,000</u>
TOTAL	<u>\$ 2,450,000</u>

**Currier Residence Hall—Renovate Restrooms—Phase 2**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2001	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Nov. 2001	Approved
Project Description and Total Budget	\$ 1,602,000	Jan. 2002	Requested
Architectural Agreement (Rohrbach Carlson)	145,500	Jan. 2002	Requested

**Background**      The University has been proceeding with a phased program to renovate the restrooms in the residence halls.

The Currier Hall Phase 1 project, which included the renovation of restrooms in the north wing, was completed in the summer of 2001.

**Project Scope**      The proposed project would:

- Remodel a total of eight restrooms (6,150 square feet) on the first through fourth floors of the east wing.
- The new restrooms areas would be fully accessible and would provide the required number of plumbing fixtures to meet building code requirements.
- Create one new single student room on each of the four floors.

**Design Services**      The agreement with Rohrbach Carlson would provide design services for a fixed fee of \$145,500, including reimbursables.

**Funding**              **Dormitory Improvement Reserves.**

Project Budget

Construction	\$ 1,285,410
Design, Inspection, Administration	
Consultants	148,800
Design and Construction Services	39,680
Contingency	<u>128,110</u>
<b>TOTAL</b>	<b><u>\$ 1,602,000</u></b>

**University Hospitals and Clinics—Carver Pavilion Sprinkler System Improvements—Phase C**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 672,000	Jan. 2002	Requested
Engineering Agreement (Design Engineers, Cedar Rapids, IA)	54,300	Jan. 2002	Requested

**Background** University Hospitals has completed two phases of a three-phase program begun in 1994 to upgrade the fire system risers and mains and install additional required sprinklers in Carver Pavilion.

The completed project would result in 100 percent sprinkler coverage of Carver Pavilion, bringing the facility into compliance with all current fire code requirements.

**Project Scope** The proposed project would:

- Install fire protection and sprinkler systems.
- Re-feed fire hose cabinets in selected areas.

**Additional Information** Permission to proceed with the project is not required since the project budget does not exceed \$1 million.

**Design Services** The agreement with Design Engineers would provide design services for a fee of \$54,300, including reimbursables.

**Funding** University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 537,600
Architectural/Engineering Support	53,800
Planning and Supervision	26,800
Contingency	<u>53,800</u>
<b>TOTAL</b>	<b><u>\$ 672,000</u></b>

**Medical Laboratories—Cancer Biology and Immunology Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2001	Approved
Program Statement		July 2001	Approved
Engineering Agreement—Mechanical Room and Utilities (Shive-Hattery, Iowa City, IA)	\$ 66,800	July 2001	Approved
Engineering Agreement—Electrical Design (Renovation) (Design Engineers, Cedar Rapids, IA)	46,000	Jan. 2002	Requested

**Background**      The first floor of the Medical Laboratories building houses a portion of the research operations of the Cancer Biology and Immunology Program of the Department of Pathology; the space was last renovated in the 1950s.

The long-term goals of the multi-investigator Cancer Biology and Immunology Program are to facilitate and enhance basic biomedical research, research training and research support.

The renovation project would provide an optimal facility and environment to enhance the research productivity and research career development of departmental faculty.

**Project Scope**      The proposed project would include:

- Remodeling of approximately 15,900 square feet of laboratory, laboratory support spaces, conference rooms and offices on the first floor of the building.
- Construction of a 3,480 square foot mechanical room in the interior courtyard of the building to provide the heating, ventilating and air conditioning support for the remodeled area.

**Design Services**      The agreement with Design Engineers would provide electrical design services for a fixed fee of \$46,000.

**Additional Information**      The remaining architectural/engineering services for the renovation portion of the project would be provided by University staff.

**Anticipated Cost**      \$5,600,000.

**Anticipated Funding**      College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments, National Institutes of Health, and Utility Enterprise Improvement and Replacement Funds.

**Pomerantz Center (Cleary Walkway/Market Street Development)**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Cleary Walkway/Market Street Development</u> Permission to Proceed		Oct. 1999	Approved
<u>Pomerantz Center</u> Permission to Proceed		March 2000	Approved
Architectural Selection (Savage-Ver Ploeg & Associates)		March 2000	Approved
Architectural Agreement—Pre-Design and Programming Services (Savage-Ver Ploeg & Associates)	\$ 41,408	Sept. 2000	Approved
Architectural Amendment #1 (Savage-Ver Ploeg and Associates)	19,512	Jan. 2002	Requested

**Background**            The Pomerantz Center will be constructed on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building).

The Pomerantz Center is proposed to house expanded career counseling and placement services and other academic/student service functions.

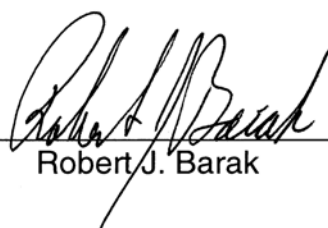
The estimated project cost of approximately \$10 million would be funded by private gifts, and other sources to be determined (if needed).

**Architectural Amendment**            **Amendment #1 (\$19,512)** would provide for an increase in programming fees resulting from the complexity of coordinating multiple University programs for the facility.

\* \* \* \* \*

Included in the University's capital register for Board ratification are 10 project budgets under \$250,000, three amendments to engineering agreements which were approved by the University in accordance with Board procedures, ten construction contracts awarded by the Executive Director, the acceptance of 13 completed construction contracts, and 56 final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
\_\_\_\_\_  
Sheila Lodge

Approved:   
\_\_\_\_\_  
Robert J. Barak