

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of November 16, 2000 through December 19, 2000

Date: January 8, 2001

Recommended Action:

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

Executive Summary:

The University of Northern Iowa requests approval of a project description and budget (\$350,000) and engineering agreement with Stanley Consultants (\$45,000) for the **Steam Vault—Structural Repairs** project which will provide needed repairs to improve the safety and reliability, and extend the useful life of the steam vaults within the campus steam distribution system.

The University also requests approval of the following engineering agreements:

- With ZBA, Inc., (\$691,400) for the **Steam Distribution System Replacement—Phase 1** project which is the first phase of work to replace approximately 10,000 feet of existing direct-buried steam and condensate piping with piping located within tunnels;
- With RSM McGladrey (\$53,805) for the **Schindler Education Center Telecommunications Infrastructure—Phase 2** project which will complete the replacement and upgrade of the telecommunications infrastructure in the facility; and
- With Kapaun Consulting Engineers (\$26,120) for the **West Gym Renovation—Phase 3** project, the third phase of a multi-phased plan to renovate the West Gym.

Background and Analysis:

Steam Vault—Structural Repairs

Source of Funds: Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 350,000	Jan. 2001	Requested
Engineering Agreement (Stanley Consultants)	45,000	Jan. 2001	Requested

The proposed improvements will be undertaken in accordance with a 1999 study of the steam distribution system, which recommended a number of repairs for the steam vaults. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Work will include repair of corroded roof beams, concrete, and steam pipe supports; selective replacement of steam pipe expansion joints and pipe insulation; and waterproofing and drainage of leaky vaults.

The agreement with Stanley Consultants will provide design, construction coordination, and periodic construction observation services. The agreement provides for a fee of \$45,000, including reimbursables.

The University requests approval of the project description and budget and engineering agreement at this time to facilitate timely completion of the safety improvements.

Project Budget

Contracts/Purchase Orders	\$ 295,000
Consultant/Design Services	45,000
Contingency	<u>10,000</u>
TOTAL	<u>\$ 350,000</u>

Steam Distribution System Replacement—Phase 1

Source of Funds: Capital Appropriations

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2000	Approved
Engineering Agreement (ZBA, Inc.)	\$ 691,400	Jan. 2001	Requested

The University lacks a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system. The existing direct buried piping systems in these areas have outlived their useful lives and have a lower reliability than tunnel systems; the piping continues to fail and must be repaired and/or replaced each year.

The overall steam distribution replacement project will increase the reliability of the system, eliminate the potential loss of steam service to campus buildings, and reduce energy and maintenance costs. The Phase 1 project will install approximately 3,100 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 1,000 feet of branch tunnel to connect campus facilities and provide redundant steam service.

The estimated cost of the Phase 1 project is \$12.7 million to be funded by state appropriations; this amount is included in the Board's FY 2002 capital request. The Board's Five-Year Plan (FY 2002 – FY 2006) includes an additional \$8 million in FY 2006 for the Phase 2 project. The Board authorized proceeding with planning for the project in November 2000 so that the University would be able to start construction shortly after the beginning of FY 2002 if appropriated funds are approved for the project. This lead time will help ensure that the project is completed as expeditiously as possible.

Procedural Guide §9.05 A.2.a. states that architectural selection for projects expected to cost more than \$1 million and that constitute major additions, substantial remodeling, or a new building must be selected by the institution's Architectural Selection Committee. While the selection of engineers for utility projects does not fall under this requirement, the University chose to convene the Architectural Selection Committee to select the engineering firm for Phase 1 of the steam distribution replacement project. The University believed this was the most appropriate selection method given the magnitude of the project as the interview process provides the best review of the firms' qualifications, experience, and responsiveness to the various project requirements.

The University received expressions of interest from four firms to provide design services for the project; three firms were selected for interviews with the University Architectural Selection Committee. The University requests approval of the selection of ZBA, Inc., to provide engineering services for the project. The University reports that the firm demonstrated a strong background in the design of similar steam tunnel projects as well as the necessary technical knowledge of piping design, tunnel routing, waterproofing, drainage, estimating and scheduling. The University further reports that the members of the ZBA project team demonstrated more experience with this type of project than the individuals from the other firms which were interviewed. In addition, the ZBA firm has made a commitment to meet or exceed the established design timelines to facilitate timely completion of the project.

The agreement will provide master plan review, design, construction coordination, and periodic construction observation services. The agreement provides for a fee of \$691,400, including reimbursables.

Approval of the engineering agreement at this time will allow completion of the project design in anticipation of the receipt of state FY 2002 funding for the project.

Schindler Education Center—Telecommunications Infrastructure—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 400,000	Nov. 2000	Approved
Engineering Agreement (RSM McGladrey)	53,805	Jan. 2001	Requested

The telecommunications system in the Schindler Education Center is original to the building's 1973 construction and is not sufficient to meet current data transmission standards. The project will install new telephone, data and voice cabling, and voice and data outlets.

The University requests approval to enter into an agreement with RSM McGladrey to provide engineering services for the Phase 2 project. The firm also provided engineering services for the Phase 1 project; the proposed Phase 2 agreement will therefore provide continuity in the overall project design.

The agreement will provide design, construction coordination, and periodic construction observation services. The agreement provides for a fee of \$53,805, including reimbursables.

Approval of the engineering agreement at this time will allow the project to be bid in early spring in an effort to avoid higher construction costs that could result with bidding the project at a later date.

West Gym Renovation—Phase 3

Source of Funds: Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 416,000	Nov. 2000	Approved
Engineering Agreement (Kapaun Consulting Engineers)	26,120	Jan. 2001	Requested

The Phase 3 project will continue the upgrade of the West Gym, focusing primarily on the electrical and heating systems. The project will also upgrade the domestic hot water, telephone and data communications systems.

The agreement will provide design, construction coordination, and periodic construction observation services. The agreement provides for a fee of \$26,120, including reimbursables.

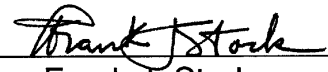
Approval of the engineering agreement at this time will allow the project to be bid in early spring in an effort to avoid higher construction costs that could result with bidding the project at a later date.

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Included in the University's capital register for Board ratification is one architectural amendment approved by the University in accordance with Board procedures, a construction contract awarded by the Executive Director, and one completed construction contract. These items are listed in the register prepared by the University and is included in the Regent Exhibit Book.


Sheila Lodge

Approved:


Frank J. Stork