

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of May 17, 2001 through June 20, 2001
Date: July 6, 2001

Recommended Action:

Approve 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 and the architectural selection process for the **Melrose Avenue Parking Facility Expansion** project, which would expand the Melrose Avenue Parking Facility located along the north side of Melrose Avenue between the Field House and the Pomerantz Pavilion.

The University requests approval of the program statement and an engineering agreement with Shive Hattery (\$66,800) for the **Medical Laboratories—Cancer Biology and Immunology Renovation** project, which would remodel spaces and create state-of-the-art research laboratories for the Department of Pathology to carry out research in cancer biology and immunology.

The University also requests approval of the program statement for the **Burge Residence Hall—Remodel Food Service Area** project, which would remodel the space to create a “marketplace” food service area similar to the recently-remodeled space in Hillcrest Residence Hall.

The University seeks approval of the schematic design and the project description and budget (\$2,200,000) for the **Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms** project, which would relocate the main building reception and information desk, and managerial offices to the rotunda area adjacent to the primary entrance. The project schematic design booklet is included with the Board’s docket materials.

The University requests approval of project descriptions and budgets and engineering agreements for the following projects:

University of Iowa Hospitals and Clinics—Renovation of Former Medical Intensive Care Unit project (\$858,000) and an engineering agreement with A & J Associates (\$69,200) for the renovation of the former Medical Intensive Care Unit space on the fourth floor of General Hospital to provide “swing office space” and space for the Telecommunications Center and Nursing Informatics; and

Multi-Tenant Facility—Pod E—Build Out Shelled Space project (\$720,000) and an engineering agreement with Alvine and Associates (\$39,000), to complete approximately 4,300 square feet of research laboratories for use by the Aurora Biosciences Corporation, a tenant of the Technology Innovation Center.

The University also requests approval of the **President's Residence Install Service Lift** project (\$21,800), which would replace an obsolete electrical lift and deteriorated service porch at the President's Residence (102 Church Street). The **Regent Procedural Guide** §9.06E requires Board approval of all modifications to the residences of institutional heads, which exceed \$10,000.

The University requests approval of a revised budget (\$602,000, an increase of \$209,000) and approval of a construction award to Renaissance Restoration, Inc., Galena, IL (\$385,083) for the **Old Capitol—Exterior Repairs** project. After twice bidding the project, the University believes it is important to revise the project budget so that essential portions of the work can begin immediately.

The University requests approval of an architectural agreement (\$123,900) with OPN Architects, Inc. for the **West Campus Residence Hall and Support Facilities** project, which will develop a master plan for the West Campus Residence Area.

Background and Analysis:

Melrose Avenue Parking Facility Expansion

Anticipated Source of Funds: Parking Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2001	Requested

The University requests permission to proceed with project planning to expand the Melrose Avenue Parking Facility, located along the north side of Melrose Avenue between the Field House and the Pomerantz Pavilion, as shown on Attachment A to this memorandum. The Facility was completed in 1997 and contains approximately 675 parking spaces.

The University has indicated that there is a need to expand west campus parking facilities, particularly those that provide parking for UIHC patients and visitors. The four parking ramps that serve the UIHC provide parking for virtually all patients and visitors, as well as a limited number of faculty and staff. Three of the ramps (Parking Ramps 1, 2, and 3) provide convenient access to the Hospital's main entrance. The fourth ramp, the Melrose Avenue Facility, provides convenient access to clinical activities in the Pomerantz Pavilion, as well as student and public access to the Field House area. Expanding the Melrose Avenue Facility will allow the University to shift faculty and staff parking from Parking Ramps 1, 2, and 3 and will make additional spaces available for clinical patients visiting the Pomerantz Pavilion.

The planning would involve a determination of the general size, placement, configuration, and cost of the project and completion of the architectural design. An analysis of west campus traffic patterns will also be conducted.

Upon receipt of permission to proceed, the University will select an architect and present the selection to the Board for its approval. The estimated project cost is \$10 million, which, it is anticipated, would be funded by Parking System Revenue Bonds.

Medical Laboratories - Cancer Biology and Immunology Renovation

Source of Funds: College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments, National Institutes of Health, and Utility Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2001	Approved
Program Statement		July 2001	Requested
Architectural Agreement (Shive - Hattery, Inc., Iowa City, IA)	\$66,800	July 2001	Requested

This project would remodel space on the first floor of the Medical Laboratories building, which houses a portion of the research operations of the Cancer Biology and Immunology Program of the Department of Pathology. The University reports that the space was last renovated in the 1950s. The objective of the project is to provide an optimal facility and environment to enhance the research productivity and research career development of departmental faculty.

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 specific goals of the Program include: creating state-of-the-art research laboratories for established and new faculty investigators; enhancing scientific interactions among faculty investigators and their research groups by configuring laboratories in close proximity to each other; establishing core space for group conferences, workshops and seminars to enhance intra-and inter-laboratory communication; and creating a research environment that facilitates the mentoring of independent junior investigators by outstanding senior faculty.

The project would remodel approximately 15,900 square feet of laboratory, laboratory support spaces, conference rooms and offices on the first floor. Work in this area would include demolition; asbestos abatement; and installation of mechanical and electrical systems, laboratory casework, fume hoods, cold rooms, windows, doors and interior finishes.

The following is a program summary of the renovated spaces:

Laboratories	7,288	nsf
Laboratory Support Areas	3,069	nsf
Offices	2,447	nsf
Conference	1,254	nsf
Existing Corridors	<u>1,840</u>	nsf
Total Net Assignable Space	<u>15,898</u>	

The project would also construct a 3,480 square foot mechanical room in the interior courtyard of the Medical Laboratories building to provide the heating, ventilating and air conditioning support for the remodeled area. This component of the project represents the final building addition to the courtyard mechanical room.

The project would include the construction of the final two duct shafts in the southeast and southwest corners of the courtyard, and the installation of the third of four planned air handling units and exhaust systems needed to serve the ground through third floors of the building. The installation of the fourth air-handling unit will be bid as an alternate. Supply and exhaust air distribution systems will be installed for the new heating, ventilating and air conditioning (HVAC) system, as required to distribute air into the building and provide service to areas where existing HVAC is impacted by construction. Future building renovation projects will extend this new HVAC service and provide for the required distribution systems throughout the building. Existing building systems will be extended to serve the new air-handling unit.

The University also requests approval of an engineering agreement with Shive-Hattery, Inc., Iowa City, Iowa, to provide design services for the central mechanical room portion of the project and all building utilities. The agreement provides for basic services at a not-to-exceed fee of \$66,800, including reimbursable expenses.

The total estimated project cost is \$5.6 million, which includes remodeling costs of approximately \$3.5 million and mechanical system costs of approximately \$2.1 million. The University has submitted a \$1.9 million facility grant application to the National Institutes of Health for the project.

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

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		Feb. 2001	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City)	\$1,192,000	April 2001	Approved
Program Statement		July 2001	Requested

The Burge food service facility serves residents in Burge Hall, Daum Hall, Currier Hall, Mayflower Hall, and Stanley Hall, as well as summer conferences, non-resident board contracts, and cash clients. This project would replace the deteriorated serving lines and improve food service offerings in response to student dining preferences and national eating trends. The remodeling of the Burge dining facility will create a “marketplace” food service area similar to the recently-remodeled space in Hillcrest Residence Hall.

The project would include reconfiguration of the dining areas, dining lobbies and food preparation and storage areas to serve a peak meal volume of 2,800 meals for a weekday lunch, remodeling of the main building lounge and entrance, and the upgrade and enlargement of the student elevators that serve all six floors of the building. The project would also replace the plumbing, sprinkler system, air handling units and ductwork, lighting, and power systems in the remodeled spaces.

The spaces to be remodeled are primarily located on the basement and first floor levels. The space program identifies a project area of 59,200 square feet as follows:

Basement Food Service Area

Receiving and Storage	5,513	
Receiving Office	120	
Lockers-Men's & Women's	<u>1,314</u>	
Subtotal		6,947 sq. ft.

Basement Lounge

Multi-purpose Room		
Women's Toilet Room		
Student Government Office		
Student Offices		
Subtotal		3,390 sq. ft.

First Floor Food Service

Bakery	1,070	
Cold Food Production	810	
Hot Food Production	1,480	
Ground Floor Storage	865	
Sanitation	2,507	
Cafeteria Serving Area	7,200	
Grab & Go	1,000	
Beverages and Condiments	1,500	
Dining Room	16,800	
Private Dining	1,381	
Offices	1,392	
Circulation	<u>1,995</u>	
Subtotal		38,000 sq. ft.

First Floor Lounge

New Front Entrance/Vestibule		
Lounge Seating Area		
E-mail Stations, Money Machine		
Phones, Kiosk		
Subtotal		5,866 sq. ft.

First Floor Corridors

New Building Elevators		
Main Street Concept		
Subtotal		<u>5,000</u> sq. ft.

Total Project Area **59,203** sq. ft

It is anticipated that construction, which will be phased to allow the dining facility to remain in operation throughout the entire construction period, will start in the summer of 2002 and be completed in the summer of 2004.

Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms

Source of Funds: Dormitory Improvement Reserve Funds

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		Dec. 2000	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City)	\$ 170,000	May 2001	Approved
Program Statement		June 2001	Approved
Schematic Design		July 2001	Requested
Project Description and Total Budget	2,200,000	July 2001	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.

The University requests approval of the schematic design and the project description and budget for this project, which would renovate the rotunda, as well as construct a new information desk and administrative office suite to house the building manager and support staff.

The new main reception / information desk will be located adjacent to the existing rotunda, on axis with the main entry for easy identification and optimal control. All associated administration offices, resident assistant work spaces, and supply storage areas will be located directly adjacent to the reception desk. A new private lounge will be provided off the rotunda for student / family interaction. The mailroom will be enlarged and a mailbox alcove will be created off the rotunda.

In addition, the project will convert the vacated information desk and administrative office area into a "take-out food" (Grab & Go) 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. A conference room for 20 people will be provided in this area.

The project would also include a new television lounge in the east wing in the space currently occupied by the temporary Grab & Go dining facility and will create a manager's new apartment to be located adjacent to the north entrance. Four student rooms will be upgraded and made accessible to persons with physical disabilities. All renovated spaces will be served by new mechanical systems.

The architecture of the rotunda will be maintained with all new finishes applied to revitalize and modernize the area. The new finishes for the rotunda and the circulation corridor into the existing dining wing will tie the two buildings together aesthetically with the new main entry addition. Finishes will include new carpeting and hard surface flooring, vinyl and painted wall finishes, and new hard surface and acoustical suspended ceilings. All finishes will be durable and easily cleaned.

The Grab & Go will be opened up visually, with glass and a large main entry, to the adjacent main circulation corridor and lounge for clearer identification. Within the space, students will be able to observe sandwiches and pizza being prepared for express pickup, grab pre-made goods from the new six-door walk-in cooler or pickup convenience items. All finishes in the area will be durable and easily cleaned.

The floor plans for the renovated space are included in the schematic design booklet included with the Board's docket materials.

The following provides a comparison of the areas included in the program statement (June 2001) and the schematic design:

<u>Area</u>	<u>Program Statement</u>		<u>Schematic Design</u>	
Reception Desk / Offices / Support	4,361	nsf	5,073	nsf
Student Government Office	400	nsf	---	
TV Lounge	845	nsf	845	nsf
Student Rooms	1,220	nsf	1,217	nsf
Food Service Take Out Facility	800	nsf	840	nsf
Martha Van Nostrand Lounge	---		1,575	nsf
Conference Room	---		<u>500</u>	nsf
Subtotal	7,626	nsf	10,050	nsf
	10,295	gsf	12,107	gsf
Hall Manager's Apartment	1,000	gsf	940	gsf
Total	11,295	gsf	13,047	gsf

The project will be constructed in two major phases. The first phase includes all work associated with the new Information Desk and Administrative Offices. When this phase is complete, the existing information desk and administrative offices can be renovated to accommodate the new Grab & Go and conference room (Phase 2).

The schedule includes construction beginning during the spring of 2002, thereby minimizing adverse effects on income while student rooms are closed for construction. The rotunda must be kept accessible through the entire academic year; work in this area will be completed during the summer of 2002.

Project Budget

Design, Inspection and Administration	
Consultants	\$ 165,000
Design and Construction Services	200,000
Construction	1,670,000
Contingency	<u>165,000</u>
TOTAL	<u>\$2,200,000</u>

University of Iowa Hospitals and Clinics - Renovation of Former Medical Intensive Care Unit

Source of Funds: University Hospital Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$858,000	July 2001	Requested
Engineering Agreement (A & J Associates, North Liberty)	69,200	July 2001	Requested

This project provides for the renovation of former Medical Intensive Care Unit space (5,600 gross square feet) on the fourth floor of General Hospital. This space will be used for nonpatient care functions and will be upgraded to meet contemporary code requirements.

The project will provide new and expanded facilities for the hospital's Telecommunications Center, which houses the hospitals' telephone operations. The Center has been located on the first floor of the General Hospital for over 50 years. The renovated space will also house staff from the Department of Nursing's Informatics Service and will provide interim office space for faculty and staff who must be relocated from space that will be renovated to develop expanded registration and admitting services and clinic facilities.

The following provides a summary of the current and planned square footage for the occupants:

<u>Function</u>	<u>Current Square Footage</u>	<u>Square Footage in Renovated Space</u>
Telecommunications Center	502	1,208
Nursing Informatics	765	1,190
Interim Office Space	---	<u>3,202</u>
Total		5,600

Permission to proceed with the project was not required since the estimated cost does not exceed \$1 million.

The University also requests approval of an engineering agreement with A & J Associates, North Liberty, Iowa for the design of the project. The agreement would provide for a fee of \$69,200, including reimbursable expenses.

Project Budget

Construction	\$686,100
Contingency	68,600
Architectural and Engineering Support	68,600
Planning and Supervision	<u>34,700</u>
Total	<u>\$858,000</u>

University of Iowa Research Park at Oakdale—Multi-Tenant Facility Pod E—
Build Out Shelled Space

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$720,000	July 2001	Requested
Engineering Agreement (Alvine and Associates, Inc., Iowa City)	39,000	July 2001	Requested

Construction is progressing (with a scheduled October 2001 completion date) **on the University of Iowa Research Park at Oakdale Multi-Tenant Facility—Building Addition** project, which includes the development of Pods D & E, with Pod E being constructed as shell space.

The University has received a \$500,000 forgivable loan from the State of Iowa, Department of Economic Development, Advanced Research Commercialization (ARC) program to develop wet laboratory space for use by the University's Technology Innovation Center tenants within a portion of Pod E. The ARC program provides funding for projects involving value-added agriculture, biotechnology, and advanced technology.

This project would build-out approximately one-fourth of the available shelled space in Pod E and provide approximately 4,300 square feet of research laboratories. The laboratories, which would be used by the Aurora Biosciences Corporation, a tenant of the Technology Innovation Center, would be designed as flexible spaces so they could be adapted to future research needs.

Work would include the construction of two laboratories, two laboratory support rooms, and four offices. Two restrooms would also be constructed; these restrooms would meet the needs of the entire pod once future build-outs are

complete. Service utilities for Pod E and heating, ventilating and air conditioning capacity to support approximately 3,200 square feet of future laboratories and offices in adjacent shelled space would be provided.

Permission to proceed with the project was not required since the estimated project cost does not exceed \$1 million.

The University requests approval of an agreement with Alvine and Associates, Iowa City, Iowa, for design, documentation, and construction administration services for the mechanical, electrical, and piping portions of the project for a fixed fee of \$39,000.

Project Budget

Design, Inspection, and Administration	
Consultants	\$ 40,000
Design & Construction Services	67,000
Construction	558,000
Contingency	<u>55,000</u>
Total	<u>\$720,000</u>

Source of Funds

Treasurer's Temporary Investments	\$220,000
Iowa Department of Economic Development	<u>500,000</u>
Total	<u>\$720,000</u>

President's Residence - Install Service Lift

Source of Funds: Building Renewal or Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$21,800	July 2001	Requested

This project would replace an obsolete electrical lift and deteriorated service porch at the rear of the President's Residence (102 Church Street). The original lift, which was installed to provide access to the house for persons with physical disabilities, has become a maintenance problem. While the lift has been functionally replaced by the reconstruction of the front entry, which now provides full accessibility to visitors, the lift is needed to provide a functional delivery route to the service area of the residence. In addition, the wooden rear service porch

to the home has developed dry rot and is in need of significant repair. To address these maintenance issues, the University proposes to reconstruct the rear porch and replace the outdoor service lift. Detailing of the porch will ensure that the existing architectural context of the home is maintained.

Project Budget

Design, Inspection, and Administration	\$ 2,000
Construction	18,000
Contingency	<u>1,800</u>
Total	\$21,800

Old Capitol—Exterior Repairs

Source of Funds: Building Renewal and/or Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$393,000	Feb. 2001	Approved
Architectural/Engineering Agreement (Shive-Hattery)	34,550	Feb. 2001	Approved
<u>Construction Contracts</u>			
Asbestos Abatement	Rejected	May 2001	Ratified*
General Construction	Rejected	May 2001	Ratified*
Revised Project Budget	602,000	July 2001	Requested
General Construction (Renaissance Restoration, Inc.)	385,083	July 2001	Requested

* Rejected by Executive Director, in accordance with Board procedures and ratified by the Board.

The coating on the wooden portions of the Old Capitol has deteriorated and is in need of restoration. The project will remove all existing paints and coatings, repair underlying wood surfaces as needed, and apply a new coating material to these surfaces. The repairs will be compatible with the original construction of the facility and will conform to the National Park Service building rehabilitation guidelines.

Bids received for the project on April 24, 2001, were rejected since they exceeded the construction budget by more than 100%. The University then divided the construction package into four parts, a base proposal and three add

alternates, and re-bid the project. The three bids received June 12, 2001 all exceeded the engineering estimate by at least 31% for the base bid.

The University attributes the disparity between preliminary engineering estimate and the bids received to: 1) uncertainty about the difficulty of removing the existing coatings, 2) an unexpectedly high cost to meet project requirements for staging, scaffolding, and temporary protection of exposed wood, and 3) an unfavorable bidding climate for this type of work and the relative difficulty of the project.

Due to the importance of proceeding with the essential portions of the work immediately, the University requests approval of a revised project budget and award of the construction contract for the base bid and alternate #1 to Renaissance Restoration, Inc., Galena, IL in the amount of \$385,083. The base bid and alternate #1 will include repair work on the cupola, roof, and the east portico. Repairs to the west portico, eaves, cornices beyond the porticoes, and the north and south ground level entrances will be deferred until a later date.

	<u>Original Budget</u>	<u>Revised Budget</u>
Construction	\$293,700	\$503,000
Design, Inspection and Administration		
Consultants	49,350	51,813
Design and Construction Services	5,350	10,187
Contingency	<u>44,600</u>	<u>37,000</u>
TOTAL	<u>\$393,000</u>	<u>\$602,000</u>

West Campus Residence Hall and Support Facilities

Anticipated Source of Funds: Dormitory Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Approved
Architectural Selection		May 2001	Approved
Architectural Agreement - (OPN Architects, Inc., Cedar Rapids)	\$123,900	July 2001	Requested

The University wishes to develop the west campus residence area, which currently includes Hillcrest, Rienow, Slater, Quadrangle and South Quadrangle residence halls. Development of this area would begin with construction of a new residence hall facility to provide additional student housing and related

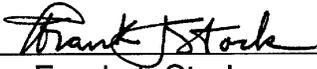
support facilities. The proposed building would address the most pressing needs on the west campus and would be the first step in a series of projects to develop the area. Long-term goals include enhancing the pedestrian friendly nature of the area, examining the feasibility of closing a portion of Grand Avenue, considering the demolition and replacement of the Quadrangle Residence Hall, and working to separate bus traffic from other traffic.

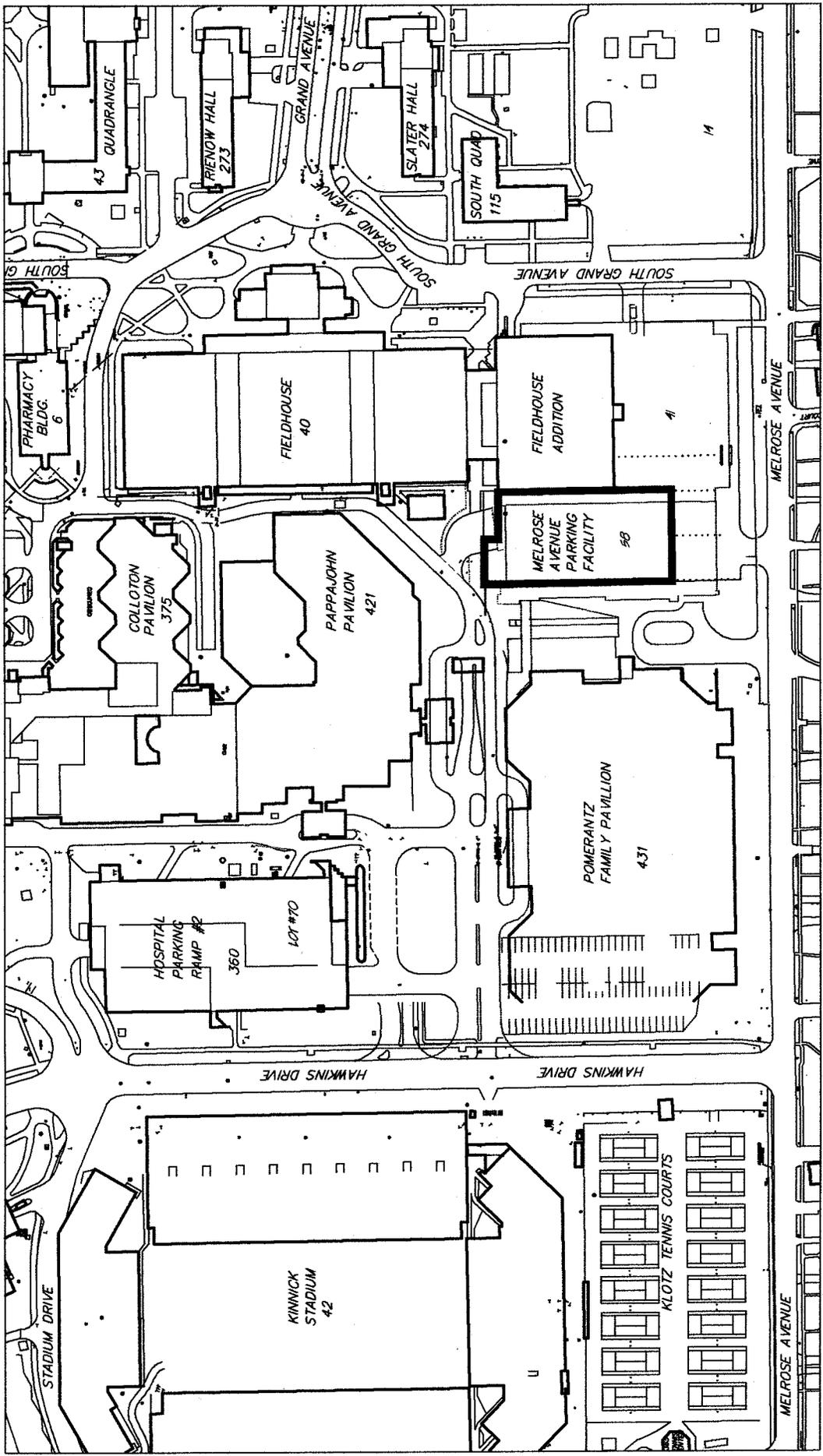
The University requests approval of an agreement in the amount of \$123,900, including reimbursable expenses, with OPN Architects, Inc. for services to develop a Master Plan for the West Campus Residence Area. The firm of Einhorn Yaffee Prescott of Albany, New York, national specialists in residence hall design, will be a consultant to OPN Architects.

Design services for the related residence hall will be negotiated separately upon completion of the Master Plan.

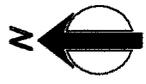
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Included in the University's capital register for Board ratification are seven project budgets under \$250,000, three amendments to architectural / engineering agreements which were approved by the University in accordance with Board procedures, two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

 _____ Approved:  _____
Joan Racki Frank J. Stork



Plotted 6-29-01
Melrose-Parking.dwg



Scale: 1" = 200'

LOCATION MAP
Melrose Avenue Parking Facility



THE UNIVERSITY OF IOWA