

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of May 23, 2002, Through June 19, 2002
Date: July 8, 2002

Recommended Action:

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

Executive Summary:**Requested Approvals**

Engineering agreement with Howard R. Green Company, Cedar Rapids, Iowa (\$67,800) to provide master planning services for the Electrical Distribution Loop System/Load Break Switches—Phase 2 project which would replace portions of the aging campus electrical distribution system to increase its safety and reliability (see page 2).

Selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the Innovative Teaching and Technology Center (East Gym Renovation) project which would convert the East Gym to a modern instructional facility with classroom and laboratory areas to meet the University's need for additional academic space (see page 4).

Architect/engineer amendments:

Amendment #2 (\$67,700) with InVision Architecture for design modifications and food service equipment selection for the Maucker Union/Center for Multicultural Education Renovation/ Expansion project (see page 5).

Amendment #3 (\$13,000) with ZBA, Inc., for compensation for the printing of additional bid documents for the Steam Distribution System Replacement—Phase 1 project (see page 6).

Background and Analysis:

Electrical Distribution Loop System/Load-Break Switches—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Engineering Agreement—Master Planning Services (Howard R. Green Company, Cedar Rapids, Iowa)	\$ 67,800	July 2002	Requested

Background

The existing 4,160 volt electrical transformers, switches and cable of the campus electrical distribution system have become hazardous and unreliable due to their age, resulting in several failures.

In 1991, the University began upgrading the electrical distribution system from 4,160 volts to 12,470 volts; the work was undertaken to replace the aging components and to increase the efficiency of the system.

The Phase 1 work upgraded approximately 8,500 linear feet of cable and ductbank within the electrical distribution system; approximately 20,000 linear feet of ductbank and 50,000 linear feet of wiring need to be replaced to complete the upgrade of the system.

The proposed Phase 2 project would:

- Update the campus Electrical Distribution System Master Plan to reflect the electrical improvements completed in 1991 and the campus buildings constructed since that time; the updated plan would be used to determine the specific scope of work for Phases 2 and 3 of the project.
- Replace portions of the distribution system including cabling, sectionalizing switches and critical wiring loops.

The work would be prioritized and completed based on need; the remaining work would be addressed in the third and final phase of the project, which is anticipated to cost \$4 million.

Anticipated Cost/
Funding

The Board Office preliminary recommendation for FY 2004 capital funding includes \$7 million for the Phase 2 project (see G.D. 10).

Design Services Expressions of interest to provide engineering services for the project were received from 15 firms; four firms were selected for interviews with the University.

- According to Regent Policy Manual §9.05 A.2.a., architectural selection for projects expected to cost more than \$1 million 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 selection committee to evaluate the engineering firms for the 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 recommends the selection of Howard R. Green Company, Cedar Rapids, Iowa; the firm was selected based on the strength of the project team and its history of successful projects for the Regent institutions.

The engineering agreement with Howard R. Green Company would provide master planning services for a fee of \$67,800, including reimbursables.

Innovative Teaching and Technology Center (East Gym Renovation)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		July 2002	Requested

Background

The University wishes to convert the East Gym, the former Women's Gymnasium, to an academic building with state-of-the-art classrooms and educational technology support for existing University programs.

- The building, which was constructed in 1904 with a swimming pool addition constructed in 1938, is located in the academic core of campus northwest of the Maucker Union.
- The four-floor building (81,000 gross square feet) houses two gymnasiums, a swimming pool which is used extensively, a few small office/classroom areas, and a small fitness area.
- The programs of the School of Health, Physical Education and Leisure Services relocated from the East Gym to the Wellness/Recreation Center completed in 1998.
- The building was used as temporary classroom space during the Lang Hall renovation project. With completion of the Lang Hall renovation, the East Gym can now be remodeled.
- The East Gym was chosen for conversion to an academic building based on its size and its central campus location, and because it is structurally sound.

The renovation project would construct classrooms, computer and other laboratories, offices and support spaces. The project would include construction of an additional floor in one of the gymnasium areas to create an additional level of usable space.

The project would also renovate the existing pool area, and provide mechanical/electrical, fire safety, accessibility and exterior upgrades.

**Anticipated Cost/
Funding**

The 2002 General Assembly appropriated \$18,100,000 for the project.

Design
Services

Expressions of interest to provide design services were received from 12 firms.

Five firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

The firm was selected based on the strength of the project team, its experience with similar education, high technology, and renovation projects, and its history of successful projects at the Regent institutions.

The University plans to return to the Board in September 2002 for approval of the negotiated agreement.

Maucker Union—Center for Multicultural Education Renovation/Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement (InVision Architecture)	\$ 888,000	May 2000	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		June 2001	Approved
Project Description and Total Budget Architectural Amendment #1 (InVision Architecture)	13,000,000	July 2001	Approved
Construction Contract Award (Larson Construction)	123,208	July 2001	Approved
	9,390,900	Nov. 2001	Requested
Architectural Amendment #2 (InVision Architecture)	67,700	May 2002	Ratified
		July 2002	Requested

Background

This project would construct multiple additions to the Maucker Union and renovate existing space to expand the existing food service and retail areas, and relocate the Center for Multicultural Education and the office of International Services to the facility.

The project would also provide accessibility improvements to the facility, upgrade the mechanical and electrical systems, and construct a pedestrian tunnel connection to Lang Hall, located northeast of the Union.

Architectural
Amendment

Amendment #2 (\$67,700) would provide compensation for additional design services and equipment selection for the project.

- This includes design services for expansion of a portion of the tunnel connection to be constructed from the east addition of the Union to Lang Hall.
- The expansion area, to be constructed west of the tunnel on the dining level of the east addition, would enlarge the addition by approximately 4,600 square feet.
- Also included are the relocation of two meeting rooms from the upper to the lower level to accommodate accessibility improvements and creation of open lounge areas in the existing meeting room locations, mechanical and electrical upgrades, renovation of two additional restrooms on the lower level, and other miscellaneous improvements.
- The additional construction costs for these modifications are estimated at approximately \$700,000.
- Selection of the food service equipment was omitted from the architectural agreement until the scope of the equipment needs was defined by the University.

Steam Distribution System Replacement—Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (ZBA, Iowa City, IA)		Nov. 2000	Approved
Project Description and Total Budget	\$ 691,400	Jan. 2001	Approved
Engineering Amendment #1	12,700,000	June 2001	Approved
Construction Contract Award (Peterson Contractors)	131,600	Sept. 2001	Approved
Construction Change Order #1 (Peterson Contractors)	11,910,000	March 2002	Ratified
Engineering Amendment #2 (ZBA, Iowa City, IA)	(1,017,450)	March 2002	Ratified*
Engineering Amendment #3 (ZBA, Iowa City, IA)	9,750	June 2002	Approved
	13,000	July 2002	Requested

* Approved by Executive Director in accordance with Board procedures.

Background

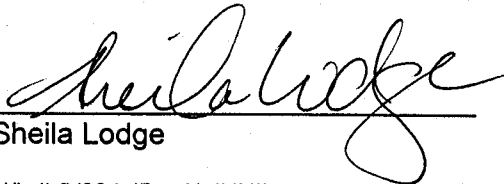
This is the first phase of a project to install a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system; the existing direct buried steam distribution and condensate piping systems in these areas have outlived their useful lives.

The Phase 1 project will install approximately 3,300 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 2,100 feet of branch tunnel to connect campus facilities and provide redundant steam service.

Engineering
Amendment

Amendment #3 (\$13,000) to the agreement with ZBA would provide reimbursement for the printing of additional bid documents in response to heavy contractor interest in the project.

Included in the University's capital register for Board ratification is one project under \$250,000. This item listed in the register prepared by the University, which is included in the Regent Exhibit Book.



Sheila Lodge

Approved:



Gregory S. Nichols