

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of May 18, 2000 through June 21, 2000

Date: July 7, 2000

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 to enter into an agreement with BWBR Architects, St. Paul, Minnesota, (\$1,290,000) to provide design services for the **McCollum Science Hall Addition** project, which will construct an addition to the facility of approximately 70,000 gross square feet to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology. The project will be funded from state appropriations; the 2000 General Assembly appropriated and the Governor approved \$16.9 million for the project during FY 2001 – FY 2003.

Regent Procedural Guide §9.05 requires the institution to report to the Board, in writing, the reasons for selection of an architectural firm which is neither Iowa-based nor with a permanent office in Iowa. The University's justification for selection of the BWBR firm is included in the University's docket exhibit and is further outlined within this docket memorandum.

Background and Analysis:

McCollum Science Hall Addition

Source of Funds: Capital Appropriation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2000	Approved
Architectural Agreement (BWBR Architects, St. Paul, MN)	\$ 1,290,000	July 2000	Requested

The University received expressions of interest from eight firms to provide design services for the project; included were three firms from out of state and five firms from Iowa. Three firms (one from out of state and two from Iowa) were selected for interviews with the University Architectural Selection Committee in accordance with Board procedures for projects over \$1 million.

The architectural selection process includes the receipt of proposals from architectural firms interested in providing design services for the project. The proposals are evaluated by the University to determine a short list of firms to be interviewed by the University's Architectural Selection Committee. The University's recommendation to the Board is made following completion of the interviews. The selection process is not based on the proposed cost of the design services; the fee is negotiated based upon the services to be provided subsequent to the University's selection of the architectural firm.

The University requests approval of the selection of BWBR Architects of St. Paul, Minnesota, to provide design services for the project. The University's docket exhibit (included in the Regent Exhibit Book) highlights the firm's experience in the design of other academic science facilities, which serve both teaching and research functions, in the state of Minnesota.

The University reports that while a number of the firms which expressed interest in the project have experience in the design of research laboratory facilities, BWBR Architects has demonstrated more experience in the design of facilities which will serve both teaching and research functions similar to the functions of the McCollum Science Hall Addition.

The University has provided the following specific examples of facilities designed by BWBR Architects which serve both teaching and research functions:

<u>Facility/Location</u>	<u>Gross Square Feet</u>
Orem O. Robbins Science Center Hamline University, St. Paul, MN	32,000
F. W. Olin Science Hall Gustavus Adolphus College, St. Peter, MN	64,000
New Laboratory Science Building (in design phase) University of Minnesota at Duluth, MN	76,000

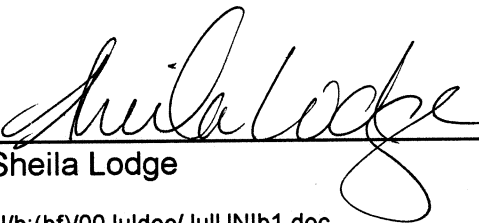
The University reports that BWBR Architects has also provided design services for projects in the state of Iowa, including a new science building at Buena Vista College in Storm Lake (currently in the design phase). This facility will focus on teaching rather than research and will total approximately 63,000 gross square feet. In addition, BWBR Architects has provided design services for a residence hall at Luther College in Decorah.

The University has indicated that BWBR Architects presented a strong student-centered approach for both the project planning process and in its vision of the completed facility. The University has further indicated that BWBR Architects specializes in the design of facilities which require technically-controlled heating, ventilating and air conditioning systems to provide environments that meet stringent temperature, humidity and exhaust standards comparable to the requirements of the McCollum Science Hall Addition. The University believes that BWBR Architects has a good understanding of current trends in science teaching and laboratory planning; the firm has in-house laboratory planners who have been involved in national science facility design symposiums.

BWBR Architects will collaborate with three Iowa firms with experience on Regent projects to form the design team for the McCollum Science Hall Addition. The Iowa firms will include InVision Architecture, Waterloo, Iowa (the firm which designed McCollum Science Hall) for construction management services; KJWW Consulting Engineers (headquartered in Rock Island, Illinois, but with an office in Des Moines, Iowa) for mechanical and electrical engineering services; and CPMI, Des Moines, Iowa, for cost consulting services.

The University requests approval to enter into an agreement with BWBR Architects for a fee of \$1,290,000, including reimbursables. The agreement will provide program verification and full design services, as well as construction coordination and construction observation services.

Included in the University's capital register for Board ratification is a revised project budget under \$250,000, an amendment to an architectural agreement which was approved by the University in accordance with Board procedures, a construction contract awarded by the Executive Director, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.



Sheila Lodge

Approved:



Frank J. Stork