

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of April 18, 2002, Through May 21, 2002

Date: June 10, 2002

Recommended Action:

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

Executive Summary:

Requested
Approvals

Project descriptions and budgets:

Bowen Science Building—Replace Air Handling Units project (\$1,240,000) which is the first phase of a multi-phased project to upgrade the building's heating, ventilating, and air conditioning systems (see page 3).

Plaza Centre One—Renovate Second Floor project (\$318,000) which would renovate the University's leased space in the Plaza Centre One building in downtown Iowa City to house the University departments of Purchasing, Accounts Payable, and Travel (see page 7).

Project descriptions and budgets and engineering agreements for two roof replacement projects at University Hospitals and Clinics:

Roofing Replacement, General Hospital and Pappajohn Pavilion (Roof Group 11) project (\$699,000) and engineering agreement with Shive-Hattery, Cedar Rapids, Iowa (\$57,100) for the replacement of deteriorated roofing material on eight roof areas of the General Hospital and Pappajohn Pavilion (see pages 4 and 5).

Roofing Replacement, General Hospital and Boyd Tower (Roof Groups 8 and 10) and Shipping and Receiving Facility project (\$565,000) and engineering agreement with Shive-Hattery, Cedar Rapids, Iowa (\$46,400) for the replacement of deteriorated roofing material on 15 roof areas of the General Hospital, Boyd Tower, and Shipping and Receiving Facility (see pages 4 and 6).

Board ratification of a revised project budget for the **Burge Residence Hall—Relocate Steam Lines** project (\$271,000), which was approved by the Executive Director to allow award of the construction contract to the low bidder (see page 8).

Architectural/engineering agreements with:

Rohrbach Carlson, Iowa City, Iowa (\$667,000) for the **Mayflower Residence Hall—Replace Domestic Water Piping** project which would replace the building's domestic water and waste piping (see page 9).

Rohrbach Carlson, Iowa City, Iowa (\$64,000) for the **Stanley Residence Hall—Construct Residence Services Offices** project which would construct new office areas in Stanley Residence Hall to consolidate in one location the Department of Residence educational programming and residence life functions (see page 10).

Design Engineers, Cedar Rapids, Iowa (\$41,000) for the **Multi-Tenant Facility—Install Emergency Generator** project which would install generators to provide emergency electrical service to protect research activities conducted in the facility (see page 11).

Architectural/engineering amendments:

Amendment #1 (\$241,621) to the agreement with Rohrbach Carlson for the **Burge Residence Hall—Remodel Food Service Area** project for additional design services consistent with the final building program (see page 12).

Amendment #1 (\$62,365) to the agreement with HLM Design USA for the **Development of a Center of Excellence in Image Guided Radiation Therapy** project for design services for furnishings for the project (see page 13).

Amendment #1 (\$30,500) to the agreement with Stanley Consultants for the **Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications** project for design services for the replacement of additional steam and chilled water lines (see page 14).

Change Order #2 (\$102,321) to the construction contract with All American Concrete for the **Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping and Parking Lot 42 Reconstruction** project to incorporate the access drive to the parking lot into the construction contract (see page 15).

Background and Analysis:

Bowen Science Building—Replace Air Handling Units

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2001	Approved
Project Description and Total Budget	\$ 1,240,000	June 2002	Requested

Background	<p>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.</p> <p>Since February 1997, the Board has approved laboratory modernization projects in the building totaling approximately \$15 million.</p> <p>The remodeling projects completed to date have revealed various deficiencies in the building's heating, ventilating, and air conditioning (HVAC) systems.</p> <p>The increasing HVAC demands of modern laboratories are further straining the systems.</p> <p>A University-commissioned study of the building systems concluded that the central HVAC equipment, which is original to the building's 1972 construction, is near the end of its useful life and should be replaced.</p>
Project Scope	<p>The project scope includes:</p> <p>Replacement of the heating function of the building's six air handling units, consistent with the study recommendations.</p> <p>Installation of replacement cooling components to serve one of the central building cores (Core 500).</p>
Additional Information	<p>This is the first phase of a multi-phased project to be undertaken over the next four to six years at a total estimated cost of \$3,900,000.</p> <p>Completion of the work in phases will allow the building to remain operational during construction.</p>

Funding Building Renewal Funds and Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 1,019,231
Design, Inspection and Administration	
Design and Construction Services	96,000
Consultants	22,679
Contingency	<u>102,090</u>
TOTAL	<u>\$ 1,240,000</u>

University Hospitals and Clinics Roofing Projects

Background The University requests approval of project descriptions and budgets and engineering agreements for two projects to replace deteriorated roofing materials at the University Hospitals and Clinics facilities.

The existing rubber membrane roofing materials have cracked and flashings have failed, resulting in water leakage damage to the roofing insulation and interior areas, and requiring continual repairs.

Project Scope The scope of work for both projects includes:

Removal of the existing roofing materials, upgrade of flashing, installation of a multi-layer modified bitumen roofing material with insulation, and other repairs.

- The University reports that the replacement material would be more durable than the current roofing material and would better support the maintenance staff traffic.
- The estimated life expectancy for the replacement material is 15 to 20 years.

Funding University Hospitals Building Usage Funds.

University Hospitals and Clinics—Roofing Replacement, General Hospital and Pappajohn Pavilion (Roof Group 11)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 699,000	June 2002	Requested
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	57,100	June 2002	Requested

Background The University wishes to replace the deteriorated roofing material on eight roof areas (14,976 square feet) of the General Hospital and Pappajohn Pavilion.

The existing rubber membrane roofing material ranges in age from 13 to 27 years; the University reports that the life expectancy for this material was ten years.

Design Services The agreement with Shive-Hattery would provide full design services for a fixed fee of \$57,100.

Project Budget

Construction	\$ 559,200
Professional Fees	55,900
Planning and Supervision	28,000
Contingency	<u>55,900</u>
TOTAL	<u>\$ 699,000</u>

University Hospitals and Clinics—Roofing Replacement, General Hospital and Boyd Tower (Roof Groups 8 and 10) and Shipping and Receiving Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 565,000	June 2002	Requested
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	46,400	June 2002	Requested

Background The University wishes to replace the deteriorated roofing material on 15 roof areas (22,500 square feet) of the General Hospital, Boyd Tower, and the Shipping and Receiving Facility.

The existing rubber membrane roofing material ranges in age from 14 to 27 years; the University reports that the life expectancy for this material was ten years.

Design Services The agreement with Shive-Hattery would provide full design services for a fixed fee of \$46,400.

Project Budget

Construction	\$ 452,000
Professional Fees	45,200
Planning and Supervision	22,600
Contingency	<u>45,200</u>
TOTAL	<u>\$ 565,000</u>

Plaza Centre One—Renovate Second Floor

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 318,000	June 2002	Requested

Background In January 2001, the Board authorized the University to enter into a lease agreement with the University of Iowa Facilities Corporation for the University's use of approximately 24,000 square feet of office space (second and third floors) in the Plaza Centre One building in downtown Iowa City.

- The University requested approval of the lease agreement to consolidate University operations and reduce the total amount of leased office space in scattered off-campus locations.

With approval of the lease, the University indicated that approximately 70 percent of the office space would be available for occupancy on or about March 1, 2001, with the remainder of the space to be available at a future date subject to the expiration or termination of existing leases.

The lease agreement requires the University to be responsible for all improvement costs for the leased space.

Project Scope This project would renovate approximately 5,600 square feet of the University's leased space on the second floor of the Plaza Centre One building.

- The renovated space would house the University departments of Purchasing, Accounts Payable, and Travel, which would relocate from leased space in the U. S. West building in Iowa City.

Work would include replacement of the carpet and ceiling, installation of a new ventilation system, lighting and minor mechanical improvements, and painting.

Funding Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 265,895
Design, Inspection and Administration	
Design and Construction Services	17,500
Consultants	7,700
Contingency	<u>26,905</u>
TOTAL	<u>\$ 318,000</u>

Burge Residence Hall—Relocate Steam Lines

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 233,000	April 2002	Ratification* Not Required*
Revised Project Budget	271,000	June 2002	Ratification*
Construction Contract Award (Hurst and Sons)	201,500	June 2002	Ratification*

* Approved by SUI or Executive Director in accordance with Board procedures.

Background	This project will relocate steam and condensate lines at the site of the future southwest addition to Burge Residence Hall, which will be constructed as part of the <u>Burge Residence Hall—Remodel Food Service Area</u> project.
Project Scope	The project includes the removal of steam and condensate lines, installation of pre-insulated steam pipe, and construction of a new underground utility vault.
Revised Budget	The revised budget of \$271,000, an increase of \$38,000, was approved by the Executive Director to allow award of the construction contract to the low bidder.

Project Budget

	<u>Initial Budget April 2002</u>	<u>Revised Budget May 2002</u>
Construction	\$ 175,740	\$ 213,740
Design, Inspection and Administration	39,140	39,140
Contingency	<u>18,120</u>	<u>18,120</u>
TOTAL	<u>\$ 233,000</u>	<u>\$ 271,000</u>
Source of Funds:		
Dormitory Improvement Funds	\$ 233,000	\$ 221,000
Utilities Enterprise Improvement and Replacement Funds	<u>0</u>	<u>50,000</u>
TOTAL	<u>\$ 233,000</u>	<u>\$ 271,000</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	Approved
Engineering Agreement—Full Design Services (Rohrbach Carlson, Iowa City, IA)	\$ 667,000	June 2002	Requested

Background	The galvanized domestic water piping in the Mayflower Residence Hall 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 agreement with Rohrbach Carlson would provide full design services for a fee of \$667,000, including reimbursables.</p> <ul style="list-style-type: none"> • The agreement includes project coordination services since the work will be undertaken while students are occupying the facility.
Anticipated Cost	\$8 million.
Anticipated Funding	Dormitory Revenue Bonds and Dormitory Improvement Funds.

Stanley Residence Hall—Construct Residence Services Offices

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement—Full Design Services (Rohrbach Carlson, Iowa City, IA)	\$ 64,000	June 2002	Requested
Background	<p>The Department of Residence educational programming and residence life functions are currently located in three residence halls (Burge, Stanley and Quadrangle).</p> <p>The University wishes to better consolidate these functions for operational efficiencies since it is necessary for these groups to work closely together.</p>		
Project Scope	<p>The proposed project would construct new office areas in a portion of 5,200 square feet of space on the second floor of the Stanley Residence Hall.</p> <ul style="list-style-type: none"> The project will also provide the opportunity to develop four new accessible student housing units within the space. <p>The University reports that the space, which previously housed a computer laboratory that was relocated to North Hall, is currently used as a vending and storage area.</p> <p>The project would include general construction, heating, ventilating and air conditioning upgrades, and asbestos abatement.</p>		
Additional Information	<p>There is a need for additional office space for the Department of Residence in Burge Residence Hall; this could be provided with the relocation of the Department of Residence educational programming and residence life functions to the new office areas in Stanley Residence Hall.</p>		
Design Services	<p>The agreement with Rohrbach Carlson would provide full design services for a fee of \$64,000, including reimbursables.</p>		
Anticipated Cost	<p>Approximately \$775,000.</p>		
Anticipated Funding	<p>Dormitory Improvement Funds.</p>		

Multi-Tenant Facility—Install Emergency Generator

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 515,000	April 2002	Approved
Engineering Agreement (Design Engineers, Cedar Rapids, IA)	41,000	June 2002	Requested

Background	<p>The Multi-Tenant Facility at the Oakdale Research Park requires continual ventilation and air conditioning to accommodate the research activities housed in the building.</p> <p>Consequently, the interruption of electrical service would be detrimental to the research activities.</p>
Project Scope	<p>This project will install generators to provide emergency electrical service for the building.</p> <p>The electrical system in the older areas of the building will be modified to accommodate the generators.</p>
Design Services	<p>The agreement with Design Engineers would provide engineering services for a fee of \$41,000, including reimbursables.</p>
Funding	<p>Carver College of Medicine Gifts and Earnings and/or other sources to be determined.</p>

Burge Residence Hall—Remodel Food Service Area

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Feb. 2001	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 1,192,000	April 2001	Approved
Program Statement		July 2001	Approved
Schematic Design		April 2002	Approved
Project Description and Total Budget	14,400,000	April 2002	Approved
Architectural Amendment #1 (Rohrbach Carlson, Iowa City, IA)	241,621	June 2002	Requested

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Background	<p>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.</p> <p>The remodeling of the Burge dining facility will create a “marketplace” food service area similar to the remodeled space in Hillcrest Residence Hall.</p> <p>The project will reconfigure the dining areas, dining lobbies, and food preparation and storage areas, remodel the main building lounge and entrance, and upgrade and enlarge the student elevators.</p> <p>The project will also replace the plumbing, sprinkler system, air handling units and ductwork, lighting, and power systems in the remodeled spaces.</p>
Architectural Amendment	<p>Amendment #1 (\$241,621) to the agreement with Rohrbach Carlson would provide additional design services consistent with the approved building program, which was not finalized at the time of approval of the architectural agreement.</p>
Funding	<p>Dormitory Improvement Funds and/or Dormitory Revenue Bonds.</p>

Development of a Center of Excellence in Image Guided Radiation Therapy

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement— Architectural Services Only (HLM Design USA, Iowa City, IA)	\$ 1,175,000 (est.)	Oct. 2000	Approved
Program Statement Revised Architectural Agreement— Full Design Services (HLM Design USA)	2,104,575 (est.)	Dec. 2000 Sept. 2001	Approved Approved
Architectural Amendment #1 (HLM Design USA, Iowa City, IA)	62,365	March 2002 June 2002	Approved Requested

Background	<p>This project would develop the Center of Excellence in Image Guided Radiation Therapy in the lower level of a new wing to be constructed on the west side of the Pomerantz Family Pavilion.</p> <p>The project would provide state-of-the-art radiation systems for use by the Department of Radiation Oncology, and would correct serious space deficiencies in the existing Radiation Oncology Center located in approximately 9,000 square feet of space in the General Hospital.</p>
Architectural Amendment	Amendment #1 (\$62,365) to the agreement with HLM Design USA would provide services for furnishings design, selection, bidding and installation oversight.
Anticipated Cost	\$29,726,000.
Anticipated Funding	Hospital Revenue Bonds, Gifts and Grants, and/or University Hospitals Building Usage Funds.

Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Stanley Consultants, Muscatine, IA)	\$ 73,000	March 2002	Approved
Project Description and Total Budget	1,872,000	April 2002	Approved
Engineering Amendment #1 (Stanley Consultants, Muscatine, IA)	30,500	June 2002	Requested

Background	The Carver Medical Research Building, which would consist primarily of research facilities, would be constructed as an extension to the Medical Education and Biomedical Research Facility.
Project Scope	This project would extend utilities to the construction site for the building and modify a portion of Newton Road east of the site to accommodate the utility lines.
Engineering Amendment	<p>Amendment #1 (\$30,500) to the agreement with Stanley Consultants would provide design services for the replacement of an additional 275 feet of steam line and the upgrade of an additional 1,200 feet of chilled water line.</p> <ul style="list-style-type: none"> The need to address the additional components was identified during project design.
Funding	Income from Treasurer's Temporary Investments, Carver College of Medicine Gifts and Earnings, Utilities System Revenue Bonds, and Utilities Enterprise Improvement and Replacement Funds.

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)	\$ 248,364.00	Nov. 2001	Approved
Project Description and Total Budget	3,542,000.00	Jan. 2002	Approved
Construction Contract Award— Bid Package No. 1 (All American Concrete)	890,327.00	April 2002	Ratified
Construction Change Order #1	18,866.34		Not Required*
Construction Contract Award Bid Package No. 2 (KRI Company)	1,021,530.20	May 2002	Ratified
Construction Change Order #2 (All American Concrete)	102,321.00	June 2002	Requested

* Approved by University in accordance with Board procedures.

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 project scope includes:

Development of a chilled water distribution loop on the Iowa Center for the Arts Campus to replace the dedicated chiller units, to increase efficiencies, and to 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.

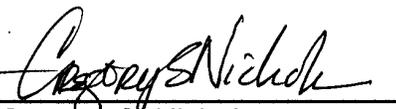
Demolition and reconstruction of Parking Lot 42 located west of the International Center.

Construction Change Order Change Order #2 (\$102,321) would incorporate construction of the access drive to Parking Lot 42 into the construction contract.

- The specific location of the access drive could not be determined until the placement of the Art Building was finalized; this required completion of a traffic study and a review of safety considerations and neighborhood concerns.

Included in the University's capital register for Board ratification are 15 project budgets under \$250,000, six construction contracts awarded by the Executive Director, and the acceptance of one completed construction contract. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Gregory S. Nichols