

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of January 24, 2004, Through February 13, 2004
Date: March 1, 2004

Recommended Action:

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

Executive Summary:

Requested Approvals Change Order #10 (not to exceed \$150,000) to add fire safety improvements to the construction contract with Cardinal Construction for the **Towers Center Improvements** project which is providing dining upgrades and mechanical, restroom, and accessibility improvements for the facility (see page 2).

Since the project was initiated prior to the Board's adoption of the policy for major capital projects in June 2003, the Board's capital project evaluation criteria do not apply.

Background and Analysis:

Towers Center Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement (RDG Bussard Dikis, Des Moines, IA)	\$ 757,400	June 2001	Approved
Program Statement		Jan. 2002	Approved
Schematic Design		April 2002	Approved
Project Description and Budget	8,500,000	June 2002	Approved
Construction Contract—Reject Bids		June 2002	Approved
Revised Schematic Design		April 2003	Ratified
Construction Contract Award (Cardinal Construction)	6,535,675	April 2003	Approved
Construction Change Orders (Cardinal Construction) Change Orders #1 - #9	370,638	June 2003	Ratified
Construction Change Order #10 (Cardinal Construction)	150,000 (est)		Not Required*
		Feb. 2004	Requested

* Approved by University in accordance with Board procedures.

Background

This project is renovating the Towers Center, a major dining facility used by students residing in the north side residence halls, to provide food service and dining upgrades, including a “marketplace” food service outlet, and mechanical/electrical, restroom, and accessibility improvements; the University anticipates completion of the project prior to the fall 2004 semester.

When the project was initially bid in March 2003, all bids received exceeded the construction budget; as a result, the University modified the project scope to reduce or eliminate items prior to re-bidding the construction contract.

The second bid opening resulted in the contract award to Cardinal Construction in the amount of \$6,535,675, which was within the total construction budget of \$7,100,000.

Since the contract award was less than the construction budget, it has been the University’s intent to restore as many items as possible which had been eliminated or reduced from the revised project scope.

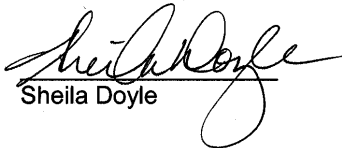
Construction
Change Order


Change Order #10, not to exceed \$150,000, would restore the general, mechanical, and electrical improvements to the upper level corridor, which provides access to the skywalks connecting the Towers Center to the residence halls, to provide a properly fire-rated corridor.

- The work would include the installation of fire-rated walls, doors and frames, and modifications to ductwork, electrical systems, and lighting.

The total construction contract with Change Order #10 is within the construction budget.

The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols

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