

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of March 22, 2001 Through April 18, 2001
Date: May 7, 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 for the **University Hospitals and Clinics—Pediatric Inpatient Unit Renovation** project which would remodel the space to accommodate better the current methods for pediatric care.

The University requests approval of the schematic design and project description and budget (\$3,913,000) for the **Research Computed Tomography Scanner Facility—College of Medicine** project which would construct a facility adjacent to the existing Medical Research Facility to house specialized CT Scanners for use in research on lung disease. The schematic design booklets are included with the Board's docket materials.

The University requests approval of a project description and budget for the **University Hospitals and Clinics—Carver Pavilion Smoke Control for Elevator Lobbies** project (\$853,000) which would enclose the elevator lobbies to reduce the passage of smoke in these areas in emergency situations.

The University requests approval of the following revised project budgets and construction contract awards:

WSUI Radio Towers—WSUI Transmitter Site Relocation project (\$707,000) and negotiated construction contract award to McComas-Lacina Construction Company (\$554,400) to allow completion of the project by September 2001 to meet Federal Emergency Management Agency and Federal Communications Commission requirements; and

Rienow Residence Hall—Landscape Improvements project (\$500,000) and construction contract award to McComas-Lacina Construction Company (\$422,000) to allow completion of the project prior to the start of the fall semester.

The University requests approval of architect/engineer agreements with:

HLM Design USA (estimated at \$736,100) for the **University Hospitals and Clinics—Development of a Women’s Health Center** project; and

Rohrbach Carlson (\$170,000) for the **Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms** project.

Background and Analysis:

University Hospitals and Clinics—Pediatric Inpatient Unit Renovation

Source of Funds: University Hospitals Building Usage Funds

Project Summary

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

This project would renovate 27,000 square feet of space in the Pediatric Inpatient Unit which is located on the second and third floors of the Colloton Pavilion. This unit, the design of which has remained unchanged since it opened in 1982, consists primarily of two-patient rooms for age-specific populations. The second floor patient rooms were designed for infants and toddlers; there are a number of shared toilets between rooms and no showers. The third floor rooms, which were designed for school age and adolescent patients, include private toilets and showers.

In 1986, managing pediatric care at UIHC changed from age-specific to disease-specific. With this change, all pediatric inpatients with similar illnesses, regardless of age, were admitted to the same unit, facilitating the care of patients with common illnesses by the same team of caregivers. However, the original age-specific design for the unit remains, resulting in inconveniences for the patients and their parents.

The decline in the length of pediatric inpatient stays due to the increasing level of outpatient care has reduced the inpatient population. This reduction provides an opportunity to convert the majority of the two-bed patient rooms to single-bed rooms. Most patients and their parents prefer single-bed rooms, which provide greater privacy and decrease the risk of transmitting infection.

In addition to the deficiencies in the patient care areas, the Pediatric Inpatient Unit provides limited space for patient and family-related activities. These facilities consist of age-specific playrooms and family waiting rooms, which are not designed to facilitate interaction and support among parents.

The finishes on both floors of the Pediatric Care Unit are the original 1982-vintage materials and are in need of replacement. An upgrade of the finishes would provide an opportunity for the Pediatric Care Unit to develop a design theme common with other areas of the Children's Hospital of Iowa, thereby identifying and integrating the Pediatric Inpatient Unit with other children's facilities and services at UIHC.

The project will include installation of private patient toilets and showers; conversion of the majority of double-bed rooms to single-bed rooms; re-design of nurse stations and staff support rooms; installation of new nurse call equipment and patient headwall units; upgrade of mechanical, electrical and fire protection systems; expansion of family support facilities; and replacement of finish materials. The project will be undertaken in several phases to permit the two floors to continue to provide patient care while construction work proceeds. The estimated construction cost for the project is \$5.4 million.

The proposed project represents the second of two projects to renovate all pediatric inpatient units on the second and third floors of the Colloton Pavilion. The Pediatric Bone Marrow Transplant Unit Relocation project, which is currently underway, includes the similar renovation of approximately 14,500 square feet in the eastern third of each of the two floors. This project is scheduled for completion in November 2001.

Research Computed Tomography Scanner Facility—College of Medicine
Proposed Source of Funds: Gifts to the College of Medicine and Income from
Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2000	Approved
Architectural Selection (Design Professionals Collaborative) Cedar Rapids, IA)		July 2000	Approved
Authorization for Executive Director to Approved Negotiated Architectural Agreement		July 2000	Approved
Program Statement		March 2001	Approved
Negotiated Architectural Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 211,600	April 2001	Ratified
Schematic Design		May 2001	Requested
Project Description and Total Budget	3,913,000	May 2001	Requested

The Research Computed Tomography Scanner Facility would be constructed adjacent to the southwest wall of the Shipping and Receiving Facility, which is an extension of the Medical Research Facility. (A map which indicates the location of the Scanner Facility is included as Attachment A.) The schematic design for the Scanner Facility includes four key elements: the new facility; a connecting link to the Medical Research Facility; a replacement outdoor break area; and a replacement parking pad for the UIHC Mobile Diagnostics Unit.

The facility would consist of a total of 5,014 gross square feet (4,055 net square feet) on two levels. This would include 2,536 gross square feet (2,101 net square feet) of research space on the ground level, and 2,478 gross square feet (1,954 net square feet) of utility space in the basement level. The total building space in the schematic design is approximately 7 percent (435 square feet) less than the building program presented in March 2001.

The majority of the research space on the ground level would house the CT scanner equipment and control areas. The space would include a central area for the large research CT scanner, a separate room for the Micro CT scanner, and control areas located adjacent to each. An animal preparation area would be located at the southeast end of this level and would be served by an adjacent animal ramp. In addition, various work and support areas would be located throughout the space on this level.

The basement level would house equipment to support the CT scanners and the building's mechanical/electrical and communications systems. This level would also provide storage space and a multi-purpose area.

The project would construct an entry vestibule on the north end of the Scanner Facility which would also provide a connecting link with the Medical Research Facility. An existing elevator in the Medical Research Facility adjacent to this area would serve the Scanner Facility. In addition, the project would reconstruct an outdoor break area which would be displaced with the construction project. The new break area would be located adjacent to the northwest corner of the Scanner Facility. The project would also construct a parking area south of the Scanner Facility for use by the UIHC Mobile Diagnostics Unit.

The Scanner Facility and the outdoor break area will utilize exterior materials, particularly brick and limestone, consistent with the materials of the adjacent UIHC Shipping and Receiving Facility.

Project Budget

Construction	\$ 2,588,700
Design, Inspection and Administration	
Consultants	216,600
Design and Construction Services	252,800
Furniture and Equipment	541,000
Contingency	<u>313,900</u>
TOTAL	<u>\$ 3,913,000</u>

University Hospitals and Clinics—Carver Pavilion Smoke Control for Elevator Lobbies

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 853,000	May 2001	Requested

This project would enclose the lobbies that serve 13 patient and visitor elevators, and eight service elevators, on each of the eight floors of the Carver Pavilion. The project is required to comply with fire and life safety codes. The project would construct smoke enclosures and fire smoke doors that would close upon activation of the fire alarm system, or the installation of a smoke control system.

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

Project Budget

Construction	\$ 682,400
Architectural/Engineering Support	68,200
Planning and Supervision	34,200
Contingency	<u>68,200</u>
TOTAL	<u>\$ 853,000</u>

WSUI Radio Towers—WSUI Transmitter Site Relocation

Source of Funds: Federal Emergency Management Agency (FEMA) Grant and
Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 654,000	June 2000	Approved
Engineering Agreement (Warmus and Associates)	25,800	June 2000	Approved
<u>Construction Contracts</u>			
First Letting—Reject Bids (Sept. 00)		Dec. 200	Ratified
Second Letting—Reject Bids (Dec. 00)		May 2001	Ratification
Authorization for SUI to Select Contractor Through Informal Quotation or Negotiation		May 2001	Ratification
Approval of Selected Contractor and Proposed Fee (McComas-Lacina Construction)	554,400	May 2001	Requested
Revised Project Budget	707,000	May 2001	Requested

This project will relocate the WSUI transmission site from the Hawkeye Park area to a site located near Hills, Iowa, southeast of Iowa City. Two of the three radio transmission towers were damaged beyond repair in a June 1998 windstorm. The University's long-term plans suggest that moving the towers off-campus would be highly desirable and would allow the existing location in the Hawkeye Park area (approximately 10 acres) to be available for other uses.

The initial bid opening for the project in September 2000 resulted in the receipt of two bids which exceeded the project budget. The University requested rejection of the bids and authorization to re-bid the construction contract at a future date; this was authorized by the Executive Director on October 26, 2000.

The second bid opening in December 2000 also resulted in the receipt of two bids. The low bid, submitted by Carl E. Smith of Bath, Ohio, in the amount of \$513,493.40, exceeded the engineering estimate but could be awarded within the project budget of \$654,000. However, subsequent to the bid opening, the University determined that Carl E. Smith is not a registered contractor in the state of Iowa. Following extensive discussions, the University concluded that Carl E. Smith has no intention of becoming registered in Iowa, and therefore the firm is not eligible to complete the construction contract. Since the second bid, submitted by Carl A. Nelson and Company of Burlington, Iowa, in the amount of \$918,030, exceeded the project budget, the University requested rejection of the bids.

Since bidding the construction contract was unsuccessful on two occasions, the University also requested authorization to receive proposals from qualified contractors, through an informal quotation or negotiation process, to complete the project. The University's request was made in accordance with Procedural Guide 9.09 B.3. and Iowa Code §262.34, which authorizes the Board to reject all bids and proceed with the construction, repair, or improvement by a method as the Board may determine, when the bids received are not acceptable in the judgment of the Board. The University expressed its belief that this method would best facilitate completion of the project; the University risks losing FEMA funding for the project and its FCC license for the operation of WSUI if the project is not completed by September 2001. The University's request was approved by the Executive Director on April 25, 2001.

The University requested proposals from Carl A. Nelson and Company, the second bidder from the December bid opening, and McComas-Lacina Construction Company, for completion of the project. Carl A. Nelson quoted the same price (\$918,030) as bid in December, and McComas-Lacina quoted a price of \$554,400. Therefore, the University recommends award of the construction contract to McComas-Lacina Construction Company in the amount of \$554,400. This University believes this is a reasonable price for completion of the project.

Since the recommended award cannot be made within the existing construction budget, the University also requests approval of a revised project budget in the amount of \$707,000, which is an increase of \$53,000.

Project Budget

	Initial Budget <u>June 2000</u>	Revised Budget <u>May 2001</u>
Construction	\$ 504,500	\$ 554,400
Design, Inspection and Administration		
Consultants	87,600	87,600
Design and Construction Services	18,900	28,000
Contingency	<u>43,000</u>	<u>37,000</u>
 TOTAL	 <u>\$ 654,000</u>	 <u>\$ 707,000</u>

Rienow Residence Hall—Landscape Improvements
Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 338,000	Dec. 2000	Approved
Architectural Agreement (Rohrbach Carlson)	30,500	Dec. 2000	Approved
Revised Project Budget	500,000	May 2001	Requested
Construction Contract Award (McComas-Lacina Construction)	422,000	May 2001	Requested

This project will reconfigure and landscape the north and south building entrance areas of Rienow Residence Hall to improve the appearance and functionality of the site. The specific goals of the project include improved access to the residence hall for persons with disabilities, identification of student gathering areas, and improved pedestrian circulation and bicycle parking facilities. To achieve these goals, a number of site elements will be reconfigured and reconstructed including pedestrian paths, trees, and the roadway between the Rienow and Quadrangle Residence Halls.

The University requests approval of a revised project budget in the amount of \$500,000, an increase of \$162,000, to allow award of the construction contract. Three bids were received for the construction contract on April 26, 2001; all of the bids exceeded the engineering estimate. The University attributes the high bids to the complexities resulting from the existence of utility tunnels in the project area, and an increased project scope to include repairs to an additional access ramp and site furnishings.

The University also requests award of the construction contract award to the low bidder, McComas-Lacina Construction Company, for the Base Bid plus four alternates for a total award of \$422,000; the alternates would allow completion of the work for the entire project area. Award of the construction contract at this time would allow the work to be completed prior to the start of the fall semester.

Project Budget

	<u>Initial Budget Dec. 2000</u>	<u>Revised Budget May 2001</u>
Construction	\$ 260,000	\$ 422,000
Design, Inspection and Administration		
Design and Construction Services	12,000	12,000
Consultants	40,000	40,000
Contingency	<u>26,000</u>	<u>26,000</u>
 TOTAL	 <u>\$ 338,000</u>	 <u>\$ 500,000</u>

University of Iowa Hospitals and Clinics—Development of a Women’s Health Center

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Approved
Architectural Selection (HLM Design USA)		Feb. 2001	Approved
Negotiated Architectural Agreement (HLM Design USA)	\$ 736,100 (est.)	May 2001	Requested

This project would consolidate the Department of Obstetrics and Gynecology ambulatory patient care services, clinics, and diagnostic and procedural units; faculty and support staff offices; and conference and teaching facilities in 61,000 gross square feet of completed shell space on the third floor of the Pomerantz Family Pavilion. These functions are presently located in several locations throughout the 1926-vintage General Hospital and the Boyd Tower. The Department’s existing decentralized locations suffer from a number of functional and spatial deficiencies which hinder opportunities for consultation among health care providers and create inefficiencies in clinic support services.

The University requests approval of the negotiated agreement with HLM Design USA to provide full design services, including mechanical and electrical engineering services, for the project. The agreement provides for a fee not to exceed 7.5 percent of actual construction costs, which are estimated at \$9,348,000. This would result in a fee of \$701,100, plus reimbursable expenses not to exceed \$35,000.

Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms
Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson)		Dec. 2000	Approved
Negotiated Architectural Agreement (Rohrbach Carlson)	\$ 170,000	May 2001	Requested

This project would construct a new information desk and administrative office suite near the main building rotunda; convert the vacated information desk area into a "fast food" outlet; and renovate approximately ten student rooms and associated restroom and shower facilities to provide accessibility improvements.

The University requests approval of the negotiated agreement with Rohrbach Carlson to provide design services for the project. The agreement provides for a fee of \$170,000, including reimbursables.

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Included in the University's capital register for Board ratification are four project budgets under \$250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, one construction contract awarded by the Executive Director, and the acceptance of three completed construction contracts. 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

