

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of September 25, 2002 through October 15, 2002
Date: November 4, 2002

Recommended Action:

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

Executive Summary:

Requested Approvals Construction change order with Larson Construction Company (\$178,377.42) for the **Maucker Union/Center for Multicultural Education Renovation/Expansion** project for the relocation of meeting rooms to provide additional meeting space and accessibility improvements for the facility (see page 2).

Architectural amendment with BWBR Architects (\$56,414) for the **McCollum Science Hall Addition** project for design services for a sub-drain tile system and interactive electronic display for the chemistry area, and additional reimbursables (see page 3).

Background and Analysis:

Maucker Union—Center for Multicultural Education Renovation/Expansion

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement		May 2000	Approved
(InVision Architecture)	\$ 888,000.00	Oct. 2000	Approved
Program Statement		June 2001	Approved
Schematic Design		July 2001	Approved
Project Description and Total Budget	13,000,000.00	July 2001	Approved
Architectural Amendment #1			
(InVision Architecture)	123,208.00	Nov. 2001	Approved
Construction Contract Award			
(Larson Construction)	9,390,900.00	May 2002	Ratified
Architectural Amendment #2			
(InVision Architecture)	67,700.00	July 2002	Approved
Change Order #1			
(Larson Construction)	24,340.13		Not Required*
Change Order #2			
(Larson Construction)	179,028.71	Oct. 2002	Approved
Change Order #3			
(Larson Construction)	178,377.42	Nov. 2002	Requested

* Approved by the University in accordance with Board procedures.

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 corridor link from the east addition of the Union to Lang Hall, located northeast of the Union.

The design amendment approved by the Board in July 2002 included design services for several additional building improvements, including the relocation of meeting rooms from the upper to the lower level of the facility, and the creation of open lounge areas in the existing meeting room locations.

- These modifications would respond to the demand for additional meeting space in the facility and would improve the physical accessibility of the existing space.

Construction Change Order

Change Order #3 (\$178,377.42) would incorporate the modifications into the construction contract.

McCollum Science Hall Addition

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	Approved
Program Statement		Oct. 2000	Approved
Schematic Design		Dec. 2000	Deferred
Project Description and Total Budget	16,900,000	Dec. 2000	Deferred
Revised Schematic Design		Feb. 2001	Approved
Project Description and Total Budget	16,900,000	Feb. 2001	Approved
Architectural Amendment #1	20,000	March 2001	Not Required*
Architectural Amendment #2	98,800	July 2001	Approved
Architectural Amendment #3	25,000	Sept. 2001	Approved
Construction Contract Award (Cardinal Construction)	11,025,400	Nov. 2001	Ratified
Architectural Amendment #4 (BWBR Architects, St. Paul, MN)	28,500	Jan. 2002	Approved
Construction Change Order #2 (Cardinal Construction)	110,983	April 2002	Approved
Architectural Amendment #5 (BWBR Architects)	16,000	April 2002	Approved
Construction Change Orders #3 and #4	61,786		Not Required*
Construction Change Order #5 (Cardinal Construction)	81,498	Oct. 2002	Approved
Architectural Amendment #6 (BWBR Architects)	56,414	Nov. 2002	Requested

* Approved by University in accordance with Board procedures.

Background This project would construct an addition to McCollum Science Hall to provide needed laboratory, classroom, research and office space for the science departments, particularly the Department of Biology.

Architectural Amendment Amendment #6 (\$56,414) would provide compensation for design services for a sub-drain tile system and an interactive electronic display wall for the chemistry area of the addition, and reimbursement for the printing and issuance of additional bidding documents.

- The sub-drain tile system was recommended by the geotechnical engineering consultant due to wet conditions at the project site.
 - The interactive electronic display wall would be used as an educational tool for current and prospective chemistry students to highlight opportunities and develop interest in the field of chemistry; the amendment includes the services of a specialized subconsultant for the display.
 - The required number of bidding documents was underestimated.
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Included in the University's capital register for Board ratification are two project budgets under \$250,000, one amendment approved by the University, and the acceptance of one completed construction contract. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Gregory S. Nichols