

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of August 16, 2001 through September 19, 2001

**Date:** October 8, 2001

**Recommended Action:**

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

**Executive Summary:**

The University of Iowa requests approval of the following items for the Health Sciences Campus:

Permission to proceed with project planning for the **Bowen Science Building—Replace Air Handling Units** project which would correct deficiencies with the large air handling units in the building to accommodate modern research activities;

Program statement and architectural agreement with Rohrbach Carlson, Iowa City, Iowa, (\$188,300) for the **Bowen Science Building—Remodeling for Biochemistry** project which would renovate space for research and other functions of the Department of Biochemistry.

Project description and budget for the **Health Sciences Campus—Site Improvements—Phases 2B and 3** project (\$4,795,000) which would complete landscaping and other site improvements for the Medical Education and Biomedical Research Facility and other areas of the Health Sciences campus; and

Project description and budget for the **Health Sciences Campus—Utility Relocation—Phase 2** project (\$1,300,000) which would relocate, remove and replace various utility lines to accommodate the site improvements on the Health Sciences Campus and to serve future phases of the Medical Education and Biomedical Research Facility.

The University requests approval of the following project descriptions and budgets:

**Pharmacy Building—Remodel Rooms 321, 323 and 325** project (\$600,000) which would upgrade the laboratory areas to accommodate modern research activities; and

**Trowbridge Hall—Renovate Room B40** project (\$505,000) which would develop a research laboratory for the Department of Geological Sciences.

The University requests approval of a project description and budget (\$548,000) and architectural agreement with RDG Architects, Des Moines, Iowa (\$62,000) for the **Halsey Hall—Remodel Rooms B-4 and B-5 for Fitness East Expansion** project which would expand the existing fitness exercise area in the building.

The University requests approval of the following architect/engineer agreements and amendments:

Engineering agreements with Alvine and Associates, Iowa City, Iowa (\$362,000) and Shive-Hattery, Iowa City, Iowa (\$66,688) for the **Rienow and Quadrangle Residence Halls—Upgrade Fire Protection** project which would provide a number of fire safety improvements in the residence halls;

Architectural agreement with Shive-Hattery, Iowa City, Iowa, (\$119,600) for the **University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic** which would renovate space in the Surgery Outpatient Clinic in the Colloton Pavilion for improved pre-surgical patient evaluation; and

Two amendments totaling \$10,731 for the **Old Capitol—Exterior Repairs** project for additional restoration services and the re-design and re-issuance of bidding documents.

**Background and Analysis:**

**Bowen Science Building—Replace Air Handling Units**

Project Summary

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

**Background**

Background information relating to the proposed project:

- 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.
- To date, the Board has approved laboratory modernization projects in the building totaling more than \$12 million.
- The remodeling projects completed to date have revealed various deficiencies in the building’s heating, ventilating, and air conditioning (HVAC) systems.
- The increasing demands of modern laboratory usage are further straining the HVAC systems.
- A University-commissioned study of the building systems concluded that the building’s central HVAC equipment is near the end of its useful life and should be replaced.

**Project Scope**

The proposed project would include:

- Replacement of the building’s six large air handling units, consistent with the study recommendations.
- Completion of the work in phases to allow the building to remain operational during the project.

**Estimated Cost**

Approximately \$2 million.

**Anticipated Funding**

Building Renewal Funds

Bowen Science Building—Remodeling for Biochemistry

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2001	Approved
Architect/Engineer Selection (Rohrbach Carlson, Iowa City, IA)		April 2001	Approved
Program Statement		Oct. 2001	Requested
Negotiated Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 188,300	Oct. 2001	Requested

**Background**

Background information relating to the proposed project:

- 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.
- The majority of the laboratory areas for the Biochemistry Department have not been renovated since construction of the building in 1970.

**Project Scope**

The proposed project would include:

- Remodeling of research laboratories, laboratory support spaces, and office areas for the Biochemistry Department in the 4-400 and 4-500 cores of the fourth floor of the building.

**Project Area**

14,700 gross square feet

**Building Program**

The building program includes:

- Creation of six new research laboratory spaces (to provide a total of 11 laboratory areas) with support rooms and offices in each core.
- Renovation of space on the fourth floor to provide tissue culture rooms, special laboratory procedure rooms or computer rooms to support the adjacent open laboratory areas.
- Expansion of existing Biochemistry Stores to provide a walkup sales counter.
- Construction of new custodial room and accessible women's restroom (with adjoining lactation room) to replace these

functions which will be lost with expansion of the Biochemistry Stores.

- Creation of a departmental conference room accessible from the central building core.
- Renovation of the existing Reading Room/Library for improved utilization of the space.

Detailed Building Program

Core 4-400		
Laboratories (6)	3,600	
Laboratory Support Areas	1,440	
Office Areas (8)	1,145	
Reading Room/Library	<u>340</u>	
Total		6,525 nsf
Core 4-500		
Laboratories (5)	3,700	
Laboratory Support	1,965	
Office Areas (5)	<u>720</u>	
Total		6,385 nsf
Total Net Assignable Space		12,910 nsf
Total Gross Square Feet		14,700 gsf
Net-to-Gross Ratio = 88 percent		

**Estimated Cost** Approximately \$2.2 million.

**Anticipated Funding** College of Medicine Gifts and Earnings and Income from Treasurer's Temporary Investments

**Design Services** The agreement with Rohrbach Carlson would provide full design services for a fee of \$188,300, including reimbursables.

Health Sciences Campus—Site Improvements—Phases 2B and 3

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Health Sciences Campus Site Improvements— Phase 1</u>			
Project Description and Total Budget Landscaping Design Agreement— Bidding and Construction Administration— Phase 1 (Michael Van Valkenburgh Associates, Cambridge, MA)	\$ 990,000	June 2000	Approved
Construction Contract Award (McComas-Lacina Construction)	48,200	Sept. 2000	Requested
	650,401	Sept. 2000	Ratification*
<u>Phase 2A</u>			
Project Description and Total Budget	213,000	May 2001	Not Required**
<u>Phases 2B and 3</u>			
Project Description and Total Budget	4,795,000	Oct. 2001	Requested

\* Awarded by Executive Director in accordance with Board procedures.

\*\*Approved by University in accordance with Board procedures

**Background**

Background information relating to the proposed project:

- The landscaping work, which will be phased, will develop quadrangle spaces and other features to create a sense of identity for the Health Sciences Campus. (The landscaping plan was presented to the Board at the June 2000 meeting.)
- The **Phase 1** project included: landscaping of the Newton Road corridor and the sites of the Materials Management Facility and the Newton Road Parking/Chilled Water Facility; removing pavement and curbs along the decommissioned Newton Road and near the Medical Education Building; and revitalizing the landscape on the west side of Westlawn.
- The **Phase 2a** project provided site improvements, including sidewalks, bicycle parking and a bus stop along Newton Road, on the west side of the Medical Education and Biomedical Research Facility.

**Project Scope**

The proposed **Phases 2B and 3** project, the final phases of the site improvements, would include:

- **Phase 2B**—areas around the Medical Education and Biomedical Research Facility (MEBRF), Medical Education Building, and Eckstein Medical Research Building, between MEBRF and the Bowen Science Building, and the area eastward to Newton Road. (See Attachment A for map.)
- **Phase 3**—the area along the former Newton Road south of the Hardin Library for Health Sciences, to the north side of the UIHC Boyd Tower, and west to the bus stop circle on Newton Road. (See Attachment A for map.)

Work in these areas would include:

- Removal of existing parking lots, sidewalks, and portions of the former Newton Road, and construction of new sidewalks, emergency access ways, paved gathering places, and retaining walls.
- Installation of site lighting, drainage systems, bicycle racks, benches, and trash receptacles.
- Seeding, sodding, and planting of trees, shrubs, and vines, and installation of emergency phone system and building and directory signage.

**Additional Information**

Additional information relating to the project:

- The University reports that Phases 2b and 3 need to be undertaken concurrently to accommodate the installation of storm sewer lines for proper drainage of the areas.
  - The storm sewer improvements would be undertaken with the **Health Sciences Campus—Utility Relocation—Phase 2** project which follows in this capital register.
- The project would also be coordinated with the demolition of the east wing of the Steindler Building, which will be vacated with completion of MEBRF.

**Funding**                    Income from Treasurer's Temporary Investments, College of Medicine Gifts and Earnings, Institutional Roads Funds, and Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	\$ 3,735,000
Design, Inspection and Administration	685,000
Contingency	<u>375,000</u>
TOTAL	<u>\$ 4,795,000</u>

Health Sciences Campus—Utility Relocation—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Health Sciences Campus Plan</u>			
Permission to Proceed		May 1996	Approved
<u>Utility Relocation—Phase 1 Project</u>			
Project Description and Total Budget	\$ 10,200,000	June 1997	Approved
Engineering Agreements			
(Stanley Consultants, Muscatine, IA)			
Conceptual Design Services	65,000	Nov. 1996	Approved
Design Development Services	1,058,487	June 1997	Approved
Construction Contracts			
Asbestos Abatement			
(Curry Environmental Services)	46,470	Sept. 1997	Ratified
Relocation Contract #1			
(McComas-Lacina Construction)	67,834	Sept. 1997	Ratified
Relocation Contract #2			
(McComas-Lacina Construction)	6,445,818	Sept. 1997	Ratified
<u>Utility Relocation—Phase 2 Project</u>			
Engineering Agreement			
(Stanley Consultants, Muscatine, IA)	113,500	April 2001	Approved
Project Description and Total Budget	1,300,000	Oct. 2001	Requested

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**Background**

Background information relating to the proposed project:

- The Phase 2 project would continue the relocation and extension of utility services.
- The Phase 2 area, which would correspond with the removal of the remainder of the Steindler Building and the site work for the Health Sciences Campus, includes the site of the remaining portion of the Steindler Building, which will be demolished. (See Attachment B for map.)
- Utility work on the Health Sciences Campus has been phased to coordinate with the phasing of the construction projects.

**Project Scope**

The proposed project would include:

- Relocation of water and storm sewer lines, and removal and replacement of sanitary sewer lines, to accommodate the landscape improvements and future phases (Buildings B and C) of the Medical Education and Biomedical Research Facility.

**Additional Information**

Additional information relating to the project:

- The project would be coordinated with the **Health Sciences Campus Landscape Improvements—Phases 2B and 3** project previously described in this capital register.

**Project Cost**

\$1.3 million

**Funding**

Utilities Enterprise Improvement and Replacement Funds

**Project Budget**

Construction	\$ 970,000
Design, Inspection and Administration	
Consultants	114,000
Design and Construction Services	119,000
Contingency	<u>97,000</u>
TOTAL	<u>\$ 1,300,000</u>

Pharmacy Building—Remodel Rooms 321, 323 and 325

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Wehner Patschull Pfiffner, Iowa City, IA)	\$ 77,000	June 2001	Approved
Project Description and Total Budget	600,000	Oct. 2001	Requested

**Background**

Background information relating to the proposed project:

- The remodeling project would support the research needs of the new head of the Department of Medicinal Chemistry.

**Project Scope**

The proposed project would include:

- Remodeling of rooms 321, 323, and 325 in the Pharmacy Building to upgrade the existing laboratory space to support contemporary research needs.
- Asbestos abatement, installation of new mechanical and electrical distribution systems, new laboratory casework, fume hoods, and interior finishes.

**Project Area**

Approximately 3,000 square feet

**Funding**

Building Renewal Funds or Income from Treasurer's Temporary Investments

Project Budget

Construction	\$ 448,500
Design, Inspection and Administration	
Consultants	79,000
Design and Construction Services	27,500
Contingency	<u>45,000</u>
TOTAL	<u>\$ 600,000</u>

Trowbridge Hall—Renovate Room B40

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 505,000	Oct. 2001	Requested

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**Project Scope**

The proposed project would include:

- Conversion of a former, basement mechanical room to a clean room research laboratory for the Department of Geological Sciences.
- Demolition of concrete curbs, doors, windows, and mechanical and electrical systems.
- Construction of new partitions, doors, lighting, and ceilings.
- Installation of new heating, ventilating and air conditioning and water purification systems, new casework and fume hoods.

**Project Area**

505 square feet

**Funding**

Building Renewal Funds or Income from Treasurer's Temporary Investments

Project Budget

Construction	\$ 391,600
Design, Inspection and Administration	
Consultants	50,300
Design and Construction Services	30,240
Contingency	<u>32,860</u>
TOTAL	<u>\$ 505,000</u>

Halsey Hall—Remodel Rooms B-4 and B-5 for Fitness East Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 548,000	Oct. 2001	Requested
Architectural Agreement (RDG Architects, Des Moines, Iowa)	62,000	Oct. 2001	Requested

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**Background**

Background information relating to the proposed project:

- In 1998, the University developed the former swimming pool area of Halsey Hall into a fitness exercise facility, Fitness East, to provide additional recreational facilities on the east campus.
- Fitness East has become the most heavily used fitness space on campus with more than 9,000 visitors per month.

**Project Scope**

The proposed project would include:

- Expansion of Fitness East by converting adjacent unused locker areas to additional exercise facilities.
- Enclosure of a portion of an unused courtyard for use as a vending area.
- Alterations to interior finishes to match the existing fitness area.
- Modifications to existing plumbing systems and associated mechanical and electrical work.

**Project Area**

Approximately 2,900 square feet of space to expand the fitness area to approximately 5,900 square feet.

**Design Services**

The architectural agreement with RDG Bussard Dikis would provide full design services for a fee of \$62,000, including reimbursables.

**Funding**

Recreational Services Income

Project Budget

Construction	\$ 418,500
Design, Inspection and Administration Consultants	69,500
Design and Construction Services	18,000
Contingency	<u>42,000</u>
TOTAL	<u>\$ 548,000</u>

Rienow and Quadrangle Residence Halls—Upgrade Fire Protection

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing—</u>			
<u>Upgrade Fire Protection</u>			
Permission to Proceed		July 1995	Approved
Agreement for Schematic Design and Cost Estimates			
(Alvine and Associates, Iowa City, IA)	\$ 288,000	July 1997	Approved
<u>Currier and Stanley Residence Halls—</u>			
<u>Fire Protection Upgrade</u>			
Engineering Agreement			
(Alvine and Associates, Iowa City, IA)	252,450	Jan. 2000	Approved
Project Description and Total Budget	3,609,000	June 2000	Approved
<u>Burge and Daum Residence Halls—</u>			
<u>Upgrade Fire Protection</u>			
Engineering Agreements			
Standard Design Services			
(Alvine and Associates, Iowa City, IA)	307,100	Nov. 2000	Approved
Asbestos Abatement Design/Air			
Monitoring Services	123,786	Nov. 2000	Approved
(Shive Hattery, Iowa City, IA)			
Project Description and Total Budget	5,377,000	Jan. 2001	Approved
<u>Rienow and Quadrangle Residence Halls—</u>			
<u>Upgrade Fire Protection</u>			
Engineering Agreements			
General Construction Design Services			
(Alvine and Associates, Iowa City, IA)	362,000	Oct. 2001	Requested
Asbestos Abatement Design Services			
(Shive-Hattery, Iowa City, IA)	66,688	Oct. 2001	Requested

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**Background**

Background information relating to the proposed project:

- The project would continue the upgrade of fire protection and emergency systems in the residence halls.
- The majority of the residence hall upgrades are not required to meet fire safety codes, but represent the University's efforts to upgrade voluntarily the existing fire safety systems.

**Project Scope**

The proposed project would include:

- Upgrade of fire suppression and emergency systems in Rienow Hall.
- Extension of existing fire suppression and emergency systems in the Quadrangle.
- Asbestos abatement, provision for new water feed to Rienow Hall, installation of new sprinkler distribution systems (as required) and new detection and alarm systems.

**Estimated Cost**

Approximately \$4 million (construction cost only)

**Anticipated  
Funding**

Residence Services

**Design  
Services**

The University presents two engineering agreements for the project:

- The agreement with **Alvine and Associates** would provide general construction design services for a fee of \$362,000, including reimbursables.
- The agreement with **Shive-Hattery** would provide asbestos abatement design services for a fee of \$66,688, including reimbursables.

University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2001	Approved
Program Statement		Sept. 2001	Approved
Architectural Agreement (Shive-Hattery, Iowa City, IA)	\$ 119,600	Oct. 2001	Requested

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**Background**

Background information relating to the proposed project:

- The project would renovate space in the Surgery Outpatient Clinic (first floor of the Colloton Pavilion) to provide a Pre-Surgical Evaluation Clinic.
- The project would provide more efficient pre-surgical patient evaluation in response to the increase in outpatient surgical procedures at UIHC.
- The project would be undertaken in several phases to permit outpatient services to continue while the project proceeds.

**Project Scope**

The proposed project would include:

- Renovation and expansion of the existing patient waiting area to provide additional patient education facilities, staffing rooms for resident and medical student education, and an expanded patient chart control area.
- Refurbishment and new furnishings for the existing space.

**Project Area**

13,479 gross square feet

**Design Services**

The architectural agreement with Shive-Hattery would provide full design services for a fixed fee of \$119,600, including reimbursables.

**Funding**

University Hospitals Building Usage Funds



Old Capitol—Exterior Repairs

Source of Funds: Building Renewal and/or Income from Treasurer’s Temporary Investments

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 393,000	Feb. 2001	Approved
Architectural/Engineering Agreement (Shive-Hattery, Iowa City, IA)	34,550	Feb. 2001	Approved
<u>Construction Contracts</u>			
Asbestos Abatement	Bids Rejected	May 2001	Ratified
General Construction	Bids Rejected	May 2001	Ratified
Revised Project Budget	602,000	July 2001	Approved
<u>Construction Contracts</u>			
General Construction (Renaissance Restoration)	385,083	July 2001	Approved
Asbestos Abatement (Enviro Safe Air)	105,876	Sept. 2001	Ratified
Architectural Amendment #1	9,513	Oct. 2001	Requested
Architectural Amendment #2	1,218	Oct. 2001	Requested

\* Bids rejected by Executive Director in accordance with Board procedures

**Background**

Background information relating to the proposed project:

- The project will restore the deteriorated coatings on the wooden portions of the Old Capitol.
- This will include removal of existing paints and coatings, repair of underlying wood surfaces as needed, and application of a new coating material to the surfaces.

**Amendments**

The amendments would provide compensation for the following additional services:

**Amendment #1 (\$9,513)**

- Research on alternative coating products for the building cupola to determine which product would provide the best performance.

- Design and coordination services with the University carpenter shop for the replacement of the building louvers. (The condition of the louvers was worse than anticipated which requires their replacement rather than repair.)
- Re-design and re-issuance of bidding documents. (The bids were rejected following the initial bid opening in May 2001 and the contracts were re-bid in July 2001.)

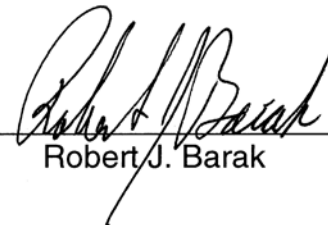
**Amendment #2 (\$1,218)**

- Additional structural engineering services to strengthen the construction scaffolding to withstand increased wind loads resulting from the use of a plastic asbestos enclosure. (The enclosure was required with a change in the method for asbestos abatement.)

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Included in the University's capital register for Board ratification is one project budget under \$250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, two construction contracts awarded by the Executive Director, and the acceptance of four completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
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Sheila Lodge

Approved:   
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Robert J. Barak