

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE UIHC CENTER OF EXCELLENCE IN IMAGE GUIDED RADIATION THERAPY AND THREE-STORY BUILDING SHELL ABOVE THE CENTER OF EXCELLENCE PROJECT WILL BE MADE AT THE SEPTEMBER BOARD MEETING

G.D. 18a

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of June 20, 2002, Through August 21, 2002

Date: September 9, 2002

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Iowa, including acceptance of the University's recommendation for the contract award for the **Old Capitol—Fire Restoration and Building Improvements, Phase 1** project.

Executive Summary:

Requested Approvals Permission to proceed with project planning and architectural selection for the following projects:

University Hospitals and Clinics—Pomerantz Family Pavilion Food Service Facility project, and the selection of HLM Design USA, for development of a new, full-service dining facility for University Hospitals (see page 5).

- Approval of the architectural selection is consistent with Board action in February 2001 authorizing the selection of HLM Design USA to complete shell space in the Pappajohn and Pomerantz Pavilions.

Health Sciences Building C for the College of Public Health and Biomedical Research project, and the selection of Rohrbach Carlson, for construction of a new facility to house the College of Public Health and provide additional research space for the Carver College of Medicine (see page 6).

- Approval of the architectural selection would require the Board to waive Regent Policy Manual §9.05 A.2.a., which requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.

Permission to proceed with project planning for the following projects:

University Hospitals and Clinics—Positron Emission Tomography (PET) Imaging Center Expansion project which would expand the existing PET Center and install a replacement PET scanner and a new PET/CT scanner (see page 8).

University Hospitals and Clinics—Nursing Clinical Education Center project which would renovate space in the General Hospital to consolidate the College of Nursing Learning Resource Center and the UIHC Nursing Education Center (see page 9).

Chemistry Building Renovation project which would renovate the existing facility to provide modern teaching and research laboratories, a library, and administrative offices and support facilities for the Departments of Chemistry and Chemical and Biochemical Engineering (see page 10).

Schematic design and project description and budget (\$39,644,000) for the **University of Iowa Hospitals and Clinics—Center of Excellence in Image-Guided Radiation Therapy and Three-Story Building Shell Above the Center of Excellence** project, which would provide state-of-the-art radiation systems on the lower level of a new wing to be constructed adjacent to the Pomerantz Family Pavilion and construct three levels of shell space above the Center (see page 12).

- Representatives of the University and the project architects, HLM Design USA, will present the schematic design at the September meeting.
- The schematic design booklet is included with the Board's docket materials.

Project descriptions and budgets for the following projects at University Hospitals:

Carver Pavilion Utility Infrastructure Replacement and Upgrade project (\$995,000) which would replace and/or upgrade deteriorating utility distribution systems in the facility (see page 15).

Pathology Administrative Office Development project (\$950,000) which would renovate space in the General Hospital to consolidate the administrative functions of the Department of Pathology (see page 16).

Floor Covering Replacement—Clinic and Inpatient Areas projects (totaling \$1,167,000) which would replace deteriorating carpet and vinyl flooring in the Carver, Colloton and Pappajohn Pavilions (see page 17).

Installation of Existing Emergency Generator to Serve John Pappajohn Pavilion project (\$659,000) which would install a second emergency generator to serve the Pappajohn and Pomerantz Pavilions (see page 18).

Roofing Replacements, Colloton Pavilion and South Wing (Roof Group 12) and Operating Room Suite Facilities and Cardiovascular Laboratories (Roof Group 21) projects (totaling \$1,028,000) which would replace the deteriorated roofing materials in these areas of University Hospitals (see page 19).

Project descriptions and budgets for the following:

University Parking Systems—Construct Lot No. 64 project (\$664,000) which would develop an additional parking lot on the south campus (see page 20).

Hillcrest Residence Hall—Athletics Training Table project (\$459,000) which would develop a replacement student-athlete dining area to allow the existing area to be used for general student use (see page 21).

Stanley Residence Hall—Construct Residence Services Offices project (\$1,125,000) which would construct a new office area to consolidate the Department of Residence educational programming and residence life functions (see page 22).

The selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the **University Hygienic Laboratory** project which would construct a modern laboratory facility that would allow the Hygienic Laboratory to better meet the demand for environmental and public health laboratory services (see page 24).

Architect/engineer agreements with:

Rohrbach Carlson, Iowa City, Iowa (\$95,500) for the **Currier Residence Hall—Renovate Restrooms—Phase 3** project which would continue the renovation of restroom areas in the residence hall (see page 26).

Shive-Hattery, Iowa City, Iowa (\$79,000) for the **University Hospitals and Clinics—Elevated Heliport** project which would construct a replacement elevated heliport structure for University Hospitals (see page 27).

Stanley Consultants, Muscatine, Iowa, for the **Power Plant Biomass** project (\$65,000) which would provide modifications to the material handling system at the Power Plant to burn alternative fuels and reduce energy costs, and the **Power Plant Reliability Protection** project (\$54,750) which would increase the reliability of the electrical substations that serve the University Power Plant (see pages 28 and 29).

Howard R. Green Company, Cedar Rapids, Iowa (\$54,450) for asbestos abatement air monitoring services for the **Burge Residence Hall—Remodel Food Service Area** project which would upgrade and reconfigure the dining area in the residence hall (see page 30).

Architectural amendments:

Amendments #20 through #22 (totaling \$232,800) to the agreement with Payette Associates for the **Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities** project (see page 31).

Amendment #1 (\$131,400) to the agreement with Stanley Consultants for the **Power Plant—Makeup Water System Improvements** project (see page 32).

Amendment #1 (\$89,500) to the agreement with Baldwin White Architects for the **Medical Education Building—Renovate for Physical Therapy** project (see page 33).

Amendment #1 (\$68,500) to the agreement with Baldwin White Architects for the **Medical Education Building—Materials Management Facility** project (see page 34).

Amendment #1 (\$59,790) to the agreement with HLM Design USA for the **University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion** project (see page 35).

Amendment #1 (\$55,200) to the agreement with Baldwin White Architects for the **Eckstein Medical Research Building—Construct Food Service Facility and Corridor** project (see page 36).

Construction contract award to Knutson Construction Services Midwest in the amount of \$1,630,000 for the **Old Capitol—Fire Restoration and Building Improvements, Phase 1** project (see page 40).

Background and Analysis:

University of Iowa Hospitals and Clinics—Pomerantz Family Pavilion Food Service Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Requested
Architectural Selection (HLM Design USA, Iowa City, IA)		Sept. 2002	Requested

Background Existing food service facilities are located on the first floor of the South Wing of the General Hospital.

In recent years, patient care and staff support functions have expanded into the Pappajohn and Pomerantz Pavilions.

- The physical distance between the expansion areas and the food service facilities is inconvenient for patients, visitors and staff, particularly for those who have difficulty walking or are confined to a wheelchair.

UIHC opened two additional food service operations in the Pappajohn and Pomerantz Pavilions in 1999 and 2000 to meet the demand in these locations.

- While these sites provide only limited food service offerings, they serve more than 300,000 customers annually, exceeding their capacity.

UIHC plans to relocate additional functions to the Pappajohn and Pomerantz Pavilions, thereby increasing the number of visitors and staff in these two pavilions.

UIHC proposes to develop a new, full-service dining facility to meet the current and future demand for food service facilities in the Pappajohn and Pomerantz Pavilions.

Project Scope This project will develop food service facilities in approximately 7,500 gross square feet of shelled-in space on the fifth level of the Pomerantz Pavilion.

Design Services Regent Policy Manual §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.

The University requests approval of the selection of HLM Design USA to provide design services for the project, without convening the University Architectural Selection Committee.

The University's request is based upon Board action in February 2001 which reaffirmed the Board's November 1991 action authorizing the selection of HLM Design USA to complete shell space in the Pappajohn and Pomerantz Pavilions.

The University indicates that its request is being made to ensure continuity in the design of the Pomerantz Pavilion as the firm has provided design services for a number of other projects at the facility.

Anticipated Cost \$2.5 million.

Anticipated Funding University Hospitals Building Usage Funds.

Health Sciences Building C for the College of Public Health and Biomedical Research

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Requested
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Sept. 2002	Requested

Background The Medical Education and Biomedical Research Facility (MEBRF-A) and the Roy J. and Lucille A. Carver Biomedical Research Building on the Health Sciences Campus will provide the Carver College of Medicine with instructional facilities for students in the medical and related clinical programs, research laboratories and support facilities for research programs, and administrative office areas.

The University has a need for additional space to house the academic programs of the College of Public Health, which was created following initial planning for the two biomedical research facilities, and additional research laboratories to support the growth in extramural research funding by the University's health science colleges.

The College of Public Health is currently located in the General Hospital, Steindler Building and the Institute for Rural and Environmental Health on the Oakdale Campus.

Project Scope This project would construct a third facility for the academic/biomedical research complex on the Health Sciences Campus to house the College of Public Health and meet the University's need for additional research space.

The building would serve as the academic home of the College of Public Health and would provide instructional facilities and faculty and administrative offices to meet the College's current and future needs.

- The consolidation of the College's activities in the building is expected to increase collaboration and improve cohesion among its various departments.

The building would also include spaces (some or all of which would be constructed as shell space only) for additional research laboratories to enhance the University's competitiveness for anticipated private sector support and research grants from the National Institutes of Health.

The building would extend from the eastern end of the Carver Biomedical Research Building south toward the Bowen Science Building. (A map indicating the proposed location of the building is included as Attachment A.)

The University anticipates that the building would consist of approximately 157,000 gross square feet of space.

Design Services Regent Policy Manual §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.

The University requests approval of the selection of Rohrbach Carlson to provide design services for the project, without convening the University Architectural Selection Committee.

- The firm has provided design services for the Carver Biomedical Research Building, and construction administration services for the Health Science Campus facilities.

The University recommends the selection of Rohrbach Carlson to ensure the design continuity envisioned in the Health Sciences Campus Master Plan.

In addition, the firm is very knowledgeable of the user requirements for the research and instructional facilities to be developed in the building.

Anticipated Cost \$47 million.

Anticipated Funding State Appropriations, Revenue Bonds, Gifts and Earnings.

University of Iowa Hospitals and Clinics—Positron Emission Tomography Imaging Center Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Requested

Background The UIHC Positron Emission Tomography (PET) Imaging Center is located on the lower level of the John Pappajohn Pavilion.

- PET technology has proven to be highly efficacious and useful in the early diagnosis of cancer and the monitoring of cancer treatments.

However, UIHC reports the following deficiencies with the existing PET Imaging Center:

- The Center is operating at maximum capacity, which results in delays in patient care and clinical research studies.
- The existing PET scanner is 12 years old, and therefore it cannot provide the superior imaging performance nor accommodate a higher patient volume associated with newer generation scanners.
- The scanner's localization capabilities are not as accurate as those provided by a combination of PET and CT scanner technologies.

UIHC wishes to expand the existing PET Imaging Center and install a replacement PET scanner and a new PET/CT scanner.

The proposed project would significantly advance UIHC's capabilities to provide state-of-the-art patient diagnostic imaging and clinical research services and develop new clinical applications for PET imaging.

Project Scope This project would expand the PET Imaging Center in the Pappajohn Pavilion to accommodate the two new scanners.

The project would infill the Pavilion's central atrium on the lower level, which is located immediately adjacent to the PET Center, to provide the necessary expansion space.

The project would develop two imaging rooms (one to accommodate each scanner), a control room, patient preparation and holding room, patient restroom, utility room and four staff offices.

Following completion of these areas, a portion of the existing PET Center would be developed into an expanded radiochemistry laboratory and radiopharmaceutical dispensing room.

Anticipated Cost \$2.5 million.

Anticipated Funding University Hospitals Building Usage Funds.

University of Iowa Hospitals and Clinics—Nursing Clinical Education Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Requested

Background The College of Nursing operates a nursing student Learning Resource Center in the College of Nursing Building on the Health Sciences Campus.

- The Center provides a central location where nursing students learn and practice physical and psychological assessment techniques and clinical procedures, and develop the necessary communication skills.

The UIHC's Department of Nursing Services and Patient Care operates a Nursing Education Center in scattered locations throughout University Hospitals.

- This Center provides orientation and in-service programs for all departmental staff, continuing education programs, and proficiency testing for hospital, community, and regional nursing staff.

The existence of two separate Centers, which provide similar services and have similar facility requirements, results in the duplication of services and is inefficient and costly.

The development of a single Nursing Clinical Education Center would consolidate the functions of the two existing Centers and provide more efficient use of resources.

Project Scope The project would renovate approximately 20,000 gross square feet of space on the fourth level of the General Hospital to house the new Center.

- This space currently houses patient care and support functions for the UIHC Labor and Delivery Suite and Neonatal Intensive and Intermediate Care Units, which are scheduled to relocate to the Perinatal and Obstetrical Patient Care Units in the Pappajohn Pavilion in late 2003.

The Center would provide classrooms, clinical simulation laboratories, information technology training facilities, and office space for nursing staff associated with the Center's educational programs.

The relocation of the Learning Resource Center would vacate approximately 6,000 square feet of space in the College of Nursing Building, which would be renovated to meet other space needs of the College.

Anticipated Cost \$3 million.

Anticipated Funding Construction would be financed by University Hospitals Building Usage Funds; the College of Nursing will fund the furniture and equipment.

Chemistry Building Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Requested

Background In 2002, the University retained the firms of Rohrbach Carlson and Research Facilities Design to complete a comprehensive evaluation and feasibility study for the Chemistry Building.

The consultants' evaluation indicated that while the Chemistry Building suffers from obvious code, accessibility, and building system infrastructure deficiencies, a series of major renovation projects could result in a modern instructional and research facility capable of serving the institution for many years.

The renovation of the Chemistry Building is the University's top project priority for FY 2004 capital appropriation funding. The Board Office recommends funding of \$19.9 million in FY 2004 (see G.D. 12).

The project is planned for completion in two phases.

Project Scope The Phase 1 project would include the following:

- Renovation of the northeast and central portions of the building, which includes a two-level lecture room to be vacated by the Botany program (which is relocating to the Biological Sciences Complex), and the temporary relocation of the Chemistry library to another facility during the renovation project.
- The renovated areas would provide the Department of Chemistry with 19,000 net square feet of teaching laboratories, 23,000 net square feet of research laboratories, and administrative offices and support facilities.
- Renovation of the chemical stores area, installation of a new

accessible elevator, and demolition of the existing rooftop greenhouse and the Chemistry-Botany Annex.

- Mechanical, electrical, plumbing, and communications infrastructure upgrades for the entire building.
- The completion of the building infrastructure work in the Phase 1 project would ease construction in future phases, eliminate future disruption to renovated spaces, and provide more efficient systems for the building.

The Phase 2 project would include the following:

- Renovation of approximately 8,400 net square feet of existing Chemical and Biochemical Engineering space into a new Chemistry/Geology library.
- Renovation of 17,000 net square feet of space into research facilities to serve the Departments of Chemistry and Chemical and Biochemical Engineering.
- Relocation of teaching programs into the Phase 1 renovated areas.

Anticipated Cost \$32 million (\$24 million for Phase 1, \$8 million for Phase 2).

Anticipated
Funding State appropriations.

University of Iowa Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Center of Excellence</u>			
Permission to Proceed		Oct. 2000	Approved
Architectural Agreement— Architectural Services Only (HLM Design USA, Iowa City, IA)	\$ 1,175,000 (est.)	Dec. 2000	Approved
Program Statement		Sept. 2001	Approved
Revised Architectural Agreement— Full Design Services (HLM Design USA)	2,104,575 (est.)	March 2002	Approved
Architectural Amendment #1 (HLM Design USA, Iowa City, IA)	62,365	June 2002	Approved
Architectural Amendment #2 (HLM Design USA, Iowa City, IA)	730,650	July 2002	Approved
<u>Three-Story Building Shell Above Center of Excellence</u>			
Permission to Proceed		July 2002	Approved
<u>Combined Projects</u>			
Schematic Design		Sept. 2002	Requested
Project Description and Total Budget	39,644,000	Sept. 2002	Requested

Background

The Center of Excellence in Image Guided Radiation Therapy would be developed in the lower level of a new wing to be constructed adjacent to the Pomerantz Family Pavilion.

- The Center will 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 the General Hospital.

The wing would consist of six levels totaling 218,000 gross square feet.

- This would include the Center of Excellence in 40,400 gross square feet of space (21,000 net square feet) on the lower level, a mezzanine and basement level below, and three stories of shell space above.
- The three levels of shell space, which would be finished at future dates, would be constructed to provide expanded facilities to meet the need for additional patient care space for UIHC ambulatory clinical services.

Schematic
Design

- The University will return to the Board for permission to proceed and further Board approvals for each project to finish the shell space.

The following are highlights of the **exterior design**:

The proposed design and materials are consistent with the existing UIHC pavilions.

- The facility would be constructed primarily of pre-cast concrete panels with glass curtain walls; granite panels would be used at Level 1.

Roof

The roof would feature a low-sloped design constructed of a modified bitumen material.

- The roofing material was selected for its durability, cost-effectiveness, and life expectancy (approximately 15 to 20 years).

The following are highlights of the **interior design** for the Center of Excellence:

The Center would be developed in the lower level, immediately adjacent to the Family Care Center in the Pomerantz Pavilion.

The Center would include the following areas:

- Patient treatment and support areas housing the radiation therapy vaults located along the west wall.
- Patient examination areas located in the central area adjacent to the treatment areas.
- Patient waiting, reception and education areas located in the north area, which would serve as the main entrance to the Center.
- Patient treatment planning and simulation areas located near the south end of the area adjacent to the treatment areas.
- Faculty and staff office areas located in the south area and along the southeast wall.
- Conference and teaching areas located in the south area.

The primary access to the Center would be provided from the main (north) entrance to the Pomerantz Pavilion.

- A stairway on Level 1 of the wing, near the entrance from the Pomerantz Pavilion, would provide access to the Center below.

Corridor access would also be provided from the Family Care Center on the lower level.

Other Levels

While Levels 1 through 3 would be constructed as shell space, Level 1 would also be constructed with a stairway and elevator to provide access to the Center of Excellence below, with restroom areas near the entrance from the Pomerantz Pavilion.

The Mezzanine Level below the Center of Excellence would provide storage space, and the Subbasement Level would house the mechanical and electrical equipment to support the Center.

Stairways would be constructed at the northwest and southwest corners of the addition to provide access to all levels.

The following table compares the square footages included in the schematic design for the Center of Excellence with the square footages included in the program approved by the Board in September 2001.

Detailed Building Program

	<u>Building Program (New Space)</u>	<u>Schematic Design</u>	
Treatment Delivery and Support	8,117	8,100	
Patient Examination, Consultation and Support	3,534	3,500	
Faculty/Staff Offices	2,784	2,800	
Patient/Family Reception, Waiting and Support	2,777	2,800	
Treatment Planning and Support	2,747	2,700	
Faculty/Staff Educational and Conference Rooms	<u>1,146</u>	<u>1,100</u>	
Total Net Assignable Space	21,105	21,000	nsf
Total Gross Square Feet		40,400	gsf
Net-to-Gross Ratio (Program) = 52 percent			

Project Schedule The University plans to begin construction of the Center of Excellence and the three-story shell late in calendar year 2002 for completion in 2004.

Funding The project would be funded by Hospital Revenue Bonds and University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 31,715,000
Professional Fees	3,172,000
Planning and Supervision	1,585,000
Contingency	<u>3,172,000</u>
TOTAL	<u>\$ 39,644,000</u>

University of Iowa Hospitals and Clinics—Carver Pavilion Utility Infrastructure Replacement and Upgrade

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 995,000	Sept. 2002	Requested

Background The 25 year old utility distribution systems (environmental air conditioning ducts, potable and chilled water piping, and steam and sewer piping) in the Carver Pavilion suffer from a number of functional deficiencies and do not comply with current healthcare and building codes.

The University wishes to replace these systems to improve operating efficiencies and infection control.

Project Scope This project would replace and/or upgrade several of the utility distribution systems serving the Carver Pavilion; work would include replacement and insulation of piping and ducts.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 796,000
Professional Fees	79,600
Planning and Supervision	39,800
Contingency	<u>79,600</u>
TOTAL	<u>\$ 995,000</u>

University of Iowa Hospitals and Clinics—Pathology Administrative Office Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 950,000	Sept. 2002	Requested

Background UIHC wishes to consolidate the administrative and support offices of the Department of Pathology in one location for operational efficiencies.

- They are currently located on the sixth level of the Carver Pavilion and the first level of the Medical Research Center and Medical Laboratories Building.

In addition, the current locations have inadequate temperature controls due to the age of the building systems and the lack of central air conditioning.

Project Scope This project would renovate 5,900 gross square feet of space on the sixth level of the General Hospital to house the Department's administrative and support functions in one location.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 760,000
Professional Fees	76,000
Planning and Supervision	38,000
Contingency	<u>76,000</u>
TOTAL	<u>\$ 950,000</u>

University of Iowa Hospitals and Clinics—Floor Covering Replacement Projects

Background The University requests approval of project descriptions and budgets for two projects to replace floor coverings; the flooring suffers from excessive wear and tear in high traffic areas.

Project Scope Replacement carpet and vinyl flooring would be installed.

Funding University Hospitals Building Usage Funds.

Clinic Areas

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 670,000	Sept. 2002	Requested

Project Scope This project would install 35,700 square feet of floor coverings on multiple levels of the clinic areas of Colloton and Pappajohn Pavilions.

Project Budget

Construction	\$ 536,000
Professional Fees	53,000
Planning and Supervision	27,000
Contingency	<u>54,000</u>
TOTAL	<u>\$ 670,000</u>

Inpatient Areas

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 497,000	Sept. 2002	Requested

Project Scope This project would install 25,200 square feet of floor coverings on multiple levels of the Carver, Colloton and Pappajohn Pavilions.

Project Budget

Construction	\$ 398,000
Professional Fees	39,800
Planning and Supervision	19,400
Contingency	<u>39,800</u>
TOTAL	<u>\$ 497,000</u>

University of Iowa Hospitals and Clinics—Installation of Existing Emergency Generator to Serve John Pappajohn Pavilion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 659,000	Sept. 2002	Requested

Background UIHC proposes to install a second emergency generator to support the continuous and expanding critical medical activities in the Pappajohn and Pomerantz Pavilions.

- The generator would provide a redundant source of emergency power for these areas.

Project Scope The project would include the installation of a diesel generator, with connection to the UIHC electrical interconnection system, and other associated work.

The generator would serve the Perinatal and Obstetrical Patient Care Units under construction in the Pappajohn Pavilion, and the Center of Excellence in Image-Guided Radiation Therapy.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 527,200
Professional Fees	52,720
Planning and Supervision	26,360
Contingency	<u>52,720</u>
TOTAL	<u>\$ 659,000</u>

University Hospitals and Clinics Roofing Replacement Projects

Background The University requests approval of project descriptions and budgets 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 years.

Funding University Hospitals Building Usage Funds.

Colloton Pavilion and South Wing (Roof Group 12)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 553,000	Sept. 2002	Requested

Background The existing rubber membrane roofing material (13,595 square feet) ranges in age from 11 to 22 years; the University reports that the life expectancy for this material was ten years.

Project Budget

Construction	\$ 442,400
Professional Fees	44,200
Planning and Supervision	22,100
Contingency	<u>44,300</u>
TOTAL	<u>\$ 553,000</u>

Operating Room Suite Facilities and Cardiovascular Laboratories (Roof Group 21)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 475,000	Sept. 2002	Requested

Background The existing rubber membrane roofing material (12,669 square feet) is 12 years of age; the University reports that the life expectancy for this material was ten years.

Project Budget

Construction	\$ 380,000
Professional Fees	38,000
Planning and Supervision	19,000
Contingency	<u>38,000</u>
TOTAL	<u>\$ 475,000</u>

University Parking Systems—Construct Lot No. 64

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Shoemaker and Haaland, Coralville, IA)	\$ 71,700	July 2002	Approved
Project Description and Total Budget	664,000	Sept. 2002	Ratification

Background The University proposes to develop an additional parking lot on the south campus to meet its demand for additional campus parking.

Project Scope This project would construct Parking Lot 64, which would consist of a 160-stall permit parking lot located immediately west of the Motor Pool building and the Cambus facility on the south campus.

The project would also provide the Cambus maintenance facility with an area to maneuver and park buses.

The project would include removal of the residential structures located at 511 South Madison Street, and the University's Sand Storage Building at the site. (The University's request to raze these structures is included in docket item SUI-6.)

To facilitate construction and future maintenance of these improvements, the University is pursuing the vacation of public street and alley right-of-ways in the project area from the City of Iowa City.

- This includes portions of Harrison and Prentiss Streets and an alley connecting the streets; these areas would be paved as part of the project.

The project budget was approved by the Executive Director subject to action by the Iowa City City Council approving the vacation of the streets and alley. (The University anticipates that this will occur in September.)

Funding Parking System Improvement and Replacement Funds

Project Budget

Construction	\$ 528,000
Design, Inspection and Administration	
Consultants	74,750
Design and Construction Services	8,450
Contingency	<u>52,800</u>
TOTAL	<u>\$ 664,000</u>

Hillcrest Residence Hall—Athletics Training Table

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (OPN Architects, Cedar Rapids, IA)	\$ 41,500	Sept. 2002	Ratification
Project Description and Total Budget	459,000	Sept. 2002	Requested

Background The athletic training table dining area, which provides meals for scholarship student-athletes, is located in the lower level of the Hillcrest dining facility.

The University will need to develop additional dining space for general student use in the Hillcrest dining facility as the renovation of the Burge dining facility is expected to significantly increase the demand for meals at Hillcrest.

This will require use of the existing athletic training table area for general student meal service and development of a replacement athletic training table dining area.

Project Scope This project will develop a new athletic training table dining area, with seating for 110, in 3,126 square feet of space adjacent to the existing training table location.

- The project area is currently used for the storage of equipment, which would be relocated to a vacant room within the Quadrangle Residence Hall.

The facility would be used primarily by the football team but would also serve other sports as scheduling allows.

Funding Gifts to Athletic Department.

Project Budget

Construction	\$ 275,000
Furnishings/Equipment	90,000
Design, Inspection and Administration Consultants	41,500
Design and Construction Services	16,000
Contingency	<u>36,500</u>
TOTAL	<u>\$ 459,000</u>

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	Approved
Project Description and Total Budget	1,125,000	Sept. 2002	Requested
Architectural Amendment #1	28,600	Sept. 2002	Requested

Background The Department of Residence educational programming and residence life functions are currently located in three residence halls (Burge, Stanley and Quadrangle).

The University wishes to better consolidate these functions for operational efficiencies since it is necessary for these groups to work closely together.

Project Scope 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.

- The project will also provide the opportunity to develop four new accessible student housing units within the space.

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.

The project would include general construction, heating, ventilating and air conditioning upgrades, and asbestos abatement.

Additional
Information

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.

Funding

Dormitory Improvement Funds.

Architectural
Amendment

Amendment #1 (\$28,600) would provide additional compensation to the architect; the initial fee of \$64,000 was based on a \$775,000 preliminary estimate of project costs compared to a current estimate of \$1,125,000.

Project Budget

Construction	\$ 893,250
Design, Inspection and Administration	
Consultants	94,100
Design and Construction Services	41,250
Contingency	<u>96,400</u>
 TOTAL	 <u>\$ 1,125,000</u>

University Hygienic Laboratory

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Sept. 2002	Requested

Background

The University Hygienic Laboratory was founded in 1904 to provide statewide environmental and public health laboratory services.

The Laboratory is located in Oakdale Hall, which was constructed in 1917 as a tuberculosis hospital, on the University's Oakdale Campus.

- The Hygienic Laboratory facility is the oldest state public health laboratory facility in the United States; it does not meet the functional and safety requirements for a modern public health laboratory.

The Hygienic Laboratory has been designated as Iowa's only C level laboratory by the National Centers for Disease Control and Prevention.

- The Clevel designation indicates that the laboratory can identify relatively sophisticated categories of biohazards with rapid identification.
- The only facility with a higher designation, D level, is the National Centers for Disease Control and Prevention in Atlanta, Georgia.

Services of Iowa Hygienic Laboratory

The Laboratory's statewide public service responsibilities include monitoring air and water quality, disease tracking, investigation of food borne outbreaks, radiation response, and testing of Iowa babies for treatable inborn errors of metabolism.

The Laboratory's responsibilities have increased steadily over the years and expanded further during the recent war on terrorism and testing for West Nile virus.

Last year, the Laboratory's environmental and public health research initiatives received more than \$4.6 million in sponsored research revenue from the Environmental Protection Agency, Centers for Disease Control and Prevention, Center for Health Effects of Environmental Contamination, and other state and federal agencies.

Facility Needs	<p>The Hygienic Laboratory's existing facilities are inadequate to meet the present and future demand for environmental and public health laboratory services, particularly those related to bioterrorism.</p> <p>Construction of a new Hygienic Laboratory facility would provide:</p> <ul style="list-style-type: none">• Improved protection for Iowa's homeland security infrastructure;• Greater flexibility and access to information, and rapidity of response to changing health and environmental challenges;• Additional external funding opportunities, contributing to Iowa's economic development; and• Improved productivity and more efficient use of limited operating resources.
Anticipated Cost	<p>\$15,000,000 to \$25,000,000.</p>
Funding	<p>The Hygienic Laboratory has received an initial federal appropriation of \$1,000,000, which is being administered by the Centers for Disease Control and Prevention to strengthen its capacity through a project at the Hygienic Laboratory. Of this amount, up to \$300,000 can be spent for project planning for a new facility.</p> <ul style="list-style-type: none">• The University is still reviewing funding options for the remainder of the project costs.
Design Services	<p>Expressions of interest to provide design services for the facility were received from seven firms.</p> <p>Four firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.</p> <p>The University recommends the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.</p> <ul style="list-style-type: none">• This would include specialized laboratory design services by CUH2A of Chicago, Illinois. <p>OPN Architects was selected based on its experience with similar educational facilities and high-technology centers, and its history of successful projects at the Regent institutions.</p> <p>The University would return to the Board for approval of the negotiated agreement.</p>

Currier Residence Hall—Renovate Restrooms—Phase 3

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 95,500	Sept. 2002	Requested

Background	<p>The University has been proceeding with a phased program to renovate the restrooms in the residence halls.</p> <p>The Phase 1 and 2 projects included the renovation of restrooms in the north and east wings.</p>
Project Scope	<p>This project would renovate a total of four restrooms (3,650 square feet) on four floors of the south wing.</p> <p>The new restrooms areas would be fully accessible and would provide the required number of plumbing fixtures to meet building code requirements.</p>
Design Services	<p>The agreement with Rohrbach Carlson would provide full design and field services for a fee of \$95,500, including reimbursables.</p>
Funding	<p>Dormitory Improvement Funds.</p>

University Hospitals and Clinics—Elevated Heliport

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 79,000	Sept. 2002	Requested
Background	The current heliport, located on the Carver Pavilion roof, lacks a required safety zone for aircraft ingress and egress. The roof includes mechanical equipment that conflicts with safe aircraft landing and take-off operations. This problem is exacerbated at night and during times of reduced visibility.		
Project Scope	This project would elevate the heliport approximately 6 to 8 feet above its current level.		
Design Services	The agreement with Shive-Hattery would provide full design services for a fixed fee of \$79,000.		
Funding	University Hospitals Building Usage Funds.		

Power Plant Biomass Project

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Stanley Consultants, Muscatine, IA)	\$ 65,000	Sept. 2002	Requested
Background	The University plans to burn oat hulls and other biomass fuels to reduce energy costs. To burn these fuels, modifications are needed to the Power Plant material handling system.		
Project Scope	This project would provide for the installation of biomass material handling equipment at the Power Plant.		
Design Services	The agreement with Stanley Consultants would provide engineering services for the biomass equipment, air quality dispersion modeling, and assistance in applying for the required Air Quality Construction Permit from the Iowa Department of Natural Resources. The agreement provides for a fee of \$65,000, including reimbursables.		
Funding	Utility Funds.		

Power Plant Reliability Protection

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Stanley Consultants, Muscatine, IA)	\$ 54,750	Sept. 2002	Requested
Background	Currently, there are problems with the reliability of the University's electrical substations; when the substations go down so does the Power Plant.		
Project Scope	This project would provide technical assistance, in conjunction with the University and MidAmerican Energy, to increase the reliability of the systems serving the University Power Plant. The project would analyze and make recommendations for electrical protective relay settings and operational procedures.		
Design Services	The agreement with Stanley Consultants would provide engineering services for a fee of \$54,750, including reimbursables.		
Funding	Utility Funds.		

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	Approved
Construction Contract Award—Asbestos Abatement (Wellington Environmental Consulting and Construction)	145,588	Sept. 2002	Ratification
Engineering Agreement—Asbestos Abatement (Howard R. Green Company, Cedar Rapids, Iowa)	54,450	Sept. 2002	Requested

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>
Asbestos Abatement Design Services	The agreement with Howard R. Green would provide air monitoring services for the asbestos abatement components of the project for a fixed fee of \$54,450.
Funding	Dormitory Improvement Funds and/or Dormitory Revenue Bonds.

Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan Permission to Proceed Architectural Agreement (includes schematic landscape design services) (Payette Associates, Boston, MA)	\$ 3,750,700	May 1996 Nov. 1996	Approved Approved
Architectural Amendments #1-7 Architectural Amendment #8 Landscape Design Development and Construction Documents	1,844,200 423,000		Approved Approved
Architectural Amendments #9-13 Architectural Amendment #14 Architectural Amendment #15 Architectural Amendments #16-#19	434,985 80,000 74,000 287,120	Sept. 2000 Feb. 2001 Feb. 2001 March 2002	Approved Approved Approved Approved
Architectural Amendments #20-#22	232,800	Sept. 2002	Requested

Background The agreement with Payette Associates provides construction phase design services for the Medical Education and Biomedical Research Facility (MEBRF), programming and schematic design services for the renovation of the Bowen Science Building Auditoriums 1 and 2, and schematic landscape design services for the total health sciences campus.

Funding State Appropriations, Revenue Bonds, College of Medicine Gifts and Earnings, and Income from Treasurer's Temporary Investments.

Architectural Amendments The amendments would provide compensation for the following:

Amendment #20 (\$147,000) would provide compensation for additional construction administration services which were required for an additional four months.

Amendment #21 (\$27,700) would provide compensation for additional design services for revisions to the northeast wing of MEBRF-A to accommodate the connection to the Carver Biomedical Research Building.

Amendment #22 (\$58,100) would provide compensation for additional design services for expanded electrical service for the laboratories.

Power Plant—Makeup Water System Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Stanley Consultants, Muscatine, IA)	\$ 54,000	May 2002	Approved
Permission to Proceed		July 2002	Approved
Engineering Amendment #1	131,400	Sept. 2002	Requested

Background The University has identified a number of erosions in the campus steam distribution system, which have been attributed to deficiencies in the campus water treatment system.

The University retained Stanley Consultants to evaluate and identify deficiencies in the existing water treatment system, and to recommend a cost-effective replacement system that would protect the steam plant and the campus distribution system.

The study revealed inadequacies in the existing water treatment equipment at the Power Plant; this equipment must be replaced to minimize future damage to the campus steam distribution system.

Project Scope Based on the results of the study, the University wishes to proceed with the replacement of the Power Plant makeup water treatment equipment.

The equipment design will take advantage of the latest technology to ensure compliance with current water purity requirements.

The project would also include construction of a small building addition to the Power Plant to house the new equipment.

Estimated Cost \$2,600,000.

Funding Utilities Enterprise Improvement and Replacement Funds.

Engineering Amendment Amendment #1 (\$131,400) would provide compensation for design and administration services for the demolition of two fuel oil tanks and related equipment, and construction of the building addition to house the new water treatment equipment.

Medical Education Building—Renovate for Physical Therapy

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan			
Permission to Proceed		May 1996	Approved
Program Statement		March 2001	Approved
Architectural Agreement (Baldwin White Architects, Des Moines, IA)	\$ 234,000	March 2001	Approved
Schematic Design		June 2001	Approved
Project Description and Total Budget	2,595,000	June 2001	Approved
Construction Contract Award (Selzer Werderitsch Associates)	1,634,400	Jan. 2002	Ratified
Architectural Amendment #1	89,500	Sept. 2002	Requested

Background This project, which is one component of the Health Sciences Campus Plan, would renovate 16,120 gross square feet of space on two floors of the Medical Education Building west wing to consolidate the Department of Physical Therapy of the Carver College of Medicine.

Funding Carver College of Medicine Gifts and Earnings.

Engineering Amendment Amendment #1 (\$89,500) would provide compensation for additional design services for an internal stairway and telecommunications services.

Medical Education Building—Materials Management Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Baldwin White Architects)	\$ 175,000	April 1998	Approved
Project Description and Total Budget	2,327,000	Sept. 1999	Approved
Construction Contract Award (First Commercial Construction Corporation)	1,820,000	Nov. 1999	Ratified
Architectural Amendment #1	68,500	Sept. 2002	Requested

Background This project includes development of a new Materials Management Facility (enlarged service dock area) to accommodate the growing needs of the Health Sciences Campus.

The new facility, which is an addition to the existing Medical Education Building, will expand the existing service dock at this location.

Funding Carver College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments and/or Revenue Bonds

Engineering Amendment Amendment #1 (\$68,500) would provide compensation for design services for the remodeling of additional space in the Medical Education Building to provide for the temporary relocation for displaced building occupants from the project area, and construction of an exterior circulation area for the loading dock.

University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2001	Approved
Architectural Selection (HLM Design USA, Iowa City, IA)		Nov. 2001	Approved
Architectural Agreement (HLM Design USA)	\$ 356,800	March 2002	Approved
Architectural Amendment #1	59,790	Sept. 2002	Requested

Background

The Department of Dermatology's growth in outpatient volume, and the development of new medical and surgical technologies, has created a need for additional treatment, laboratory, and clinical facilities, as well as offices, teaching rooms, and support space.

- These needs cannot be met in the Department's existing location in the Boyd Tower.

The project would finish approximately 18,500 gross square feet of shell space on the fourth level of the Pomerantz Family Pavilion to provide sufficient space for the Department's present and future patient care service requirements and new clinical initiatives.

The project would also complete approximately 8,000 gross square feet of public circulation space on the fourth level, and in the adjoining overhead walkway to the Pappajohn Pavilion, to provide access to the Dermatology Clinic from other UIHC locations.

Estimated Cost

Approximately \$4.2 million.

Funding

University Hospitals Building Usage Funds.

Architectural Amendment

Amendment #1 (\$59,790) would provide compensation for furnishings design services for the project.

Eckstein Medical Research Building—Construct Food Service Facility and Corridor

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Health Sciences Campus Plan		May 1996	Approved
Project Description and Total Budget	\$ 2,120,000	July 2000	Approved
Architectural Agreement (Baldwin White Architects)	208,280	July 2000	Approved
Construction Contract Award (McComas-Lacina Construction)	1,357,396	Jan 2001	Ratified
Architectural Amendment #1	55,200	Sept. 2002	Requested

Background	This project, which is one component of the Health Sciences Campus Master Plan, is reconfiguring space within the Eckstein Building to provide a food service facility for the Health Sciences Campus and to accommodate the skywalk connection to the MEBRF-A .
Funding	College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments and/or Revenue Bonds
Engineering Amendment	Amendment #1 (\$55,200) would provide compensation for additional services for signage design, the coordination of code issues relating to the skywalk, and structural design services due to a water line being much closer to the building than plans and locates had indicated.

Relocate Football Practice Facility/Lot 43 Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Authorization for Executive Director to Approve Design Agreements		Jan. 2002	Approved
<u>Football Practice Facility</u>			
Project Description and Total Budget Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 1,920,000.00	March 2002	Approved
Construction Contract Award (Unzeitig Construction Company)	139,705.00	March 2002	Ratified*
	1,478,223.00	May 2002	Ratified
<u>Lot 43 Expansion</u>			
Engineering Agreement (Shoemaker and Haaland Coralville, IA)	115,925.00	March 2002	Approved
Project Description and Total Budget Construction Contract Award—General (Peterson Contractors)	1,245,000.00	April 2002	Approved
Construction Contract Award—Landscaping (Iowa City Landscaping)	642,742.75	June 2002	Ratified
	43,261.00	July 2002	Ratified
Construction Change Order #1 (Peterson Contractors)	143,162.50	Sept. 2002	Ratification
Architectural Amendment #2 (Shoemaker and Haaland)	23,900.00	Sept. 2002	Requested

* Approved by Executive Director as authorized by Board at January 2002 meeting.

Background

This project would relocate the existing outdoor Football Practice Facility, which consists of four practice areas north of Kinnick Stadium, and utilize the site for construction of an additional parking lot and a chilled water plant addition.

- The new football practice facility would be developed on the vacant site located to the west of the existing practice facility and the Recreation Building.
- The new parking lot would supplement the existing Parking Lot 43, located to the west of Kinnick Stadium, to accommodate approximately 300 additional faculty and staff vehicles (a 40 percent increase).

Funding	Athletic Department Gifts and Earnings and Income from Treasurer's Temporary Investments.
Construction Change Order	<p>Change Order #1 (\$143,162.50) to the construction contract with Peterson Contractors was approved by the Executive Director to reconstruct an existing portion of Lot 43.</p> <ul style="list-style-type: none">• The University determined that it would be more efficient to incorporate the reconstruction of this deteriorated parking area into the construction contract for the Lot 43 expansion.
Architectural Amendment	Architectural Amendment #2 (\$23,900) would provide site survey and design services for the reconstruction of the existing portion of Lot 43.

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		Nov. 2001	Approved
(Shive-Hattery, Iowa City, IA)	\$ 248,364.00	Nov. 2001	Approved
Engineering Amendments #1 - #2	50,246.00		Not Required*
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	Approved
Construction Contract Award—Bid Package No. 3 (Modern Piping)	649,546.00	Sept. 2002	Ratification
Engineering Amendment #3	12,483.00	Sept. 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.

Engineering Amendment Amendment #3 (\$12,483) would provide compensation for additional design and construction management services for the realignment of an access drive and the repackaging of bidding documents.

Old Capitol—Fire Restoration and Building Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Ratified*
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Jan. 2002	Ratified*
Authorization for Executive Director to Approve Negotiated Agreement with OPN Architects		Jan. 2002	Approved
Architectural Agreement—Research Study Study (OPN Architects)	\$ 101,440	March 2002	Ratified**
Architectural Agreement—Fire Restoration (OPN Architects)	665,000 (est.)	March 2002	Approval
Master Plan and Schematic Design		May 2002	Approved
<u>Phase 1—Dome, Cupola and Roof</u>			
<u>Replacement</u>			
Project Description and Total Budget	4,455,000	May 2002	Approved
Construction Contract Award (Knutson Construction Services Midwest)	1,630,000	Sept. 2002	Requested

* Approved by Executive Director in accordance with Board procedures.

** Approved by Executive Director as authorized by Board at January 2002 meeting.

Background The Old Capitol was severely damaged by fire on November 20, 2001.

- The exterior dome and tower were destroyed, and the interior walls, ceilings, floors, and furnishings sustained water and smoke damage.

The University plans to proceed with the restoration in a manner consistent with the building’s status as a National Historic Landmark.

Historic Preservation The restoration of the Old Capitol will consist of a major building preservation project.

- The project architects conducted a thorough study of the building’s history with respect to its architectural and physical features.
- The study has provided necessary information on the building condition, details and materials to undertake the historic restoration project.

- The reconstructed facility will represent the original 1840s building design as closely as possible.

Phase 1 Project

Phase 1 of the reconstruction project would provide fire-related improvements including reconstruction of the dome, cupola and bell tower, replacement of the roof, demolition of heating, ventilating and air conditioning system equipment and installation of a new air handling unit.

- The tower structure would be constructed of a white oak heavy timber frame, consistent with the original structure.
- The dome would be constructed of copper and covered with two layers of gold leaf.
- The roof would be replaced with a standing seam metal material, either copper or stainless steel.

Phase 1 Bidding Documents

The bidding documents for the Phase 1 construction project acknowledged the specialized nature of the project and its status as an historic preservation project.

Accordingly, the bidding documents included the following contractor requirements:

- Instructions to Bidders, Article 10 – Bidder’s Representation

“Each bidder by submitting a bid, represents that bidder has: . . . visited the site and is totally familiar with the conditions under which the Work is to be performed including availability and cost of labor and materials.”

- Addendum #1 to Instructions to Bidders

“The property is listed in the National Register of Historic Places and all project work shall follow the recommendations for the ‘Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings’.”

- Instructions to Bidders, General Requirements (Subcontracts) – Quality Assurance

“Work must be performed by a firm or firms having not less than five years successful experience in comparable work including work on at least three historic buildings in the last five years and employing personnel skilled in the fabrication process and operations indicated.”

“Only skilled workers who are thoroughly trained and experienced in the specific trade, have the skills required for the work, and are completely familiar with the materials and methods specified shall be used.”

- Subcontractor qualification requirements were included for the following trades: masonry repair and repointing, heavy timber construction, finish carpentry, sheet metal flashing and trim, sheet metal roofing, wood windows, painting, and gilding.

The bidding documents also included the following Owner provisions:

- Instructions to Bidders, Article 8 – Qualification of Bidders

“The Owner may make such investigations as deemed necessary to determine the ability of Bidder to perform the Work, and the Bidder shall furnish to the Owner all such information and data for these purposes as the Owner may request.”

- Instructions to Bidder, Article 14 – Method of Award

“The Owner may reject any or all bids, waive irregularities or technicalities in any bid, and accept any bid in whole or in part which it deems to be in its best interests.”

Phase 1 Bid
Opening

Four bids were received for the Phase 1 construction contract on August 21, 2002.

- The low bid was submitted by Tricon General Construction of Dubuque, Iowa, in the amount of \$1,470,000.
- The second low bid was submitted by Knutson Construction Services Midwest of Iowa City, Iowa, in the amount of \$1,630,000.

The engineering estimate for this construction contract was \$2,900,000; no bidding irregularities were reported.

Phase 1 Bid
Evaluation

In accordance with Article 8 of the Instructions to Bidders (Qualification of Bidders) which provides for the University’s investigation of the bidder’s ability to perform the work in the construction contract, the University and the project architects, OPN Architects and Einhorn Yaffee Prescott, reviewed the qualifications of the low bidder, Tricon General Construction.

Based on the aforementioned requirements outlined in the Instructions to Bidders, the University and the project architects have determined that Tricon General Construction does not meet the minimum qualifications outlined in the specifications and general conditions.

A summary of the University's findings in response to the contractor requirements is outlined below:

- Instructions to Bidders, Article 10 – Bidder's Representation (requiring site visit and familiarity with conditions)

Tricon Construction Group was not present at the Pre-Bid Conference (held in the Old Capitol on August 5, 2002), nor, according to the University, did the firm enter the Old Capitol for the purpose of preparing its bid.

As a result, the University has concerns that Tricon Construction does not have sufficient first-hand knowledge of the Old Capitol and is unaware of the challenges it would face with the project.

- Addendum #1 to Instructions to Bidders (requiring acknowledgment of "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings")

The University reports that Tricon admitted that it is not familiar with these requirements, nor has it worked on a national historic landmark building.

- Instructions to Bidders, General Requirements (Subcontracts) – Quality Assurance (requiring documentation of the firm(s)' successful experience, training and familiarity with comparable work)

In the submittal of its list of subcontractors, Tricon indicated that it would be erecting and installing the heavy timber structural frame and performing the finish carpentry work with its own labor forces.

Based on a review of Tricon's experience, training and familiarity with comparable heavy timber and finish carpentry work, and discussions with the firm's principals and references, the University has concluded that the firm does not have the necessary experience to perform the heavy timber or finish carpentry work on the project.

- The firm submitted as its comparable heavy timber experience the remodeling/renovation of existing facilities that required limited re-work of an existing wood structure, and a small interior remodeling project.
- The University reported that Tricon admitted that it has not erected a complete heavy timber frame that includes both heavy timber columns and beams.
- The firm submitted as its comparable finish carpentry experience three projects with work of a nature that is not directly comparable to the complexity of the exterior finish carpentry work required in the Phase 1 construction contract for the Old Capitol.

- Based on this information, the University has determined that the skills required to assemble the cupola column capitols, balustrade, and cornice trim for the Old Capitol are beyond the complexity of Tricon's finish carpentry experience.

University Recommendation The University has concluded that Tricon General Construction does not meet the necessary qualifications to perform the work in the Phase 1 construction contract.

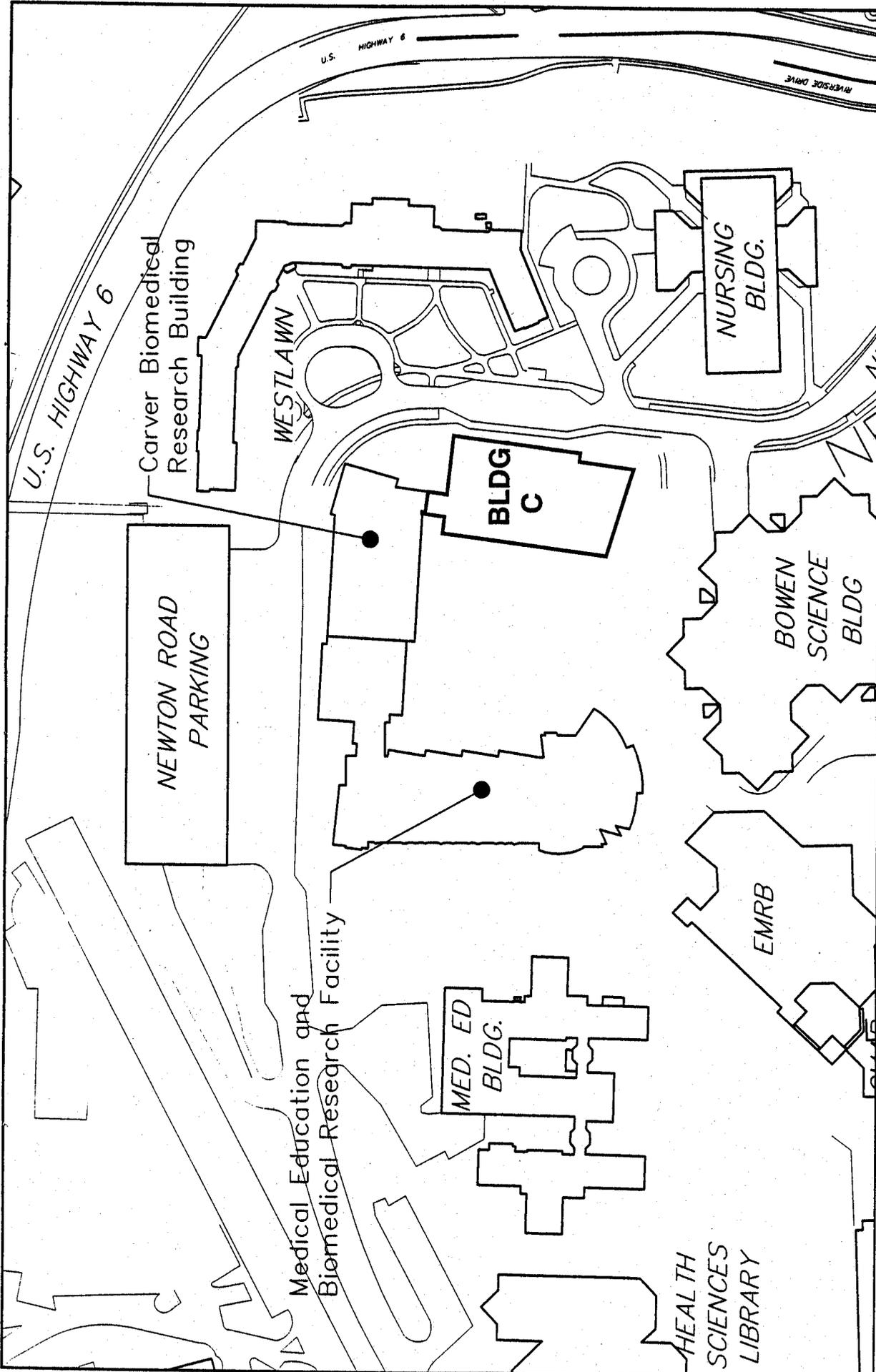
The University reviewed the qualifications of the second low bidder, Knutson Construction Services Midwest, and found them satisfactory.

Consequently, the University recommends award of the construction contract to Knutson Construction Services Midwest in the amount of \$1,630,000.

Included in the University's capital register for Board ratification are eight project budgets under \$250,000, four architect/engineer agreements approved by the Executive Director, four architect/engineer amendments approved by the University, seven construction contracts awarded by the Executive Director, the acceptance of 14 completed construction contracts, and one final report. 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



THE UNIVERSITY OF IOWA
 Health Science Campus

Health Sciences Building C for the
 College of Public Health and Biomedical Research



Scale: 1" = 150'
 PLOTTED 08-29-02



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