MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of November 17, 1999 through December 20, 1999

Date: January 10, 2000

Recommended Action:

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

Executive Summary:

The University requests permission to proceed with project planning for the following projects:

> **Classroom Building/Journalism** project which will construct a new facility to be funded by future State appropriations and private funds to house the School of Journalism and The Daily Iowan, and provide needed general assignment classroom space; and
>
> **Quadrangle Residence Hall—Dining Area Renovation** project which will remodel the existing food service areas, following relocation of the food service operations to Hillcrest Residence Hall, into student service centers.

The University requests approval of a project description and budget ($520,000) and design agreement with NNW, Inc., ($18,600) for the **Multi-Tenant Facility, University Research Park—Steam Service from Oakdale Power Plant** project which will construct a dedicated steam line from the Power Plant to the Multi-Tenant Facility to provide more reliable steam service to the facility.

The University requests approval of a revised project budget ($573,000) and award of the construction contract to American Piping Group ($266,925) for the **Museum of Art—Chiller Replacement** project which will replace two chillers in the museum which have reached the end of their useful lives.

The University requests approval of a project description and budget ($644,000) for the **Hillcrest Residence Hall—Replace Windows—Center and South Sections** project which will replace the existing, uninsulated windows.

The University requests approval of the following architectural/engineering agreements:

With Alvine and Associates ($252,450) for the **Currier and Stanley Residence Halls—Fire Protection Upgrade** project which will provide various upgrades to the existing fire safety systems in the residence halls; and

With Design Professionals Collaborative ($36,500) for the **University Hospitals and Clinics—Utility Vault Expansion** project which will support an electrical upgrade for the General Hospital.

Background and Analysis:

Classroom Building/Journalism
Source of Funds: Future Capital Appropriations/Private Funds

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2000	Requested

The Board's Five-Year Capital Priority Plan (FY 2001 – FY 2005) includes $12,360,000 in FY 2002 for construction of the 65,000 gross square foot facility. The University requests permission to proceed with project planning and the architectural selection process at this time so that plans can be prepared to support a capital fundraising campaign. The additional funds to be raised would supplement the state request and would provide furnishings and equipment for the project.

The School of Journalism and Mass Communication, founded in 1924, has long been recognized as a leader in journalism education. It houses one of the country's oldest and best-known journalism programs, and in 1948 it conferred the nation's two first Ph.D. degrees in mass communication.

During the 1997/1998 academic year, the School was rigorously evaluated by the Accrediting Council on Education in Journalism and Mass Communications. The School's strengths, as noted by the accrediting report, were its emphasis on writing, a commitment to theory as well as practice, and excellent student-faculty relations. Several of the identified weaknesses, including a lack of attention to broadcasting and news media, are tied directly to its antiquated and inadequate space. Several times the report noted the School's poor physical conditions. The report also stated that occupation of either a renovated or new, updated facility should be accomplished before the next evaluation, which is scheduled for the 2003-2004 academic year.

The School's 75th anniversary celebration generated excitement and enthusiasm among alumni and friends, indicating to the university that a capital campaign would be successful. To facilitate the fundraising effort, the University proposes to proceed with the project design as soon as possible. This would enhance presentations to potential donors and outline funding options within the building. The building design would become the focal point for fundraising activities which could lead to fund raising for endowed professorships, faculty development, and support for equipment.

The University will convene the Architectural Selection Committee for selection of the architectural firm, in accordance with Board procedures for projects which exceed $1 million, and return to the Board at a future date for approval of the selected firm.

Total planning costs for the project are estimated at $750,000 to $800,000. The University proposes to fund these costs with gifts to the project, if available, and/or Income from Treasurer’s Temporary Investments. The University anticipates that the initial planning costs to develop the project design would comprise approximately 25 percent of the total planning costs.

Quadrangle Residence Hall—Dining Area Renovation
Source of Funds: Residence Services/Athletic Departments

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2000	Requested

This project will renovate the existing food service areas in the Quadrangle Residence Hall following completion of the dining wing remodeling project in Hillcrest Residence Hall. The University will consolidate all west campus food service operations into the remodeled Hillcrest dining facility (which is scheduled to be operational in the fall of 2000), and close the Quadrangle dining operations. The Quadrangle had previously provided food service for the residents of Rienow and Quadrangle Residence Halls, and currently is providing food service for the west campus area during the Hillcrest remodeling project. The closing of the Quadrangle food service operations will provide available space to meet other student service needs on the west campus; the University proposes to develop the space to include a student academic center and student life center.

The proposed project area totals approximately 49,000 square feet and currently includes the student dining area in the basement, a public dining area on the first floor, and the main entrance lobby and administrative office area. The renovation of a portion of the basement space will provide a 10,000 square foot student academic center for use by the athletic department. This area will include a classroom, conference room, study hall, tutor rooms and computer rooms. The balance of the basement area and the first floor dining area will be converted into a student life center for use by west campus residents. This area will include lounges, recreation and vending areas. The project will also include remodeling of the main building lobby and administrative offices, installation of an elevator and accessible public restrooms, and new mechanical, electrical, and fire protection systems. The total project cost is estimated at $6.5 million to $8.5 million.

In October 1999, the Board authorized the University to proceed with a similar project, which would develop the former dining area in the Currier Residence Hall for student service use at an estimated project cost of up to $5 million. According to the University, potential amenities for this project include a study hall, fitness center, conference room, game room, convenience store, coffee shop, vending areas, and outdoor patio area. In October, the University

indicated that it would convene its Architectural Selection Committee to select the architectural firm, in accordance with Board procedures for projects which exceed $1 million. Because of the programmatic and technical similarities between the Quadrangle and Currier projects, the University proposes to select the architect for both projects from the same search process. The University has acknowledged the importance of developing the student centers in both residence halls, but it has indicated that it plans to pursue the Quadrangle project more aggressively because of its proximity to targeted student groups and its greater focus on academic services. The University will return to the Board for approval of the selected architectural firm(s).

Multi-Tenant Facility, University Research Park—Steam Service from Oakdale Power Plant

Source of Funds: Utilities Enterprise Improvement and Replacement Fund and/or Facilities Overhead Use Allowance

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 520,000	Jan. 2000	Requested
Architectural Agreement (NNW, Inc.)	18,600	Jan. 2000	Requested

This project will connect the Multi-Tenant Facility at the Oakdale Research Park to the Oakdale Power Plant to provide improved steam service and hot water heating to the facility. The facility houses various research activities of the College of Medicine and the existing steam service is inadequate to meet the requirements of these research activities.

The Multi-Tenant Facility was constructed by a private developer in 1990 before the building was acquired by the University of Iowa Facilities Corporation in 1995. The building was constructed with a heating system equipped with nine boilers. These boilers are currently in poor condition and, as a result, the steam system is unreliable. The boilers experience numerous outages which, at a minimum, require daily maintenance. However, even with daily maintenance the boilers cannot provide the required quantity and quality of steam service to support the research conducted in the Multi-Tenant Facility, which is comparable to that conducted on the University's main campus.

The Oakdale Power Plant has available steam generation capacity to support the Multi-Tenant Facility, providing a more cost-effective method to heat the building. In addition, the power plant will provide steam service of a higher quality and with greater reliability than the current system, significantly enhancing research activities within the Multi-Tenant Facility. Permission to proceed with the project was not required since the project budget does not exceed $1,000,000.

In February 1999, the Board authorized the University to proceed with construction of a 36,000 gross square foot addition to the existing 48,600 gross square foot facility to provide additional research space for the College of Medicine. The new steam line will be sized to serve the Multi-Tenant Facility, including the proposed addition.

The University requests approval to enter into an agreement with NNW, Inc., to provide design services for the project. The agreement will also include limited project inspection services, which will be provided jointly by the University and NNW. The agreement provides for a fee of $18,600, including reimbursables.

Project Budget

Construction	$ 450,000
Design, Inspection and Administration	
Consultants	18,600
Design and Construction Services	6,400
Contingency	45,000
TOTAL	$ 520,000

Museum of Art—Chiller Replacement
Source of Funds: Building Renewal Funds and/or Income from Treasurer's Temporary Investments

Project Summary

	Amount	Date	Board Action
Fine Arts Campus Air Conditioning Study			
Permission to Proceed		Sept. 1999	Approved
Selection of Engineering Consultant (Burns and McDonnell)		Sept. 1999	Approved
Museum of Art—Chiller Replacement			
Project Description and Total Budget	$ 490,000	Nov. 1999	Approved
Architectural Agreement (Shive-Hattery)	41,000	Nov. 1999	Approved
Revised Total Project Budget	573,000	Jan. 2000	Requested
Award of Construction Contract (American Piping Group)	266,925	Jan. 2000	Requested

This project will replace two steam absorption chillers in the Museum of Art which currently serve the museum, the former Alumni Center, and portions of the Art Building. Replacement of the chillers is necessary to preserve the University's art collection, and the University is working to install the new chillers in order to provide reliable air conditioning service to the museum for the 2000 cooling season.

The University requests approval of a revised project budget in the amount of $573,000, an increase of $83,000, to allow award of the construction contract. Four bids were received for the project; the low bid submitted by American Piping Group of Eldridge, Iowa, in the amount of $258,325, was approximately 31.8 percent above the engineering estimate. The University believes the bid is a fair representation of the work and attributes the higher than estimated cost to contractor-anticipated difficulties associated with the chiller installation, and the inability to reuse existing system pumps.

The University requests award of the construction contract to American Piping Group for the Base Bid plus Alternate #3 in the amount of $8,600 for a total award of $266,925. The alternate will provide for the installation of additional equipment to allow the cooling towers to operate under freezing conditions.

Project Budget

	Initial Budget Nov. 1999	Revised Budget Jan. 2000
Construction	$ 395,000	$ 477,880
Design, Inspection and Administration		
Consultant	41,000	41,000
Design and Construction Services	14,000	14,000
Contingency	40,000	40,120
TOTAL	$ 490,000	$ 573,000

Hillcrest Residence Hall—Replace Windows—Center and South Sections
Source of Funds: Residence Services Reserves

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 644,000	Jan. 2000	Requested

This project will include removal of 483 existing windows and installation of double-hung insulated aluminum windows and window air conditioners. Permission to proceed with the project was not required since the project budget does not exceed $1,000,000.

The University has also replaced the windows in the east-west wing of Hillcrest, and will undertake at least one additional phase of work to complete window replacement for the building.

Project Budget

Construction	$ 555,627
Design, Inspection and Administration	
Design and Construction Services	34,800
Consultants	800
Contingency	52,773
TOTAL	$ 644,000

Currier and Stanley Residence Halls—Fire Protection Upgrade
Source of Funds: Residence Services

Project Summary

	Amount	Date	Board Action
Residence Halls and Family Housing—Upgrade Fire Protection			
Permission to Proceed		July 1995	Approved
Agreement for Schematic Design and Cost Estimates (Alvine and Associates)	$ 288,000	July 1997	Approved
Currier and Stanley Residence Halls—Fire Protection Upgrade			
Engineering Agreement (Alvine and Associates)	252,450	Jan. 2000	Requested

This project will upgrade the fire protection systems in Currier and Stanley Residence Halls in accordance with the project scope developed as part of the schematic design for fire protection upgrades in all of the residence system facilities. The major components of the project will include the installation of sprinkler systems, upgrade of alarm and detection systems, the addition or upgrade of emergency generators, and improvements to the fire rating of stairwell and elevator enclosures. The majority of the work is not required to meet fire safety codes and represents the University's efforts to voluntarily upgrade the existing fire safety systems in the residence facilities.

The University requests approval to enter into an agreement with Alvine and Associates to provide engineering services from the design development phase through construction documents, including construction services, for the work in Currier and Stanley Halls. The agreement provides for a fee of $252,450, including reimbursables. The University will return to the Board for approval of the project budget, which is expected to exceed $1 million.

University Hospitals and Clinics—Utility Vault Expansion
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 431,250	Nov. 1999	Approved
Engineering Agreement (Design Professionals Collaborative)	36,500	Jan. 2000	Requested

This project will expand an existing utility vault to accommodate the installation of additional electrical equipment to serve the General Hospital. The electrical upgrade is needed to provide an adequate power supply to support the future planned renovation and installation of new equipment in the Radiation Oncology Center.

The University requests approval to enter into an agreement with Design Professionals Collaborative to provide design services for the project. The agreement will provide compensation for basic services at the rate of ten percent of actual construction costs (estimated at $345,000), for an estimated fee of $34,500, with reimbursables not to exceed $2,000.

* * * * * *

Included in the University's capital register for Board ratification are project budgets under $250,000, an amendment to an architectural/engineering agreement approved by the University in accordance with Board procedures, construction contracts awarded by the Executive Director, acceptance of completed construction contracts, and final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

Sheila Lodge

Approved: Frank J. Stork

sl/h:(bf)/00JanDoc/JaSUIb1.doc