

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of January 25, 2002, through February 13, 2002
Date: March 4, 2002

Recommended Action:

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

Executive Summary:

Requested Approvals Permission to proceed with project planning for the **Innovative Teaching and Technology Center (East Gym Renovation)** project which would convert the East Gym to a modern instructional facility with classroom and laboratory areas to meet the University's need for additional academic space.

Revised project budget (\$910,000) and engineering amendment with Kapaun Consulting Engineers (\$20,000) for the **Campbell Hall—Electrical Upgrades** project for an expanded project scope to include the installation of a new fire alarm system for the building.

Board ratification of a revised project budget (\$674,000) for the **Native Roadside Vegetation Enhancement Center** project for an expanded project scope to include the reconstruction of a parking lot to serve the Center.

Board ratification of the construction contract award (\$11,910,000) and deduct Change Order #1 (-\$1,017,450) with Peterson Contractors for the **Steam Distribution System Replacement—Phase 1** project.

Background and Analysis:

Innovative Teaching and Technology Center (East Gym Renovation)

Project Summary

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

Background The University wishes to convert the East Gym, the former Women's Gymnasium, to an academic building with state-of-the-art classrooms and educational technology support for existing University programs.

- The building, which was constructed in 1904 with a swimming pool addition constructed in 1938, is located in the academic core of campus northwest of the Maucker Union. (See Attachment A for map.)
- The four-floor building (81,000 gross square feet) houses two gymnasiums, a swimming pool which is used extensively, a few small office/classroom areas, and a small fitness area.
- Much of the building is essentially unchanged from its original construction.
- The programs of the School of Health, Physical Education and Leisure Services relocated from the East Gym to the Wellness/Recreation Center completed in 1998.
- The building was used as temporary classroom space during the Lang Hall renovation project. With completion of the Lang Hall renovation, the East Gym can now be remodeled.
- The East Gym was chosen for conversion to an academic building based on its size and its central campus location, and because it is structurally sound.

Project Scope The renovation project would construct classrooms, computer and other laboratories, offices and support spaces. The project would include construction of an additional floor in one of the gymnasium areas to create an additional level of usable space.

The project would also renovate the existing pool area, and provide mechanical/electrical, fire safety, accessibility and exterior upgrades.

Anticipated Cost \$18,100,000.

Anticipated Funding State appropriations; the Board's FY 2003 capital request includes \$18,100,000 for the project.

Campbell Hall—Electrical Upgrades

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Kapaun Consulting Engineers, Waterloo, IA)	\$ 700,000	Nov. 2001	Approved
	59,230	Nov. 2001	Approved
Revised Project Budget Engineering Amendment #1 (Kapaun Consulting Engineers)	910,000	March 2002	Requested
	20,000	March 2002	Requested

Background	<p>Campbell Residence Hall was constructed in 1953, 1956 and 1964.</p> <p>No significant electrical distribution upgrades have been completed since the building's construction.</p>
Original Project Scope	<p>As approved, the project provides for:</p> <ul style="list-style-type: none"> • Electrical upgrades throughout the building, including improved lighting and electrical grounding, additional electrical outlets, and expanded breaker capacity. • Enhanced electrical system safety and reliability.
Increased Project Scope	<p>The increased project scope would also install a new fire alarm system in the building.</p> <ul style="list-style-type: none"> • Deficiencies with the existing system were identified during design of the electrical upgrades. • The University reports that installation of the fire alarm system, which is consistent with the Department of Residence master plan for facilities improvements, can be easily integrated with the electrical upgrades.
Revised Budget	<p>The revised budget of \$910,000, an increase of \$210,000, includes the amount needed to replace the fire alarm system.</p>
Engineering Amendment	<p>Amendment #1 (\$20,000) would provide compensation for the design services for the fire alarm system.</p>
Funding	<p>Residence System Improvement Funds.</p>

Project Budget

	<u>Initial Budget Nov. 2001</u>	<u>Revised Budget March 2002</u>
Construction Costs	\$ 575,000	\$ 765,000
Consultant/Design Services	65,000	85,000
Contingencies	<u>60,000</u>	<u>60,000</u>
TOTAL	<u>\$ 700,000</u>	<u>\$ 910,000</u>

Native Roadside Vegetation Enhancement Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 580,000	May 2000	Approved
Architectural Agreement (InVision Architecture)	45,000	May 2000	Approved
Revised Project Budget	674,000	March 2002	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background	<p>The project will renovate space in Warehouse 1 and construct an addition to the facility for the Center's use in developing native species for use in roadside plantings.</p> <p>Design and construction of the Center is funded by federal transportation funds administered through the Iowa Department of Transportation; the project is being administered by the Department.</p>
Original Project Scope	The initial project budget did not include the reconstruction of an existing gravel parking lot at the site since the University anticipated that this component would be undertaken as a separate project.
Increased Project Scope	The University has learned that the Department of Transportation requires all work associated with the project to be included in a single project budget and bid package. Accordingly, the project scope has been increased to include the parking lot reconstruction.

Revised Budget/
Funding

The revised budget of \$674,000, an increase of \$94,000, includes:

- The addition of \$39,600 in Parking Operations funds for the parking lot reconstruction.
- A total of \$634,400 in federal funds, an increase of \$54,400.
- This amount represents the total grant funds available for the construction project.

Additional
Information

Approval of the revised budget by the Executive Director was necessary to allow the Department of Transportation to award the construction contract in the amount of \$596,389.

Project Budget

	Initial Budget <u>May 2000</u>	Revised Budget <u>March 2002</u>
Construction Costs	\$ 500,000	\$ 600,000
Consultant/Design Services	45,000	52,000
Contingencies	<u>35,000</u>	<u>22,000</u>
TOTAL	<u>\$ 580,000</u>	<u>\$ 674,000</u>
Source of Funds:		
Federal Funds	\$ 580,000	\$ 634,400
Parking Operations	<u>0</u>	<u>39,600</u>
TOTAL	<u>\$ 580,000</u>	<u>\$ 674,000</u>

Steam Distribution System Replacement—Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (ZBA, Iowa City, IA)	\$ 691,400	Nov. 2000	Approved
Project Description and Total Budget	12,700,000	Jan. 2001	Approved
Engineering Amendment #1	131,600	June 2001	Approved
Construction Contract Award (Peterson Contractors)	11,910,000	Sept. 2001	Approved
Construction Change Order #1 (Peterson Contractors)	(1,017,450)	Jan. 2002	Ratification (March 2002)
		Jan. 2002	Ratification* (March 2002)

* Approved by Executive Director in accordance with Board procedures.

Background

This is the first phase of a project to install a reliable steam distribution system between the Power Plant and central campus, and between some campus buildings and the existing campus steam distribution system. The existing direct buried steam distribution and condensate piping systems in these areas have outlived their useful lives.

The Phase 1 project will install approximately 3,300 feet of main tunnel to connect the Power Plant to Central Campus, and approximately 2,100 feet of branch tunnel to connect campus facilities and provide redundant steam service.

Construction Change Order

Since the construction contract award of \$11,910,000 exceeded the construction budget by \$1,010,000, the University received Executive Director approval of a negotiated change order with Peterson Contractors in the deduct amount of \$1,017,450.

The change order reflects a more cost-effective construction method, which would increase the thickness of the tunnel to reduce the amount of gravel required with the tunnel installation.

Included in the University's capital register for Board ratification are two project descriptions and budgets under \$250,000, two construction contracts awarded by the Executive Director, and the acceptance of one completed construction contract. These items are listed in the register prepared by the University, which is included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Gregory S. Nichols