

Contact: John Nash

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider recommending to the Board approval of the following actions for the **Burge Residence Hall – Update Student Living Spaces** and the **Chilled Water Plant 2 (West) – Increase Cooling Tower Capacity** project, both major capital projects as defined by Board policy.

- Accept the Board Office review and recommendation that the projects meet the capital project evaluation criteria for Board consideration; and
- Approve the project descriptions and budgets (Burge = \$8,399,782, Chilled Water Plant = \$5,200,000) including utilization of the design build-bridging delivery method for the Chilled Water Plant project with the understanding that approval would constitute final Board approval and authorization to proceed with construction.



Burge Residence Hall – Update Student Living Spaces (interior only) project  
built in 1959

**Project #1 of 2**

**Burge Residence Hall – Update Student Living Spaces**

**Executive Summary:** This project would replace vanities, hot and cold water supply piping, sanitary service lines, and finishes throughout all five stories of Burge Residence Hall, built in 1959. In addition, finishes would be upgraded in student rooms, corridors, lounges, and elevator lobbies. Housing 939 students, Burge Residence Hall is the second largest residence hall on the east side of campus (see page 3 for location). The project budget of \$8,399,782 would be funded by University Housing and Improvement funds generated from residence system room and board charges.

**Background:**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2017	Approved
Design Professional Selection (DLR Group, Inc., Des Moines)		May 2017	Not Required*
Design Professional Agreement (Pre-Design through Record Documents)	\$ 541,000	Aug. 2017	Not Required*
<b>Project Description and Budget</b>	<b>8,399,782</b>	<b>Oct. 2017</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.

Residence halls are an important factor in a student's decision to attend the University and have direct impact on their retention and success. Burge Residence Hall continues to be popular and must maintain a level of quality expected by students choosing to live there.

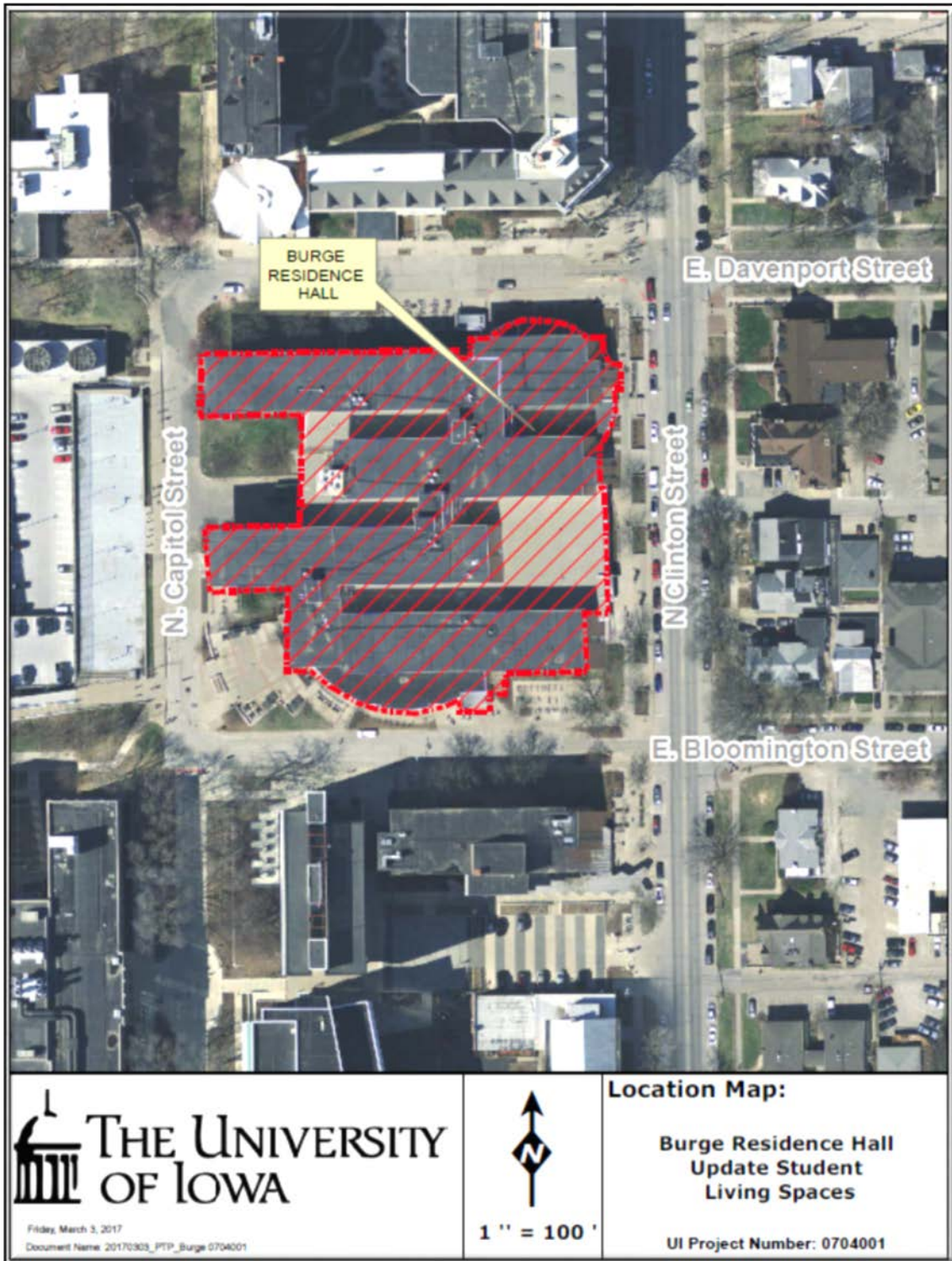
Continuing to utilize finishes and piping that are at the end of their useful lives creates increasing maintenance costs and frequent service calls. Along with upgrades to service lines and vanities, the finish improvements would include new flooring, paint, closet systems, and window treatments in student rooms.

Project Budget

Planning, Design & Management	\$ 967,989
Construction	6,757,693
Contingency	674,100
<b>Total</b>	<b>\$ 8,399,782</b>

Source of Funds: University Housing and Improvement funds  
Construction: Summer 2018, phased over four summers, complete Summer 2021

UNIVERSITY OF IOWA  
Burge Residence Hall – Update Student Living Spaces Map



**Project #2 of 2**

**Chilled Water Plant 2 (West) – Increase Cooling Tower Capacity**

**Executive Summary:** This project would install a new cooling tower on the roof of the existing Chilled Water Plant 2 (West) thereby increasing cooling capacity and overall performance of the plant (see page 5 and 6 for renderings, location). The project budget of \$5,200,000 would be funded by Utility Renewal and Improvement funds and/or Utility Enterprise Revenue Bonds.

**Background:**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2017	Approved
<b>Utilization of the Design Build-Bridging Delivery Method</b>		<b>Oct. 2017</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$5,200,000</b>	<b>Oct. 2017</b>	<b>Requested</b>

The University of Iowa uses a centralized chilled water system in which chilled water is produced by central plants and is pumped throughout the campus to provide air-conditioning and equipment cooling to campus buildings, including the nearby University of Iowa Stead Family Children’s Hospital. Chilled Water Plant 2 on the west campus does not currently have cooling tower capacity to operate at full capacity during the peak of cooling season when hot / humid conditions make cooling tower operation less efficient than usual. This project would provide the needed increased capacity to meet campus needs on those peak cooling days.

While it would require reinforcement of the existing building structure, installing the tower on the existing plant roof would eliminate expenses associated with new foundations and structures, locates the new tower at the optimum elevation relative to other towers, and preserves adjacent land for future developments.

The utilization of the design-build-bridging alternative delivery method offers advantages including expediting the schedule by stacking the design and construction phases. This would move the completion date up to July so the additional cooling capacity can be released to the campus. It also offers the University one point of contact by having the design and construction under a single contract.

Project Budget

Planning, Design & Management	\$ 370,500
Construction	1,894,500
Equipment	2,500,000
Contingency	435,000
<b>Total</b>	<b>\$ 5,200,000</b>

Source of Funds: Utility Renewal and Improvement funds and/or Utility Enterprise Revenue Bonds

Construction: Starts November 2017, Complete July 2018

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Chilled Water Plant 2 (West) – Increase Cooling Tower Capacity  
Exterior Renderings



View from Hawkins Drive, looking west



View from the parking lot north of Kinnick Stadium, looking east

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Chilled Water Plant 2 (West) – Increase Cooling Tower Capacity  
Location Map

