

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to proceed with project planning for the **Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 2** project, including the selection of Shive-Hattery to provide design services for the project.
2. The following actions for the **Daum Residence Hall – Renovate Floors 1-8** project, a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the project description and budget (\$3,800,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary:

Areas of the Grand Avenue steam tunnel and vault system have begun to show notable signs of structural degradation due primarily to age. This central route for utilities to the West Campus was constructed approximately 70 years ago. In December 2014, the Board approved the project description and budget (\$10,000,000) for the **Steam Utility Enterprise Systems – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 1** project, which would replace a portion of the steam supply system with direct bury piping. The University requests permission to proceed with project planning for the **Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 2** project, which would continue the repair / replacement of the existing steam supply system along Grand Avenue. The project location is shown on Attachment B. The estimated project cost of \$15,200,000 would be funded by Utility System Revenue Bonds.

Given the critical nature of the deficiencies and the importance of this section of the tunnel system to the west side of the campus and UIHC, and given the timing needs for the delivery of this project, the University requests permission to negotiate for engineering services with Shive-Hattery; the firm is providing engineering services for Phase 1 of the project.

The University requests approval of the project description and budget (\$3,800,000) for the **Daum Residence Hall – Renovate Floors 1-8** project, which would upgrade the finishes in the building, including flooring and paint in the student rooms and corridors, as well as renovation of elevator lobbies. The project cost of \$3,800,000 would be funded by University Housing renewal and improvement funds. The work would occur over three summer breaks. (See Attachment C for location.)

Details of the Projects:

Steam Utility Enterprise Systems – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 2

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed with Project Planning | | Dec. 2015 | Requested |
| Design Professional Selection (Shive-Hattery, Iowa City) | | Dec. 2015 | Requested |

The section of tunnel to be repaired by this project is located beneath a major arterial road system which provides access to the UIHC Emergency Care Center. The design to re-establish a reliable steam supply route must therefore take into account the considerable roadway traffic. Several repair/replacement alternates are being explored. Issues to be addressed include the routing of the steam lines and how to replace the tunnel or make use of direct buried steam piping systems. Project planning will also take into account how best to coordinate schedules with the demolition of Quadrangle Hall and construction of the new Pharmacy Building. The University will also consider other utility work occurring in the area, including the final phase of the Chilled Water Extension project previously approved by the Board.

This project will enhance the reliability of the central steam distribution system serving UIHC and the West Campus, will maintain the structural integrity of the roadways, and will provide utilities to the new Pharmacy Building. Traffic flow through this area including Byington Road will be studied for possible modifications to enhance traffic flow.

Roadway access during reconstruction would be appropriately maintained for both vehicular traffic and to provide emergency vehicle access to the UIHC Emergency Treatment Center.

Daum Residence Hall – Renovate Floors 1-8

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Permission to Proceed with Project Planning | | Oct. 2015 | Approved |
| Initial Review and Consideration of Capital Project Evaluation Criteria | | Oct. 2015 | Received Report |
| Design Professional Agreement (DLR Group, Inc.; Des Moines) | \$ 163,800 | Nov. 2015 | Not Required* |
| Project Description and Budget | 3,800,000 | Dec. 2015 | Requested |
| Final Review and Consideration of Capital Project Evaluation Criteria | | Dec. 2015 | Receive Report |

*Approved by Executive Director, consistent with Board policies

This project would install drywall veneer, new flooring and paint in student rooms and corridors on floors 1-8 of Daum Residence Hall. Student room closets would be replaced with a standard wire closet shelving system used in modernized halls. New acoustical ceilings, lighting, draperies, access panels and towel bars would be installed in the student rooms. Each floor lounge would have new doors, a new study room, roller shades, acoustical ceiling and lighting. Stairwell ceilings will be painted. Renovation of the elevator lobbies on floors 2-8, including new tile finish on walls, new flooring, paint, convectors, and emergency phones would occur. Asbestos abatement of old flooring and pipe covers is also included.

Project Budget

| | |
|---------------------------------|---------------------------|
| Construction | \$2,998,868 |
| Planning, Design and Management | 342,000 |
| Furniture & Equipment | 160,000 |
| Contingency | <u>299,132</u> |
| TOTAL | <u>\$3,800,000</u> |

Source of Funds: University Housing Renewal & Improvement Funds

The project would be bid as one package, but would be completed in three phases over the 2016, 2017 and 2018 summers.

Daum Residence Hall – Renovate Floors 1-8
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: The core values of the University include excellence, learning, community, diversity, integrity, respect and responsibility. Strategies to accomplish these core values include recruiting and retaining a talented student population, promoting effective learning environments and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University and they have direct impact on the retention and success of the students. University Housing's master plan includes updating of residence hall finishes and building systems as part of its long-term renovation and maintenance plan.

Other Alternatives Explored: Daum Hall, the designated honors house on the UI campus, continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there. Appropriately maintaining Daum Hall and all of the residence halls in the UI Housing system is a critical part of making these halls functional for the long-term. Continuing to utilize finishes and lighting that are at the end of their lifespan creates increasing maintenance costs and frequent service calls. This project will improve the hall and is a well-timed investment in maintaining the hall for years to come.

Impact on Other Facilities and Square Footage: No space will be abandoned or demolished.

Financial Resources for Construction Project: The project will be funded through University Housing renewal and improvement funds generated from residence system room and board charges.

Financial Resources for Operations and Maintenance: The space is currently maintained by University Housing; therefore, operating and maintenance funds already exist in the operating budget.

External Forces Justifying Approval: None



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1" = 150'

Location Map:

**0621301 - Steam Utility Enterprise Systems-
Replace Riverside Drive/Grand Avenue
Steam Distribution System-
Phase 2.**

Project # 0621301 and #0382701



THE UNIVERSITY
OF IOWA

Friday, September 11, 2015
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1" = 200'

Location Map:
Daum
Residence Hall