

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of January 14, 2000 through February 16, 2000

Date: March 6, 2000

Recommended Action:

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

Executive Summary:

The University of Iowa requests permission to proceed with project planning and approval of an architectural agreement with Baldwin White Architects (\$327,500), for the **College of Public Health** project, which will renovate space in the General Hospital to house the College, at a total estimated cost of approximately \$4.4 million. The University also requests approval of the Phase 1 program statement and project description and budget (\$2,598,000).

The University requests permission to proceed with project planning and the selection of architectural firms for the following projects:

Bowen Science Building—Remodeling for Physiology and Pharmacology—Additional Renovations project, and the selection of Rohrbach Carlson, to continue the University's efforts to remodel space in the Bowen Science Building for use by these two departments of the College of Medicine; and

Careers Center (Cleary Walkway/Market Street Development) project, and the selection of Savage-Ver Ploeg and Associates, for the second of two student service facilities to be constructed at the site. (The Board previously approved proceeding with the Honors Center.)

The University requests approval of the program statement, project description and budget (\$5,500,000), and amendment to the architectural agreement with Herbert Lewis Kruse Blunck (\$245,578) for the **University of Iowa Research Park at Oakdale—Multi-Tenant Facility—Building Addition** project which will construct two pods to provide additional College of Medicine research space.

The University requests approval of project descriptions and budgets for the following projects:

University Hospitals and Clinics—Telecommunications Switchroom Renovation project (\$523,000) which will renovate space to allow expansion of the UIHC telecommunications system; and

University Hospitals and Clinics—Endoscopic Retrograde Cholangiopancreatograph (ERCP) project (\$290,000) which will renovate space for use as an ERCP procedure room within the Center for Digestive Diseases.

The University requests approval of revised budgets to allow award of construction contracts for the following projects:

Institutional Roads—Highway 6 Pedestrian Overpass—Westlawn to International Center project (\$1,746,000) which will construct a pedestrian/bicycle bridge over Highway 6 from the International Center to Westlawn; and

University Hospitals and Clinics—Adult Cardiac Catheterization Laboratory Replacement project (\$504,705) which will renovate space in the laboratory and install the new cardiac catheterization equipment; the University also requests award of the construction contract to the low bidder, Hillebrand Construction of the Midwest (\$386,123).

The University also requests approval of:

The selection of OPN Architects for the **Hydraulics Laboratory Modernization** project which will provide various upgrades to accommodate the programs of the Iowa Institute of Hydraulic Research; and

Agreement with Design Engineers (\$65,300) for the **Medical Laboratories—Renovate Air Conditioning** project which will correct deficiencies in the heating, ventilating and air conditioning system which serves the Animal Care Department.

In accordance with Board procedures, which require Board approval of amendments to architect/engineer agreements when the total cumulative changes exceed \$50,000 or 20 percent of the original amount, the University requests approval of four amendments with a dollar value ranging from \$5,300 to \$47,500. Specifics regarding the amendments are detailed on pages 20 through 23.

The University requests approval of Change Order #20 (\$298,052) to the construction contract with Knutson Construction Services Midwest for the **Medical Education and Biomedical Research Facility**; the change order reflects cost increases for building hardware and the security system.

Background and Analysis:

College of Public Health

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2000	Requested
Program Statement—Phase 1		March 2000	Requested
Project Description and Total Budget— Phase 1	\$ 2,598,000	March 2000	Requested
Architectural Agreement (Baldwin White Architects)	327,500	March 2000	Requested

Approximately 32,000 square feet of space in the General Hospital will be remodeled to house portions of the College of Public Health. The three-phase project, at a total estimated cost of approximately \$4.4 million, will remodel space on the first and second floors of the General Hospital. (Diagrams of the areas are included as attachments on pages 25 and 26). The project, which is one component of the Health Sciences Campus Plan, will relocate occupants from the remaining portion of the Steindler Building, which will be demolished.

The Phase 1 project will remodel approximately 16,500 square feet of space on the second floor at a cost of approximately \$2.6 million. The space will be renovated to house the Preventative Intervention Center, Lipid Research Clinic, Epidemiology and Biostatistics. The renovation work will develop primarily laboratory space, with some associated office areas, for use by these units. The area was previously occupied by the Department of Otolaryngology prior to its relocation to the Pomerantz Pavilion.

The Phase 1 project will include selective wall demolition and new construction, upgrades to the electrical and heating, ventilating and air conditioning systems,

corridor improvements to provide proper fire separation, and the installation of new flooring, ceilings and windows. Included in the Phase 1 project are improvements to approximately 1,430 square feet of UIHC corridor space. Work in this area will include the upgrade of corridor finishes and window replacements. Funding for this component of the project will be provided by University Hospitals in the amount of \$200,700.

The Phase 2 project, at an estimated cost of \$83,000, will renovate approximately 1,350 square feet of space on the second floor of the General Hospital to house administrative offices of the College. The Phase 3 project, at an estimated cost of \$1.7 million, will renovate the final 14,000 square feet of space on the first and second floors. These areas will be developed to house the departments of Health Management and Policy, and Community Behavioral Health, and to provide additional administrative offices for the College. The majority of the space to be renovated is currently occupied by the Hospital Dentistry Institute; a smaller portion is occupied by the UIHC Blood Center. These areas will not be available for renovation until the units relocate from the General Hospital.

Funding for the \$4.4 million project will be provided from a combination of College of Medicine gifts and earnings, Income from Treasurer's Temporary Investments, and University Hospitals Building Usage Funds.

The University requests approval to enter into an agreement with Baldwin White Architects to provide full design services from design development through construction for the three phases of the project. The agreement provides for a fee of \$327,500, including reimbursables.

The following is the initial budget for the Phase 1 project.

Project Budget

Construction	\$ 1,956,800
Design, Inspection and Administration	
Consultants	405,500
Design and Construction Services	39,500
Contingency	<u>196,200</u>
 TOTAL	 <u>\$ 2,598,000</u>

Source of Funds:

College of Medicine Gifts and Earnings and/or Income from Treasurer's Temporary Investments	\$ 2,397,300
University Hospitals Building Usage Funds	<u>200,700</u>
	 <u>\$ 2,598,000</u>

Bowen Science Building—Remodeling for Physiology and Pharmacology—
Additional Renovations

Source of Funds: College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Bowen Science Building—Remodeling for Physiology and Pharmacology</u>			
Permission to Proceed		May 1996	Approved
Project Descriptions & Total Budgets (7) Architectural Agreements	\$ 5,800,000	1997-1999	Approved
Physiology	248,200	April 1997	Approved
Pharmacology (Rohrbach Carlson)	290,100	April 1997	Approved
Construction Contracts	2,079,932	1997-1999	Ratified
<u>Bowen Science Building—Remodeling for Physiology and Pharmacology—Additional Renovations</u>			
Permission to Proceed		March 2000	Requested
Architectural Selection (Rohrbach Carlson)		March 2000	Requested

This project will remodel a total of approximately 19,000 net square feet of research laboratory and office space in the Bowen Science Building for use by the Departments of Physiology and Pharmacology of the College of Medicine. The project will be a continuation of the renovation work undertaken by the University since 1997 which has remodeled approximately 69,000 net square feet of space in the Bowen Science Building for use by the two departments. (Renovation of space in Bowen Science Building is a component of the Health Sciences Campus Plan.)

The proposed project will remodel an additional 10,400 net square feet for the Department of Physiology at an estimated cost of \$1.5 million, and an additional 8,600 net square feet of space for the Department of Pharmacology at an estimated cost of \$1.2 million. The University had anticipated this work for the two departments but it was not included in the scope of work for the previous projects. This project will address additional space needs of the departments.

The University requests approval of the selection of Rohrbach Carlson to provide design services for the additional renovation work. Regent Procedural Guide §9.05 A.2.a. provides as follows: "Architectural selection for projects expected to cost more than \$1 million and that constitute major additions, substantial remodeling, or a new building must be selected by the institution's Architectural Selection Committee." In 1997 the University Architectural Selection Committee recommended the selection of Rohrbach Carlson to provide design services for the other Physiology and Pharmacology projects. The firm was chosen based on its related experience with health service and research facilities as well as its successful record on University projects.

The University's current recommendation to enter into subsequent agreements with Rohrbach Carlson is based upon the firm's successful performance in the design and implementation of the previous Bowen Science Building remodeling projects, the firm's familiarity with the building and its mechanical systems, and its established working relationships with the departments. Accordingly, the University requests approval to waive the requirements of Procedural Guide §9.05 A.2.a. which would require the University to convene the University Architectural Selection Committee for the new Physiology and Pharmacology projects. The University will return to the Board for approval of the negotiated agreements.

Careers Center (Cleary Walkway/Market Street Development)

Source of Funds: Private Gifts, and Other Sources to be Determined (if Needed)

Project Summary

<u>Project Summary</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Cleary Walkway/Market Street Development</u>			
Permission to Proceed		Oct. 1999	Approved
<u>Honors Center</u>			
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 2000	Approved
<u>Careers Center</u>			
Permission to Proceed		March 2000	Requested
Architectural Selection (Savage-Ver Ploeg & Associates)		March 2000	Requested

The Cleary Walkway/Market Street Development project will construct the Honors Center and Careers Center on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building). A map indicating the location of the site is included as an attachment on page 27.

The Honors Center, which will house the University's honors program and the Connie Belin and Jacqueline N. Blank International Center for Gifted Education and Talent Development, will be constructed on the north half of the site. The Careers Center, as described by the University in October 1999, would be developed on the south half of the site and would provide enhanced career planning and job placement opportunities for students, and possible replacement facilities for new student counseling, orientation and admissions programs.

The University's current proposal for the Careers Center includes development of a facility to house expanded career counseling and placement services for students. The facility would provide space to consolidate these programs which are currently housed in inadequate and scattered locations throughout campus. The University will also identify other compatible academic/student services needs to be housed in the building to make the most effective use of this prime central campus location. One possibility is an Admissions Visitors Center which would educate new students and their families about the University.

The Careers Center project, as currently envisioned, would construct a 60,000 gross square foot building consisting of three or four stories. The University reports that it will be receiving a significant gift to fund construction of the Careers Center; as a result, the University wishes to proceed with planning for the project at this time.

In February 2000, the Board approved the University's recommendation to select the firm of Herbert Lewis Kruse Blunck to provide design services for development of the overall project site and the Honors Center. The University's recommendation was based upon interviews conducted with five architectural firms by the University's Architectural Selection Committee.

The Board also authorized the University to waive the Regent Procedural Guide requirements relative to convening the University Architectural Selection Committee for the selection of an architectural firm for the Careers Center. The University was authorized to recommend the selection of one of the four other architectural firms interviewed for the Honors Center project to provide design services for the Careers Center project; the University recommends the selection of Savage-Ver Ploeg and Associates.

The University believes the two projects, as proposed, will be architecturally compatible and will provide effective and efficient use of the site. Therefore, the design agreement with Savage-Ver Ploeg will provide for the firm's involvement, under the direction of Herbert Lewis Kruse Blunck, in the development of the master plan for the site and architectural guidelines for both projects. Savage-Ver Ploeg will have responsibility for the programming support and design of the Careers Center project within the overall architectural and site guidelines to be developed. The University will return to the Board for approval of the negotiated agreement.

University of Iowa Research Park at Oakdale—Multi-Tenant Facility—Building Addition

Source of Funds: University of Iowa Facilities Corporation (Bank Loan or Revenue Bonds)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 1999	Approved
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 1999	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck)	\$ 158,320	July 1999	Approved
Program Statement		March 2000	Requested
Project Description and Total Budget	5,500,000	March 2000	Requested
Architectural Amendment #1	245,578	March 2000	Requested

This project will construct an addition of approximately 39,000 gross square feet on the north side of the Multi-Tenant Facility at the Oakdale Research Park. The existing 48,600 gross square foot facility houses various research activities of the Departments of Dermatology, Ophthalmology, Internal Medicine and Pediatrics of the College of Medicine. The proposed addition will accommodate the College's need for additional research space and will house research programs in Human Molecular Genetics and the Macular Degeneration Center. A map indicating the location of the Multi-Tenant Facility, and a diagram of the existing and proposed building areas, are included as attachments on pages 28 and 29.

The Multi-Tenant Facility was originally conceived and sited as a symmetric structure of five similar building segments. The initial construction, completed in 1990, included three building segments (Pods A, B and C). The University now proposes to construct the final two segments (Pods D and E) which would complete the original plan for the structure. In addition, the project would include construction of an enclosed corridor connecting Pods B and D, a connecting link between Pods D and E, a mezzanine area to house mechanical equipment, expansion of the building parking lot, and site development. Pod D and the connecting corridor would consist of approximately 24,870 gross square feet of space. Pod E, which would be constructed initially as shell space only, would consist of approximately 14,590 gross square feet of space. The two pods will provide additional research laboratories and conference, workshop and seminar space for use by Human Molecular Genetics and the Macular Degeneration Center.

The University has indicated that completion of Pod E would be packaged as an alternate to the construction contract. This will allow the University to evaluate the feasibility of proceeding with the shell-in of this component as part of the current project relative to the availability of funds.

The addition will be constructed with concrete spread footings, steel columns and beams, and a roof system comprised of steel bar joists with metal deck and an EPDM roof membrane. The exterior walls will match the existing building walls and consist of metal siding installed above precast concrete panels. The project will include the installation of flexible laboratory casework and fume hoods. Interior work will include the installation of painted drywall partitions, vinyl composition floor tile, and acoustical lay-in ceilings.

The addition will be served by a rooftop mounted air handling unit. The system will provide for 100 percent outside and exhaust air. A separate utility project to provide steam service from the Oakdale steam generating plant to the Multi-Tenant Facility was approved by the Board at the January 2000 meeting. The steam will serve the building's temperature control systems, humidification, and process loads. Cooling will be provided by chilled water provided via an exterior air-cooled chiller located on the east side of the building. A new domestic water service line will be installed. Since the current building laboratory water system has reached its maximum capacity, a new laboratory water purification system will also be provided. A new transformer to serve the new pods will provide normal power, lighting, fire alarm, and voice/data systems.

The Multi-Tenant Facility was originally owned by private developers and was acquired by the University of Iowa Facilities Corporation in November 1995 and is leased to the University for the research activities. The purchase price of \$5 million was funded under a conventional bank loan from Firststar Bank. The term of the loan is for 15 years with approximately 11 years remaining.

The interest rate on the bank loan for the current facility is subject to adjustment on November 1, 2000. The University, with assistance from Springsted, Inc., and the Ahlers law firm, is examining the possibility of combining the financing of the new construction with a refinancing of the outstanding loan (approximately \$4.2 million) into one debt issue. The University is considering the extension of the current, conventional bank loan or the use of taxable bonds to be issued by the University of Iowa Facilities Corporation.

Following completion of construction, the existing lease with the Facilities Corporation will be modified to include the additional research space and will be presented for Board approval.

The University requests approval of Amendment #1 in the amount of \$245,578 to the architectural agreement with Herbert Lewis Kruse Blunck. The amendment

will provide compensation for additional design services for development of the interior space for Pod D and the connecting link to Pod E. The initial agreement provided design services for the building shells only for Pods D and E.

Project Budget

Construction	\$ 4,429,000
Design, Inspection and Administration	
Consultants	432,000
Design and Construction Services	210,000
Contingency	<u>429,000</u>
 TOTAL	 <u>\$ 5,500,000</u>

University Hospitals and Clinics—Telecommunications Switchroom Renovation

Source of Funds: Telecommunications Facilities Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 523,000	March 2000	Requested

This project will renovate the existing UIHC telecommunications switchroom located in 1,900 square feet of space in the lower level of the Colloton Pavilion. The renovation is necessary to accommodate the installation of new telecommunications equipment needed to expand the existing system to serve additional areas being developed within UIHC shell space and to improve the productivity of the existing telecommunications system. The existing telecommunications equipment will be temporarily relocated to accommodate the construction project and new equipment installation. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The project will include the demolition of partitions, doors, windows and casework; installation of new partitions, room finishes, computer access flooring and ramp door; and modifications to mechanical, electrical, and fire suppression systems. The project will provide a redundant heating, ventilating and air conditioning system and a new fire suppression system, both of which are required to support the new telecommunications equipment.

Project Budget

Construction	\$ 338,400
Architectural/Engineering Support	33,850
Planning and Supervision	16,900

Temporary Equipment Relocation	100,000
Contingency	<u>33,850</u>
TOTAL	<u>\$ 523,000</u>

University Hospitals and Clinics—Endoscopic Retrograde
Cholangiopancreatograph (ERCP)

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 290,000	March 2000	Requested

This project will renovate an existing endoscopic procedure room located in the James A. Clifton Center for Digestive Diseases on the fourth floor of the Colloton Pavilion. The renovation work is necessary to accommodate the installation of fluoroscopic equipment for use in endoscopic retrograde cholangiopancreatograph (ERCP) procedures. These procedures are currently performed in a Diagnostic Radiology fluoroscopic procedure room located on the third floor of the Colloton Pavilion. Development of the ERCP procedure room within the Center for Digestive Diseases will eliminate the need to transport patients to the Diagnostic Radiology area, thereby eliminating the risks associated with patient transport and providing more efficient use of physician and staff time. The project will also convert an existing equipment and supply storage room into a treatment room.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The project will include the removal and replacement of partitions, doorframes and doors, and room finishes; and modifications to the existing heating, ventilating and air conditioning, fire/smoke detection, and mechanical/electrical systems.

Project Budget

Construction	\$ 232,000
Architectural/Engineering Support	23,200
Planning and Supervision	11,600
Contingency	<u>23,200</u>
 TOTAL	 <u>\$ 290,000</u>

Institutional Roads—Highway 6 Pedestrian Overpass—Westlawn to International Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 1,343,000	June 1999	Approved
Engineering Agreement (Shive-Hattery)	182,990	Sept. 1998	Approved
Amendment #1	30,016	July 1999	Approved
Revised Project Budget	1,746,000	March 2000	Requested

This project will provide a safe, accessible link between the Iowa Center for the Arts Campus and Health Sciences Campus. The project is funded by the Iowa Department of Transportation, the City of Iowa City, and Income from Treasurer's Temporary Investments. The University requests approval of a revised project budget to allow award of the construction contract.

Five bids were received for the project on February 11, 2000. The low bid in the amount of \$1,242,356.90, as submitted by Iowa Bridge and Culvert of Washington, Iowa, was approximately 41.6 percent above the engineering estimate. The two low bids had a range of approximately 2.4 percent. The project engineer, Shive-Hattery, has indicated that the high bids are primarily due to the degree of difficulty and costs associated with the particular site. These elements include the structural concrete work, concrete deck overlay, site access, utility ductbank and steel handrails. As a result, the low bid is considered to be a reasonable representation of the construction cost for the project, and the University requests approval of the revised project budget in the amount of \$1,746,000, an increase of \$403,000, to allow award of the construction contract to Iowa Bridge and Culvert. The additional funds will be provided by Institutional Roads funds through the Iowa Department of Transportation.

The City of Iowa City is serving as the contracting party for the project; the construction contract will be awarded by the city following Board approval of the revised budget.

Project Budget

	Initial Budget <u>June 1999</u>	Revised Budget <u>March 2000</u>
Construction	\$ 1,013,490	\$ 1,445,857
Design, Inspection, Administration Consultants	212,990	212,990
Design and Construction Services	15,000	15,000
Contingency	<u>101,520</u>	<u>72,153</u>
TOTAL	<u>\$ 1,343,000</u>	<u>\$ 1,746,000</u>
Source of Funds:		
Institutional Roads Funds (Iowa Department of Transportation)	\$ 757,705	\$ 1,160,705
Federal Department of Transportation Funds (from City of Iowa City)	527,000	527,000
Income from Treasurer's Temporary Investments	<u>58,295</u>	<u>58,295</u>
TOTAL	<u>\$ 1,343,000</u>	<u>\$ 1,746,000</u>

University Hospitals and Clinics—Adult Cardiac Catheterization Laboratory Replacement

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 454,370	Nov. 1999	Approved
Architectural Agreement (A and J Associates)	39,800	Dec. 1999	Approved
Revised Project Budget	504,705	March 2000	Requested
Construction Contract Award (Hillebrand Construction)	386,123	March 2000	Requested

This project will renovate 964 net square feet of space and install a replacement cardiac catheterization system in the Adult Cardiac Catheterization Laboratory located on the fourth floor of the Carver Pavilion. The existing equipment is 12 years old and is technically and technologically obsolete. The University requests approval of a revised project budget to allow award of the construction contract.

Three bids were received for the project on February 17, 2000. The low bid in the amount of \$386,839, as submitted by Hillebrand Construction of the Midwest of Davenport, Iowa, was approximately 37.6 percent above the engineering estimate. The two low bids had a range of approximately 0.04 percent. The project engineer has indicated that the high bids resulted from a number of factors which were not reflected in the initial project budget. These included additional costs to meet clinical patient care and access requirements, an accelerated construction schedule to accommodate delivery of the catheterization equipment, and the need to replace heating, ventilating and air conditioning controls to accommodate the new equipment. The project engineer does not believe the project can be redesigned to achieve savings without significantly impacting the project requirements. In addition, the University has indicated that it is necessary to keep the project on schedule to meet the delivery date for the new equipment.

The University requests approval of the revised project budget in the amount of \$504,705, an increase of \$50,335, to allow award of the construction contract. The additional funds will be provided by University Hospitals Building Usage Funds.

The University requests award of the construction contract to Hillebrand Construction of the Midwest for the Base Bid of \$386,839 and Alternate #1 in the deduct amount of \$716, for a total award of \$386,123. The alternate will provide savings with the use of lesser quality windows in the equipment room doors of the laboratory.

Project Budget

	Initial Budget <u>Nov. 1999</u>	Revised Budget <u>March 2000</u>
Construction	\$ 363,500	\$ 423,645
Architectural/Engineering Support	36,350	36,300
Planning and Supervision	18,170	10,870
Contingency	<u>36,350</u>	<u>33,890</u>
TOTAL	<u>\$ 454,370</u>	<u>\$ 504,705</u>

Hydraulics Laboratory Modernization

Source of Funds: Institute of Hydraulic Research/College of Engineering
Research Funds, Private Gifts, and Other University
Sources to be Determined

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 1999	Approved
Architectural Selection (OPN Architects)		March 2000	Requested

This project will renovate the Hydraulics Laboratory to provide a modern educational and research facility for the Iowa Institute of Hydraulic Research. The condition of the facility, which was constructed between 1919 and 1931, is not adequate for contemporary research and teaching, and makes recruitment of faculty, staff and students difficult. The estimated cost of the renovation project is \$3 million.

The University requests approval to enter into an agreement with OPN Architects to provide design services for the project. The University received expressions of interest from ten firms to provide design services for the project. The University convened its Architectural Selection Committee, as required by Board procedures for projects over \$1 million, and selected two firms for interviews and further evaluation. The Committee has recommended the selection of OPN Architects to provide design services for the project.

The University will return to the Board for approval of the negotiated agreement.

Medical Laboratories—Renovate Air Conditioning
Source of Funds: Building Renewal Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 592,000	Feb. 2000	Approved
Architectural Agreement (Design Engineers)	65,300	March 2000	Requested

This project, which will address a 4,600 square feet area on the fourth floor of the Medical Laboratories, is necessary to maintain accreditation from the American Association for Accreditation of Laboratory Animal Care.

The University requests approval to enter into an agreement with Design Engineers to provide structural, mechanical, and electrical engineering services for the project. The agreement provides for a fee of \$65,300, including reimbursables.

Main Campus—Steam Vault Repairs

Source of Funds: Utilities Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 996,000	Sept. 1999	Approved
Engineering Agreement (Stanley Consultants)	87,500	Sept. 1999	Approved
Construction Contract (Iowa Bridge and Culvert)	794,035	March 2000	Ratification
Engineering Amendment #1	47,500	March 2000	Requested

This project will complete necessary steam tunnel and piping repairs at various locations of the main campus steam distribution system. These repairs are required to maintain an acceptable level of reliability and employee safety in the campus steam distribution infrastructure.

The University requests approval of Amendment #1 to the engineering agreement with Stanley Consultants. The amendment will provide compensation for the preparation of plans and specifications for the restoration of the Power Plant North Utility Vault; this component of the project was not reflected in the engineering agreement.

University Hospitals and Clinics—Diagnostic Radiology Support—Emergency Trauma Center

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 754,000	April 1998	Approved
Architectural Agreement			
(Design Professionals)	89,550	June 1998	Approved
Previous Amendments (2)	17,450		Approved
Construction Contract			
(McComas-Lacina Construction)	135,248	Nov. 1998	Ratified
Architectural Amendment #3	16,885	March 2000	Requested

This project will remodel space for the Diagnostic Radiology Support Emergency Trauma Center located on the first floor of the Carver Pavilion. The project will provide the necessary improvements in support of the Center's designation as a Level I Trauma Center.

The University requests approval of Amendment #3 to the agreement with Design Professionals. The amendment will provide compensation for additional design services to revise the project specifications to reflect changes in the phasing of the bid packages.

University Hospitals and Clinics—Conversion of Rooftop Helipad to Heliport
Source of Funds: University Hospitals Building Usage Funds

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 542,000	June 1997	Approved
Architectural Agreement (Shive-Hattery)	44,808	Sept. 1997	Approved
Construction Contract (McComas-Lacina Construction)	373,150	Dec. 1998	Ratified
Architectural Amendment #1	16,876	March 2000	Requested

This project will convert the existing University Hospitals rooftop helipad to a heliport at the Carver Pavilion. The project will allow roof-top refueling and will streamline helicopter functions and reduce operating expenses.

The University requests approval of Amendment #1 to the engineering agreement with Shive-Hattery. The amendment will provide compensation for additional design services for the relocation of the jet fuel supply line and the fuel water separator tank at the Carver Pavilion site.

Upgrade Underground Petroleum Storage Tanks

Source of Funds: UIHC Building Usage Funds, Building Renewal Funds, Iowa Memorial Union Improvement Funds, Parking System Improvement Funds, and Athletic Department Improvement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Agreement (Shive-Hattery)	\$ 616,000	May 1998	Approved
Previous Amendments (3)	89,305	May 1998	Approved
Revised Project Budget	32,992		Approved
Construction Contracts (McComas-Lacina Construction)	977,000	Sept. 1998	Approved
(Seneca Corporation)	685,696	Sept. 1998	Approved
	45,635	Sept. 1998	Approved
Architectural Amendment #4	5,300	March 2000	Requested

The University has undertaken this project to upgrade its underground petroleum storage tanks in accordance with Federal and State regulations. The project has included the replacement of existing underground tanks and installation of monitoring equipment.

The University requests approval of Amendment #4 to the engineering agreement with Shive-Hattery. The amendment will provide compensation for additional services which included the preparation of requests to the Iowa Department of Natural Resources, local and State Fire Marshal's Offices, and the UIHC insurance carrier, for approval of the proposed venting for the underground tanks.

The amendment will also provide compensation for additional design analysis and preparation of a topographic survey to evaluate the installation of a front entrance to the existing accessible parking stalls at Carver Pavilion, and design services for four new parking stalls. The University has indicated that while the tank replacements were completed by the December 1998 deadline, site restoration and other associated work at these locations has continued.

Medical Education and Biomedical Research Facility

Source of Funds: State Appropriations, Revenue Bonds, and College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 1996	Approved
Program Statement		June 1997	Approved
Schematic Design		June 1997	Approved
Project Description and Total Budget	\$ 47,135,000	June 1997	Approved
Architectural Agreement (Payette Associates)	3,750,700	Nov. 1996	Approved
Architectural Amendments (3)	1,161,200		Approved
Construction Contract (Knutson Construction Services)	40,430,000	Dec. 1998	Approved
Previous Change Orders (19)	481,058		Approved*
Change Order #20	298,052	March 2000	Requested

* Approved by University in accordance with Board procedures

The Medical Education and Biomedical Research Facility is the centerpiece of the Health Sciences Campus Master Plan and will be the flagship building for the College of Medicine. The primary components of the building include instructional facilities for students in the medical and related clinical program, and research laboratories and support facilities for the research programs of the College.

The University requests approval of Change Order #20 in the amount of \$298,052 to the construction contract with Knutson Construction Services Midwest (formerly Knutson Mid-America Construction Services). The change order represents cost increases for the building hardware and security system.

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Included in the University's capital register for Board ratification are project budgets under \$250,000, amendments which were approved by the University (in accordance with Board procedures), construction contracts awarded by the Executive Director, the 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