

A PRESENTATION OF THE MASTER PLAN FOR THE WEST CAMPUS RESIDENCE HALL AND STUDENT LIFE FACILITIES PROJECT WILL TAKE PLACE AT THE NOVEMBER MEETING

SUI B-1

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of September 20, 2001, through October 17, 2001
Date: November 5, 2001

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

Executive Summary:

Requested Approvals Permission to proceed with project planning and the selection of architectural firms for:

University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion project which would finish shell space in the Pomerantz Pavilion to house the Department of Dermatology which would relocate from deficient space in the Boyd Tower.

Currier Residence Hall—Renovate Restrooms—Phase 2 project which would continue the remodeling of the restrooms in the facility.

Permission to proceed with project planning and engineering agreement with Shive-Hattery, Iowa City, Iowa (\$104,500), for the **Health Sciences Campus—Westlawn Tunnel Replacement** project which would provide a tunnel connection between Westlawn and the future Medical Education and Biomedical Research Facility—Building B.

Approvals are requested for three projects which would take place on the Iowa Center for the Arts Campus:

Permission to proceed with project planning and engineering agreements with Shive-Hattery, Iowa City, Iowa, for:

Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping project which would provide a central chilled water system to serve the Arts Campus facilities.

Art Building—Phases 1 and 2—Site Utilities project which would extend utilities to the site for construction of the Art Building.

Program statement for the **Art Building—Phase 1** project which would construct a new facility to provide library, instructional, studio, gallery, and office space for the School of Art and Art History.

Receipt of the site planning report for the **West Campus Residence Hall and Student Life Facilities** project which would construct a new residence hall and other student support facilities in the west campus residence area, and approval of an architectural agreement with OPN Architects, Cedar Rapids, Iowa (\$285,500), to provide design services for the **Athletic Learning Center**, which the University wishes to initiate as the first component of the Plan.

Representatives of the University and OPN Architects will present the Site Planning Report at the November meeting.

Schematic design and project description and budget (\$1,662,500) for the **University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic** project which would renovate the existing Surgery Outpatient Clinic in the Colloton Pavilion to provide pre-surgical patient evaluation services in addition to outpatient surgery services.

A booklet outlining the schematic design is included with the Board's docket materials.

Project description and budget (\$541,500) and architectural agreement with A and J Associates, North Liberty, Iowa (\$44,100), for the **University Hospitals and Clinics—Patient Food Delivery System** project which would renovate the UIHC food preparation area to accommodate improved patient food service methods.

Project description and budget (\$350,000) for the **Burge and Daum Residence Halls—Replace Primary Transformers** project which would upgrade the electrical service to meet the future demand of the facilities.

Revised project budget (\$1,021,215) and construction contract award to McComas-Lacina Construction (\$795,763) for the **University Hospitals and Clinics—Carver Pavilion Air Handling System Upgrade** project which would upgrade the air handling system which serves the cardiology functions in the Pavilion.

Ratification of the revised project budget (\$895,000) and construction change order with Renaissance Restoration (\$163,361) for the **Old Capitol—Exterior Repairs** project for an increased project scope to include additional wood repairs and scaffolding for the restoration of the wooden coatings of the structure.

Selection of architectural firms:

OPN Architects, Cedar Rapids, Iowa, to provide design services for the **Dey House Addition** project which would provide additional space for The Iowa Writers' Workshop.

Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the **Melrose Avenue Parking Facility Expansion** project which would provide additional parking on the west campus for faculty and staff.

Approval of architectural/engineering amendments:

Amendments #2 and #3 (totaling \$48,550) with Alvine and Associates for various additional design services for the **Currier and Stanley Residence Halls—Fire Protection Upgrade** project;

Amendments #2 and #3 (totaling \$39,770) with Brooks Borg and Skiles for revisions to the administrative suite and interior design services for Old Biology for the **Biological Sciences Renovation/Replacement—Phase 2** project;

Amendment #1 (\$25,000) with Stanley Consultants for the **Health Sciences Campus—Utility Relocation—Phase 2** project, for the coordination of bidding documents with the site improvements work for the Health Sciences Campus, and the preparation of staging plans; and

Amendment #3 (\$19,908) with Herbert Lewis Kruse Blunck for the preparation of additional record documents for the **Newton Road Parking Ramp** project.

Background and Analysis:

University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2001	Requested
Architectural Selection (HLM Design USA, Iowa City, IA)		Nov. 2001	Requested

Background

The Department of Dermatology has been located in its present clinic and faculty office facilities in the Boyd Tower since 1976.

Since that time, the Department has experienced a 63 percent increase in its outpatient clinic service volume, as well as an increase in the number of faculty and staff.

Due to the growth in outpatient volume, and the development of new medical and surgical technologies, there is a need for additional, specialized treatment rooms, expanded laboratory facilities, as well as additional clinical facilities, offices, teaching rooms, and support space.

Over the past ten years, the Department has expanded modestly its space in the Boyd Tower to address, in part, its space needs.

However, the need for adequate patient examination and treatment facilities, patient reception and waiting rooms, and clinic support space, cannot be met in the Boyd Tower space.

The Department's current locations have become inconvenient for patients who must be seen in other diagnostic and treatment locations which have been developed in the newer UIHC pavilions.

The project was included on the UIHC FY 2002 Capital Plan presented to the Board in June 2002.

Project Scope	<p>The proposed project would include:</p> <ul style="list-style-type: none">• Finishing of approximately 18,500 gross square feet of shell space on the fourth level of the Pomerantz Family Pavilion.• This area would provide sufficient space for the Department's present and future patient care service requirements and new clinical initiatives.• Completion of approximately 8,000 gross square feet of public circulation space on the fourth level, and in the adjoining overhead walkway to the Pappajohn Pavilion, to provide access to the Dermatology Clinic from other UIHC locations.
Design Services	<p>The Regent Procedural Guide §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.</p> <p>However, the University wishes the Board to approve the selection of the HLM Design USA (HLM) firm without convening the University Architectural Selection Committee.</p> <p>The request is based upon Board action in February 2001 which reaffirmed the Board's previous action in November 1991 authorizing the selection of HLM for future projects to complete shell space in the Pappajohn and Pomerantz Pavilions.</p> <p>The selection of HLM would ensure continuity in the design of the Pomerantz Pavilion, as the firm has provided design services for a number of other projects in the facility.</p>
Estimated Cost	Approximately \$4.2 million.
Funding	University Hospitals Building Usage Funds.

Currier Residence Hall—Renovate Restrooms—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Nov. 2001	Requested
		Nov. 2001	Requested

Background The University has been proceeding with a phased program to renovate the restrooms in the residence halls.

The Phase 1 renovation project for Currier Hall, which included the renovation of restrooms in the north wing, was completed in the summer of 2001.

Project Scope The proposed project would include:

- Remodeling of a total of eight restrooms on the first through fourth floors of the east wing.
- The new restrooms areas would be fully accessible and would provide the required number of plumbing fixtures to meet building code requirements.
- Creation of one new single student room on each of the four floors.

Design Services The Regent Procedural Guide §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million.

However, the University wishes the Board to approve the selection of the Rohrbach Carlson firm without convening the Committee.

The request for this approval is based on the successful performance of the firm on restroom renovation projects in Currier and Hillcrest Residence Halls.

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

Estimated Cost \$1.7 million - \$2 million.

Anticipated Funding **Dormitory Improvement Reserves.**

Health Sciences Campus—Westlawn Tunnel Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 104,500	Nov. 2001	Requested
		Nov. 2001	Requested

Background	<p>The major buildings on the Health Sciences Campus, including the University Hospitals and Clinics, are connected by a system of tunnels which provides a vital link to the buildings for pedestrians, patients, and delivery personnel.</p> <p>The basement of the Steindler Building provided one section of the tunnel connection between Steindler and Westlawn; this was lost with the Phase 1 demolition of the Steindler Building.</p> <p>Replacement of the tunnel connection to Westlawn is one component of the Health Sciences Campus Master Plan.</p>
Project Scope	<p>The proposed project would include:</p> <ul style="list-style-type: none"> • Demolition of approximately 260 feet of the existing underground pedestrian tunnel. • Reconstruction of the tunnel to connect the future Medical Education and Biomedical Research Facility Building B and Westlawn. (See Attachment A for map). <ul style="list-style-type: none"> • The project would be undertaken at this time since the work is closely integrated with the ongoing utility replacement and site improvement projects on the Health Sciences Campus. • Removal and reconstruction of a small area of the relocated Newton Road, and relocation of utilities, to accommodate the tunnel reconstruction.
Design Services	The agreement with Shive-Hattery would provide full design services through bidding for a fee of \$104,500, including reimbursables.
Estimated Cost	\$1,250,000.
Anticipated Funding	Income from Treasurer’s Temporary Investments, Gifts, and Utilities Enterprise Improvement and Replacement Funds.

Approvals are requested for three projects which would take place on the Iowa Center for the Arts Campus, which includes Hancher Auditorium, Voxman Music Building (including Clapp Recital Hall), Theatre Building, Museum of Art, and the Art Building.

Art Building—Phase 1 project, which would construct a free-standing addition to the existing Art Building at the site located to the west of North Riverside Drive across from the existing Art Building. (See Attachment B for map.) The 2001 General Assembly appropriated a total of \$16,016,000 for the Phase 1 project.

Two utility projects, Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping and Art Building—Phases and 2—Site Utilities, which must be undertaken prior to construction of the new Art Building. These projects would be funded by Utility System Revenue Bonds.

Iowa Center for the Arts Campus—Central Chilled Water Distribution Piping

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement (Shive-Hattery, Iowa City, IA)	\$ 248,364	Nov. 2001	Requested
		Nov. 2001	Requested

Background Heating for the facilities on the Arts Campus is provided by the campus steam distribution system, but cooling is provided by dedicated chiller units for each building, many of which are nearing the end of their useful lives.

Construction of the new Art Building would displace the cooling tower which serves the Museum of Art chillers.

Since the Museum of Art requires continuous cooling and dehumidification, a replacement cooling source for the building must be in place prior to construction of the new Art Building.

Project Scope The proposed project would include:

- Development of a chilled water distribution loop on the Iowa Center for the Arts Campus to replace the dedicated chiller units, increase efficiencies and decrease maintenance costs.
- Installation of piping from the Newton Road Chilled Water Plant to each building on the Arts Campus, with mechanical and electrical interfaces for each building.

Design Services	The agreement with Shive-Hattery would provide design services for a fee of \$248,364, including reimbursables.
Estimated Cost	\$3.2 million.
Anticipated Funding	Utility System Revenue Bonds.

Art Building—Phases 1 and 2—Site Utilities

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement		Nov. 2001	Requested
(Shive-Hattery, Iowa City, IA)	\$ 106,336	Nov. 2001	Requested

Background	Construction of the new Art Building will require the extension and relocation of utility systems to the site.
Project Scope	The proposed project would include relocation and/or extension of water, sanitary and storm sewer, high voltage electric, steam and condensate, chilled water, and telecommunications lines.
Design Services	The agreement with Shive-Hattery would provide design services for a fee of \$106,336, including reimbursables.
Estimated Cost	\$2 million.
Anticipated Funding	Utility System Revenue Bonds.

Art Building—Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Phase 1 and 2</u> Permission to Proceed Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA/Steven Holl Architects, New York, NY)	\$ 302,385	July 1998 Dec. 1998	Approved Approved
<u>Phase 1</u> Program Statement		Nov. 2001	Requested

Background	<p>The Art Building, which houses the School of Art and Art History, was constructed 60 years ago; two wings were constructed in the late 1960s.</p> <p>The existing facilities suffer from serious space and ventilation deficiencies.</p> <p>The shortage of classroom and studio space has resulted in cramped spaces for students to create artwork and has forced the School to scatter faculty and students among other campus buildings.</p> <p>This dispersion has made it difficult for the School to keep its artist teachers and historians in close proximity to each other and their students; this proximity plays a significant role in attracting and retaining top faculty and students.</p>
Project Scope	<p>The proposed Phase 1 project would include construction of a 67,246 gross square foot building west of North Riverside Drive across from the existing Art Building. (See Attachment B for map.)</p>

Building
Program

The building program includes:

- **Art Library** with study carrels, small group gathering spaces, and office space.
- Five **Classroom Studios** for instruction in design, painting and digital arts, with a **Studio Computer Cluster** area to support graphic arts.
- **Interdisciplinary Community Forum** area for the critique, sharing and public display of works by students and faculty.
- **General Education Classroom/Auditorium** with seating for approximately 225.
- **Office of Visual Materials** to house the School's slide and reference collection for use by faculty and students.
- Two **Art History Classrooms** to complement the two classrooms that would remain in the existing Art Building.
- **Drawing Theater** to provide dual use for instruction and art display/performance.
- **Exhibition Gallery** for the secured display of the School's gifted and loaned collections.
- **Administrative Office** area to house faculty, administration, and teaching assistants, and provide seminar space.

Detailed Building Program

Art Library	13,000	
Classroom Studios (5)	9,700	
Interdisciplinary Community Forum	5,230	
General Education Classroom/ Auditorium	2,600	
Office of Visual Materials	2,500	
Art History Classrooms (2)	1,880	
Drawing Theater	1,500	
Exhibition Gallery	1,300	
Studio Computer Cluster	500	
<u>Administrative Office Area</u>		
Faculty Offices	2,100	
Administrative Offices	1,500	
Seminar Rooms	1,050	
Teaching Assistant Office	<u>850</u>	
Total		43,710 nsf
Total Gross Square Feet		67,246 gsf
Net-to-Gross Ratio = 65 percent		

Estimated Cost Approximately \$21 million.

Funding Capital Appropriations and Gifts.

West Campus Residence Hall and Student Life Facilities

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		May 2001	Approved
Negotiated Architectural Agreement— Master Planning Services (OPN Architects, Cedar Rapids, IA)	\$123,900	July 2001	Approved
Site Planning Report		Nov. 2001	Receive
Architectural Agreement—Athletic Learning Center (OPN Architects, Cedar Rapids, IA)	285,500	Nov. 2001	Requested

Background The west campus residence area currently includes Hillcrest, Rienow, Slater, Quadrangle and South Quadrangle residence halls.

The University wishes to construct in this area a new suite-style residence hall, and related student life facilities, in response to changing student demand.

- Development of the suite-style residence hall is consistent with the University's 2000-2005 Strategic Plan, which includes the creation of a campus environment that reflects the changing needs of the student population.

When the University requested permission to proceed with planning for development of the area, it envisioned that the new residence hall would include a new student learning center for the Athletic Department with a classroom, conference room, study hall, tutorial and computer rooms, and staff offices and student support facilities such as lounges, recreation, and vending areas.

The University also indicated that additional development being considered for the area included improved facilities for student cultural centers, retail food service facilities, and relocation of the Undergraduate Academic Advising Center from the Quadrangle Residence Hall.

Other long-term goals include enhancing the pedestrian friendly nature of the area, examining the feasibility of closing a portion of Grand Avenue, and working to separate bus traffic from other vehicles.

In February 2001, the University was instructed to return to the Board for approval of the selected site and the site plan for the facilities to be developed in the area prior to requesting further project approvals.

Site Plan	The Master Plan recommendations include:
Athletic Learning Center	<p>Development of the Athletic Learning Center as a separate facility rather than within the residence hall.</p> <ul style="list-style-type: none">• This would provide increased visibility for the program, and would allow construction of the building in an area that could better accommodate the parking requirements for the Center, while maintaining close proximity to the residence halls.• The proposed facility would consist of two stories which would total approximately 16,000 gross square feet.• The estimated project cost is approximately \$4 million, which would be funded by gifts to the Athletic Department.• The site identified for construction of the Center is located on Melrose Avenue west of the Boyd Law Building and immediately east of Parking Lot 14. (See Attachment C for map.)• Located at this site are University tenant properties (including a child care facility) and a student radio station.• These buildings would be demolished if the Athletic Learning Center were developed at this location; the child care and radio station operations would be relocated to other sites on campus.• The University wishes to proceed with the design of the Athletic Learning Center at this time. <p>Development of the residence hall and other student support facilities within the areas identified as Residential Zone 1 and Residential Zone 2. (See Attachment D for map.)</p>
Residential Zone 1	<p>Residential Zone 1, located north of Grand Avenue, includes the Hillcrest and Rienow Residence Halls.</p> <ul style="list-style-type: none">• The area identified as a potential site for a residence hall within this zone includes the eastern portion of the south wing of the Quadrangle Residence Hall (as indicated on Attachment C).• This section of the Quadrangle would be demolished if a new residence facility were developed at this location.• This area of the Quadrangle houses the former dining area for the residence hall (which is now used as a study area as well as a temporary athletic learning center), and the

Undergraduate Academic Advising Center; it includes no student dormitory rooms.

- These functions would be relocated to other campus facilities if this site is chosen for the residence hall.

Residential
Zone 2

Residential Zone 2, located south of Grand Avenue and west of the Boyd Law Building, includes Slater Residence Hall, University Health Protection Offices, and the Latino/Native American Cultural Center.

- The location identified as a potential site for a residence hall within this zone is the area immediately east of Slater Residence Hall, which includes the Health Protection Offices and one non-University property (as indicated on Attachment C).
- The University health protection functions would be relocated and the buildings demolished if a new residence facility were developed at this location.

The University will continue planning for the residence hall and student life facilities, and will return to the Board for approval of the selected site for the residence hall no later than the building program phase.

Conversion of
Grand Avenue

Conversion of Grand Avenue to a bus mall, which would be restricted to bus and emergency vehicles.

- The separation of buses from other traffic at this location would improve pedestrian and vehicular circulation in this area.

Future
Development

Future development of additional facilities for the area at two locations (as indicated on Attachment D):

- West of the site for the new Athletic Learning Center and south of Slater Residence Hall, at the site of the South Quadrangle Residence Hall and Parking Lot 14.
- North of Rienow Residence Hall and east of the Pharmacy Building at the site of the Quadrangle Residence Hall.
- These locations would require future consideration of the viability of maintaining all or the remainder of the Quadrangle Residence Hall, and the South Quadrangle Residence Hall.

Design
Services

The agreement with OPN Architects would provide full design services for the Athletic Learning Center for a fee of \$285,500, including reimbursables.

University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2001	Approved
Program Statement		Sept. 2001	Approved
Schematic Design		Nov. 2001	Requested
Project Description and Total Budget	\$ 1,662,500	Nov. 2001	Requested

Background This project would renovate 13,400 gross square feet of space in the Surgery Outpatient Clinic (first floor of the Colloton Pavilion) to provide a Pre-Surgical Evaluation Clinic.

The Clinic would provide for more efficient pre-surgical patient evaluation in response to the increase in outpatient surgical procedures.

The Surgery Outpatient Clinic would continue to serve as the ambulatory clinic setting for the general, vascular, transplant, and plastic surgery divisions of the Department of Surgery.

The project would be undertaken in several phases to permit outpatient services to continue while the project proceeds.

Project Scope The proposed project would include:

- Renovation and expansion of the existing patient waiting area to provide additional patient education facilities, staffing rooms for resident and medical student education, and an expanded patient chart control area.
- Refurbishment and new furnishings for the existing space.

Schematic
Design

The following are highlights of the schematic design:

- Patient care area (7,550 gross square feet) in the clinic core to include 21 general exam rooms; plastic surgery exam, procedure, waiting, recovery and support areas; nurse's station; blood draw area; staff rooms; and anesthesia work room.
- Reception, scheduling, billing, and chart control area (2,600 gross square feet) to the north of the clinic core.
- Waiting and patient education area (2,150 gross square feet) to the east of the clinic core to include the clinic entry and public restrooms.
 - The restrooms would provide a total of four female toilet fixtures and three female lavatories, and one male toilet fixture, two male lavatories, and two urinals.
- Clinic support area (1,100 gross square feet) to the south of the clinic core to include utility, storage and office areas, and staff restroom with one toilet fixture and one lavatory.
- The proposed design would provide 9,250 net square feet of space within the 13,400 gross square foot area, for a net-to-gross ratio of 69 percent, which is consistent with the building program.

Schedule

Construction is scheduled to begin in February 2002 and be completed in November 2002.

Project Budget

Construction	\$ 1,330,000
Architectural/Engineering Support	133,000
Planning and Supervision	66,500
Contingency	<u>133,000</u>
TOTAL	<u>\$ 1,662,500</u>

University of Iowa Hospitals and Clinics—Patient Food Delivery System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 541,500	Nov. 2001	Requested
Architectural Agreement (A and J Associates, North Liberty, IA)	44,100	Nov. 2001	Requested

Background UIHC wishes to modify its method of meal preparation and delivery to improve service in response to a changing patient environment.

UIHC proposes to replace the existing centralized food service system with a “room service” concept, which would allow patients to order food items on an as-needed basis.

Project Scope The proposed project would include:

- Renovation of the food preparation lines located in the lower level of the General Hospital.
- Removal and installation of partitions, doors and frames, kitchen equipment, and room finishes.
- Modifications to plumbing, electrical, mechanical, and fire suppression systems, as required.

Project Area 4,900 gross square feet.

Design Services The architectural agreement with A and J Associates would provide design services for a fee of \$44,100, including reimbursables.

Project Cost \$541,500.

Permission to proceed with the project is not required since the project budget does not exceed \$1 million.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 433,200
Architectural/Engineering Support	43,200
Planning and Supervision	21,900
Contingency	<u>43,200</u>
TOTAL	<u>\$ 541,500</u>

Burge and Daum Residence Halls—Replace Primary Transformers

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 350,000	Nov. 2001	Requested
Background	<p>The two electrical transformers serving Burge and Daum Residence Halls are operating near capacity.</p> <p>The electrical requirements of the facilities are expected to increase with the completion of fire safety improvements currently underway in both residence halls, and the proposed remodeling of the dining and food service area in Burge Hall.</p>		
Project Scope	<p>The proposed project would include replacement of the two 5,000 volt transformers, 15,000 volt cables and related switchgear, and electrical cable connecting the two buildings.</p>		
Project Cost	<p>\$350,000.</p> <p>Permission to proceed with the project is not required since the project budget does not exceed \$1 million.</p>		
Funding	<p>Utilities Enterprise Improvement and Replacement Fund.</p>		

Project Budget

Construction	\$ 311,000
Design and Construction Services	10,000
Contingency	<u>29,000</u>
TOTAL	<u>\$ 350,000</u>

University Hospitals and Clinics—Carver Pavilion Air Handling System Upgrade

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 790,000	Nov. 1999	Approved
Architectural Agreement (A and J Associates)	66,000	Feb. 2000	Requested
<u>Construction Contracts</u>			
Reject Bid (3/01 bid opening)		April 2001	Ratified
Revised Project Budget	1,021,215	Nov. 2001	Requested
Construction Contract Award (McComas-Lacina Construction)	795,763	Nov. 2001	Requested

Background This project would replace the existing outdated and undersized air handling system which serves the cardiology functions located on the fourth level of the Carver Pavilion.

The first bid opening for the construction contract was held in March 2001 and resulted in the receipt of only one bid, which was rejected since it significantly exceeded the engineering estimate.

The second bid opening on September 19, 2001, resulted in the receipt of two bids.

- The low bid of \$795,763 exceeded the engineering estimate of \$375,606 by approximately 112 percent.
- The difference between the two bids is only 3.7 percent, suggesting that they are an accurate representation of the work.
- The University attributes the high bids to phasing difficulties with the project and the need to keep air conditioning operational in the project area during construction.

Construction Contract Award The University requests award of the construction contract to the low bidder, McComas-Lacina Construction, for the Base Bid of \$795,763.

The University does not believe that a redesign of the project, nor a third bidding of the construction contract, would result in significant costs reductions or the receipt of more favorable bids.

Revised Budget Approval of the revised budget of \$1,021,215, an increase of \$231,215, is necessary to allow award of the construction contract as recommended by the University.

Funding University Hospitals Building Usage Funds.

Project Budget

	Initial Budget <u>Nov. 1999</u>	Revised Budget <u>Nov. 2001</u>
Construction	\$ 632,000	\$ 895,215
Architectural/Engineering Support	63,200	66,000
Planning and Supervision	31,600	15,000
Project Contingencies	<u>63,200</u>	<u>45,000</u>
TOTAL	<u>\$ 790,000</u>	<u>\$ 1,021,215</u>

Old Capitol—Exterior Repairs

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 393,000	Feb. 2001	Approved
Architectural/Engineering Agreement (Shive-Hattery, Iowa City, IA)	34,550	Feb. 2001	Approved
<u>Construction Contracts</u>			
Asbestos Abatement	Bids Rejected	May 2001	Ratified*
General Construction	Bids Rejected	May 2001	Ratified*
Revised Project Budget	602,000	July 2001	Approved
<u>Construction Contracts</u>			
General Construction (Renaissance Restoration)	385,083	July 2001	Approved
Asbestos Abatement (Enviro Safe Air)	105,876	Sept. 2001	Ratified
Architectural Amendment #1	9,513	Nov. 2001	Requested
Architectural Amendment #2	1,218	Nov. 2001	Requested
Revised Project Budget	895,000	Nov. 2001	Ratification**
Construction Change Order #2 (Renaissance Restoration)	163,361	Nov. 2001	Ratification**

* Bids rejected by Executive Director in accordance with Board procedures

**Approved by Executive Director in accordance with Board procedures.

Background	<p>The project will restore the deteriorated coatings on the wooden portions of the Old Capitol.</p> <p>This will include removal of existing paints and coatings, repair of underlying wood surfaces as needed, and application of a new coating material to the surfaces.</p>
Revised Budget	<p>The University received Executive Director approval of a revised project budget in the amount of \$895,000, an increase of \$293,000, to fund the increased scope of work for asbestos abatement, wood repairs, and scaffolding for the project.</p>
Change Order	<p>The University received Executive Director approval of Change Order #2 to the construction contract with Renaissance Restoration for the additional wood repairs and scaffolding. (A separate change order will be issued to the construction contract with Enviro Safe Air for the additional asbestos abatement work.)</p>

Additional Information The University requested Executive Director approval of the revised budget and change order to avoid contractor delays and additional costs.

Funding Building Renewal and/or Income from Treasurer's Temporary Investments.

Project Budget

	<u>Revised Budget July 2001</u>	<u>Revised Budget Nov. 2001</u>
Construction	\$ 503,000	\$ 799,000
Design, Inspection and Administration		
Consultants	51,813	73,500
Design/Construction Services	10,187	17,000
Contingency	<u>37,000</u>	<u>5,500</u>
TOTAL	<u>\$ 602,000</u>	<u>\$ 895,000</u>

Dey House Addition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Nov. 2001	Requested

Background This project would construct an addition to the Dey House, an 1857 residential structure with historic significance, which houses the University of Iowa Program in Creative Writing (The Iowa Writers' Workshop).

The Dey House is located on the east campus to the southwest of the President's Residence.

Project Scope The proposed project would include construction of a building addition or a freestanding structure to the Dey House.

- Based on the expectations associated with the gift funding for the project, it is anticipated that the additional space would provide improved facilities for teaching as well as new initiatives.

Estimated Cost \$2 million.

Funding Gifts to the University.

Design Services Expressions of interest to provide design services were received from 18 firms.

Five firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.

The firm was selected based on its understanding of the project and the needs of The Writers' Workshop program, and its very satisfactory performance on recent University projects.

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

Melrose Avenue Parking Facility Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2001	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2001	Requested

Background The four parking ramps that serve the UIHC provide parking for virtually all patients and visitors, as well as a limited number of faculty and staff.

The University has indicated a need to expand the west campus parking facilities, particularly those that provide parking for UIHC patients and visitors.

Project Scope The proposed project would include:

- Expansion of the Melrose Avenue Facility located along the north side of Melrose Avenue between the Field House and the Pomerantz Pavilion.
- Construction of additional spaces to accommodate faculty and staff parking, which would make additional space available in the three remaining ramps for clinical patients visiting the Pomerantz Pavilion.

Estimated Cost \$10 million.

Anticipated Funding Parking Revenue Bonds.

Design Services Expressions of interest to provide design services were received from four firms.

Three firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

The firm was selected based on its understanding of the project and its very satisfactory performance on recent and complex University parking structures.

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

Currier and Stanley Residence Halls—Fire Protection Upgrade

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing—Fire Protection Upgrade</u>			
Permission to Proceed Agreement for Schematic Design and Cost Estimates (Alvine and Associates)	\$ 288,000	July 1995 July 1997	Approved Approved
<u>Currier and Stanley Residence Halls—Fire Protection Upgrade</u>			
Engineering Agreement (Alvine and Associates)	252,450	Jan. 2000	Approved
Project Description and Total Budget	3,609,000	June 2000	Approved
Engineering Amendment #1 (Alvine and Associates)	35,390	April 2000	Ratified*
Construction Contract Award— General Construction Contract (First Commercial Construction)	2,721,000	Dec. 2000	Request Withdrawn
(Unzeitig Construction)	3,049,000	Dec. 2000	Approved
Construction Contract Award— Water Main Improvements (Maxwell Construction)	138,000	Aug. 2001	Ratified
Engineering Amendment #2	32,200	Nov. 2001	Requested
Engineering Amendment #3 (Alvine and Associates)	16,350	Nov. 2001	Requested

* Approved by the University in accordance with Board procedures.

- Background The project will upgrade fire suppression and emergency systems in Currier and Stanley Residence Halls.
- The project includes the installation of sprinkler systems, upgrade of alarm and detection systems, addition or upgrade of emergency generators, and improvements to the fire rating of stairwell and elevator enclosures.
- Amendments The amendments would provide compensation for the following additional design services:
- Amendment #2 (\$32,200)**
- Extension of the sprinkler system and installation of additional draft stops for the Currier Hall attic.
 - Replacement or addition of doors for proper fire separation.
 - Issuance of a separate bid package for asbestos abatement.
 - Modifications to Stanley Hall skylight.
- Amendment #3 (\$16,350)**
- Redesign of the sprinkler system to accommodate the Currier Hall Dining Area Renovation project.

Biological Sciences Renovation/Replacement—Phase 2

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Phases 1 and 2</u>			
Permission to Proceed		Oct. 1994	Approved
Program Statement		Nov. 1996	Approved
<u>Phase 2</u>			
Architectural Agreements			
Final Schematic Design Services (Brooks Borg and Skiles)	115,000	Sept. 1998	Approved
Detailed Design Services (Brooks Borg and Skiles)	1,084,000	June 1999	Approved
Architectural Amendment #1 Schematic Design	33,100	July 1999	Ratified*
Project Description and Total Budget	16,840,000	May 2000	Approved
Construction Contract Award—Phase 2a, Asbestos Abatement			
(Iowa-Illinois Thermal Insulation)	110,415	August 2000	Ratified
Construction Contract Award— General Construction			
(McComas-Lacina Construction)	10,770,000	August 2000	Ratified
Construction Contract Award—Phase 2b, Asbestos Abatement			
(M.E.D.A.)	26,392	May 2001	Ratified
Architectural Amendment #2	15,170	Nov. 2001	Requested
Architectural Amendment #3 (Brooks Borg and Skiles)	24,600	Nov. 2001	Requested

*Approved by University in accordance with Board procedures.

Background The Phase 2 project includes the complete interior reconstruction of Old Biology (constructed in 1902), and renovation of the heating, ventilating and air conditioning systems and life safety components of Biology 1 and 2 (constructed in 1965 and 1971, respectively).

Amendments The amendments would provide compensation for the following additional design services:

Amendment #2 (\$15,170)

- Consolidation and relocation of the administrative suite to meet staffing needs.

Amendment #3 (\$24,600)

- Interior design services for Old Biology and teaching laboratories.

Health Sciences Campus—Utility Relocation—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Health Sciences Campus Plan</u> Permission to Proceed		May 1996	Approved
<u>Utility Relocation—Phase 2</u> Engineering Agreement (Stanley Consultants, Muscatine, IA)	113,500	April 2001	Approved
Project Description and Total Budget	1,300,000	Oct. 2001	Approved
Engineering Amendment #1 (Stanley Consultants)	25,000	Nov. 2001	Requested

Background The Phase 2 project would continue the relocation and extension of utility services for the Health Sciences Campus including the site of the remaining portion of the Steindler Building, which will be demolished.

The project would include the relocation of water and storm sewer lines, and removal and replacement of sanitary sewer lines, to accommodate the landscape improvements and future phases (Buildings B and C) of the Medical Education and Biomedical Research Facility.

Amendment **Amendment #1 (\$25,000)** would provide compensation for the following additional services:

- Coordination of plans and specifications for bidding the utility project with the **Health Sciences Campus—Site Improvements—Phases 2B and 3** project.
- Preparation of staging plans, and subsequent revisions and updates, to these plans.

Newton Road Parking Ramp

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan Permission to Proceed		May 1996	Approved
Architectural Agreement—Schematic Design (Herbert Lewis Kruse Blunck)	\$ 55,000	July 1996	Approved
Schematic Design		June 1997	Approved
Project Description and Total Budget	11,950,00	June 1997	
Architectural Agreement—Design Development (Herbert Lewis Kruse Blunck)	695,815	June 1997	Approved
Construction Contract Award (McComas-Lacina Construction)	10,368,900	Sept. 1998	Ratified
Architectural Amendment #1	179,858	Dec. 1998	Approved
Architectural Amendment #2	117,614	Feb. 2001	Approved
Architectural Amendment #3 (Herbert Lewis Kruse Blunck)	19,908	Nov. 2001	Requested

Background The project constructed a parking ramp to the north of the Medical Education and Biomedical Research Facility to serve the Health Sciences Campus.

The structure also houses the Northwest Campus Chilled Water Plant.


Amendment **Amendment #3 (\$19,908)** would provide compensation for:

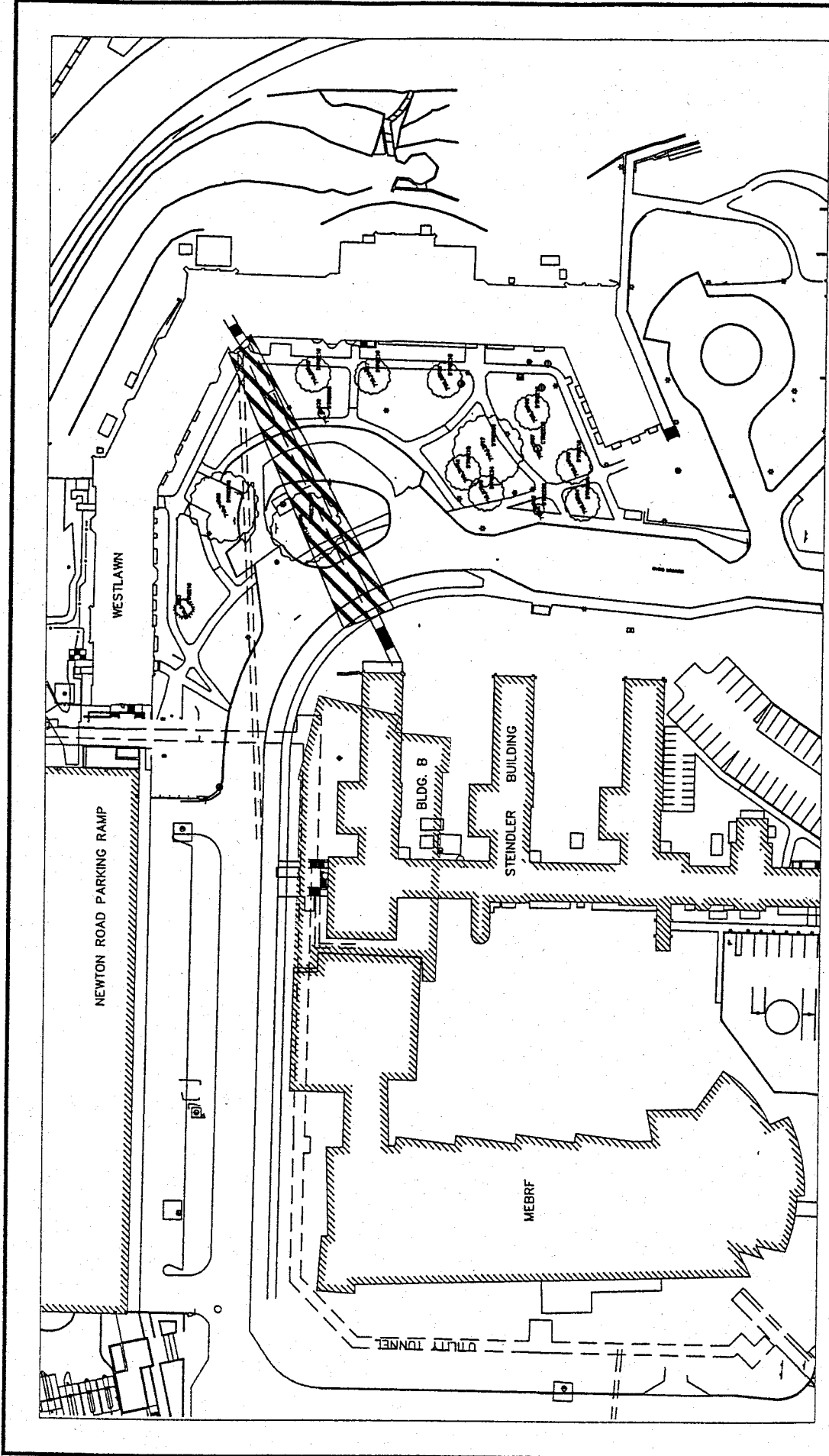
- Preparation of additional record documents.

* * * * *

Included in the University's capital register for Board ratification is one project budget under \$250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, two construction contracts awarded by the Executive Director, and the acceptance of four completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Robert J. Barak

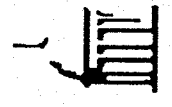


Plotted 9-24-01
 HSC-WL-tunnel

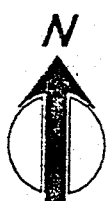
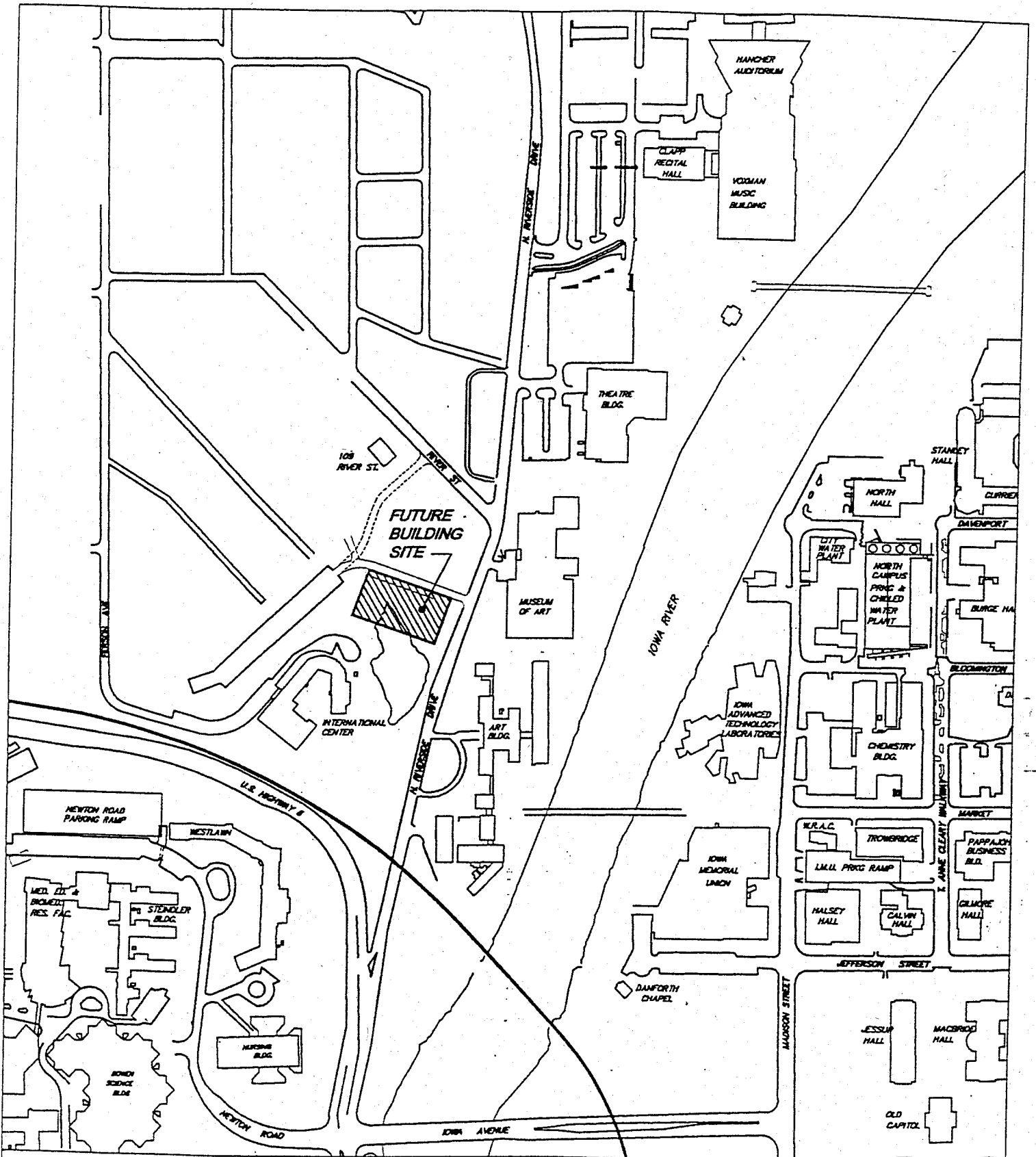
LOCATION MAP
 Health Sciences Campus
 Westlawn Tunnel Replacement



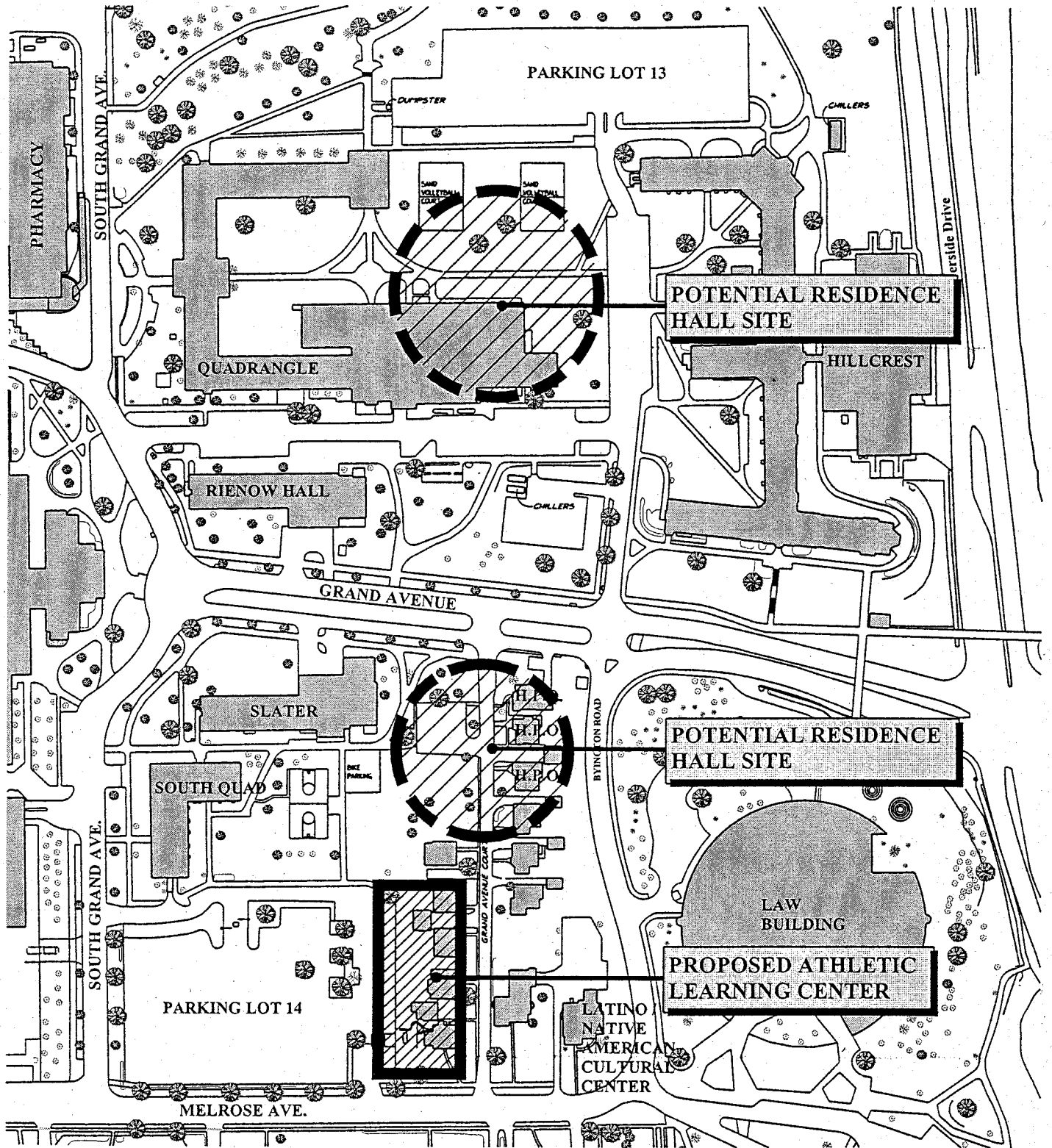
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THE UNIVERSITY OF IOWA



FUTURE ART BUILDING VICINITY MAP



SITE LOCATION STUDY



0 20 40 80



West Campus Residence Area Master Plan

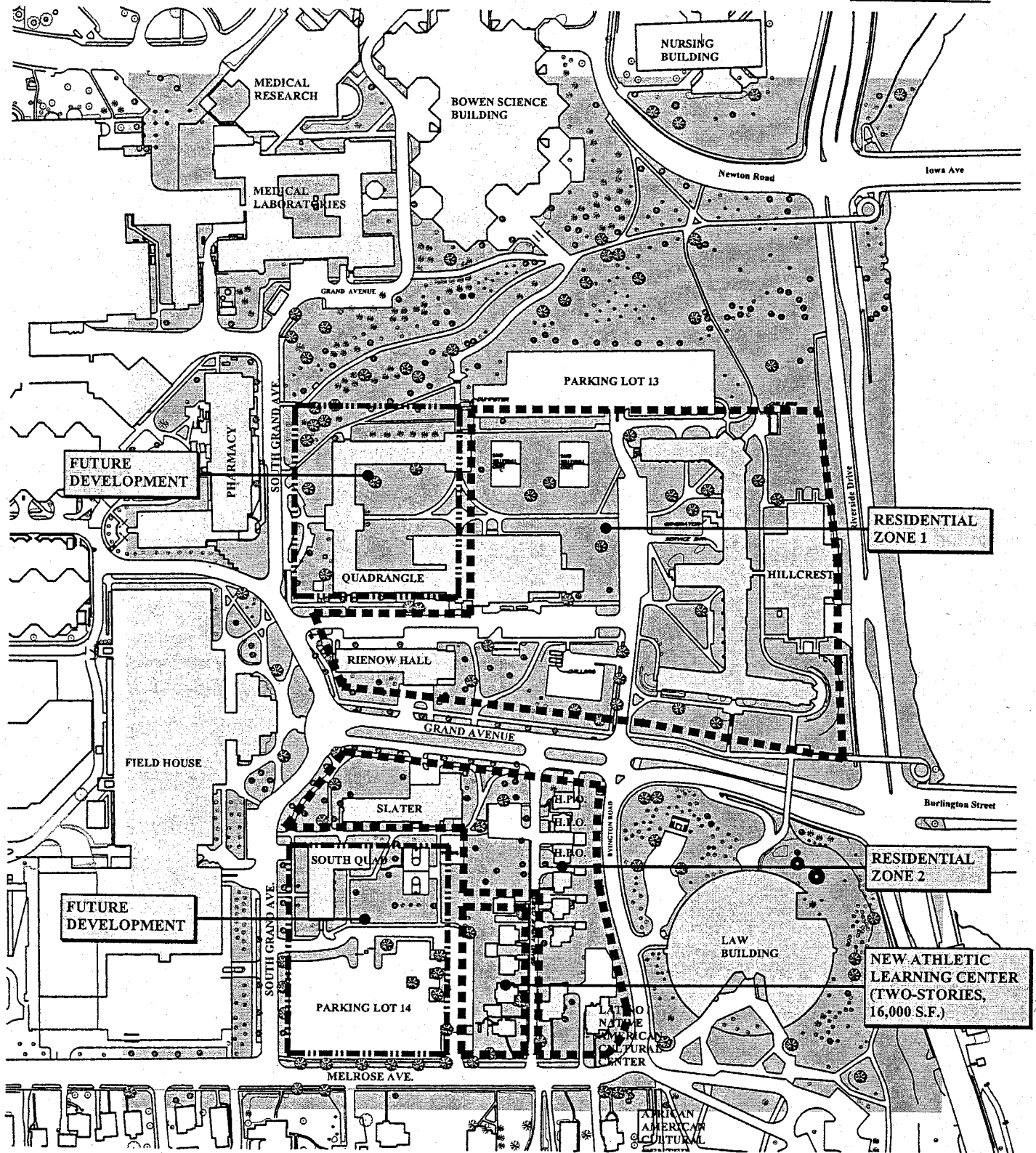
UI# 020696 / OP# 01232

University of Iowa

November 2, 2001

Iowa City, Iowa

- OPN Architects, Inc.
- Einhorn Yaffee Prescott
- Brian Clark & Associates
- Alvine & Associates
- Shive Hattery, Inc.



PROPOSED SITE USAGE



0 30 60 120



West Campus Residence Area Master Plan

UI# 0210696 / OPN# 01232

University of Iowa

October 22, 2001

Iowa City, Iowa

- OPN Architects, Inc.
- Einhorn Yaffee Prescott
- Brian Clark & Associates
- Alvine & Associates
- Shive Hattery, Inc.