

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending approval of:

1. The following actions for the **Dental Science Building – Renovate Galagan Auditoria** and **UIHC – Relocation of Pediatrics and Psychiatry Department Offices** projects, major capital projects as defined by Board policy:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for Dental Science and Attachment B for Pediatrics);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the selection of Invision Architecture for the Dental Science project and design professional selection process for the Pediatrics project.
2. The following actions for the **UIHC – Iowa River Landing Clinical Service Expansion** 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 C);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design, and project description and budget (\$5,420,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
3. The project budget (\$4,000,000), and selection of West Plains Engineering of Cedar Rapids, IA as the design professional and Gilbane Building Company of Providence, RI as the construction manager for the **UIHC – JPP West Electrical Power Upgrade and New Transformer Vault** project.

Executive Summary:

The University requests permission to proceed with project planning for the **Dental Science Building – Renovate Galagan Auditoria** project, which would renovate the auditoria (routinely partitioned into three separate spaces for classroom activities; with partitions removed, the space can accommodate up to 340 people) including replacement of the seating and finishes, renovation of all auditoria entries to address Americans with Disability Act accessibility issues, replacement of the audio / visual systems, new energy-efficient lighting, and additional power and wireless access. The project also includes replacement of heating, ventilating and air conditioning systems serving this highly utilized area. The College's educational mission will be enhanced with the inclusion of new audio-visual technology, enabling remote lecture and

wireless network capabilities into the auditoria. The estimated project cost of \$3 million would be funded by College of Dentistry gifts and earnings. The location of the Dental Science Building is shown on Attachment D.

The University also requests a waiver of the Board's selection process and utilization of the firm of InVision Architecture as the architect for the project. InVision was selected through the Board's selection process for the renovation of the south wing, which is ongoing, and for which state appropriations were approved in 2011. In addition, the firm completed a feasibility study for the renovation of the auditoria in January 2014.

The University requests permission to proceed with project planning for the **UIHC – Relocation of Pediatrics and Psychiatry Department Offices** project, which would develop replacement faculty and staff offices, and conference and teaching facilities for the Departments of Pediatrics and Psychiatry. The relocation of these facilities, which are currently located on level 2 of the John Colloton and John Pappajohn Pavilions, is required to support the expansion of the Pediatric Specialties Clinic. The Department of Pediatrics offices would be relocated to level 1 of the General Hospital and Boyd Tower, and the Department of Psychiatry would move to rooftop shell space nearing completion on level 7 or 8 of the Colloton Pavilion. The estimated project cost of \$4.8 million would be funded by University Hospitals Building Usage Funds.

The University requests approval of the schematic design, and project description and budget (\$5,420,000) for the **UIHC – Iowa River Landing Clinical Service Expansion** project, which would develop additional outpatient clinical facilities on levels 4 and 5 of the Iowa River Landing medical office building by finishing approximately 15,700 square feet of shelled-in space. The ambulatory services to be offered in this expansion space would be delivered by physicians and other clinical staff from the Departments of Urology, Internal Medicine and Surgery, and providers of infusion services. The schematic design booklet for the project, which would be funded by University Hospitals Building Usage Funds, is included with Board's agenda materials.

The University requests approval of the project description and budget (\$4,000,000), selection of West Plains Engineering of Cedar Rapids, IA as the design professional and Gilbane Building Company, Providence, RI as the construction manager-agent for the **UIHC – JPP West Electrical Power Upgrade and New Transformer Vault** project, which is needed to correct an imbalance of electrical power distributed among existing transformers and provide electrical power for the shell space currently under construction as part of the Level 7 & 8 Infill project. The project would be funded by University Hospitals Building Usage Funds.

UIHC requests a waiver of the design professional selection process and the selection of West Plains Engineering for the project. The option selected to provide the additional power to the John Pappajohn Pavilion resulted from a feasibility study conducted by West Plains Engineering. Utilizing the firm for the design will allow this project to maintain an aggressive schedule. In addition, West Plains Engineering is a single source firm that has experience with bringing both high voltage power to transformer vaults as well as electrical distribution from the transformers.

Due to complex coordination requirements, a congested and tight location for the new transformer vault, and a compressed and aggressive schedule for getting the additional power on line, UIHC wishes to utilize a construction manager to provide preconstruction and

construction management services for the project. UIHC requests the selection of Gilbane Building Company, Providence, RI to provide these services. Gilbane is the construction manager on the Children’s Hospital and the enabling projects, some of which are located in the same area as the new transformer vault.

Details of the Projects:

Dental Science Building – Renovate Galagan Auditoria

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Mar. 2014	Requested
Selection of Design Professional (Invision Architecture; Des Moines)		Mar. 2014	Requested
Initial Review and Consideration of Project Evaluation Criteria		Mar. 2014	Receive Report

The auditoria are located on the first level of the Dental Science Building in an area that connects the north and south wings of the facility. The south wing, built in 1973, which hosts all clinical activities of the College, is currently undergoing significant renovation, funded primarily from state appropriations. When complete in 2016, this project will provide a state-of-the-art experiential lab and instructional environment serving every dentistry student. It will also provide renovated space for fully modernized public clinical services and practice.

The smaller, north wing of the Dental Science Building hosts the College’s administrative and faculty offices, various classroom spaces and research laboratories. University funds and private gifts to the College have been utilized to address deferred maintenance items and to modernize the north wing.

UIHC – Relocation of Pediatrics and Psychiatry Departmental Offices

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Mar. 2014	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Mar. 2014	Receive Report

The Pediatric Specialties Clinic (PSC) opened on level 2 of the Colloton Pavilion in 1982. Over the years, there have been several modest expansions and minor renovations to the Clinic’s space to meet the increased demand for examination and treatment rooms and other special patient care facilities. (From FY 2010 to FY 2013, the PSC patient clinic visit volume increased by over 23%.) However, because of lack of space for further clinic expansion, it has become more difficult to accommodate additional patient growth. With the development of expanded PSC patient care and support facilities it is projected that by FY 2020, the PSC’s annual clinic visit volume could grow to nearly 60,000 visits, a 60% increase from FY 2013.

By developing replacement offices, conference and teaching facilities for the Department of Pediatrics and Psychiatry, approximately 27,000 gross square feet of space that adjoins the PSC on level 2 of the Colloton and Pappajohn Pavilions will be freed-up, permitting expansions of the PSC's ambulatory care services and capacity, and development of a direct physical connection between these services and the new Children's Hospital.

UIHC – Iowa River Landing Clinical Service Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2013	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2013	Received Report
Selection of Design Professional (Neumann Monson Architects, Iowa City)		Sept. 2013	Approved
Design Professional Agreement	\$ 431,900	Dec. 2013	Not Required*
Program Statement		Feb. 2014	Not Required*
Schematic Design		Mar. 2014	Requested
Project Description and Budget	\$5,420,000	Mar. 2014	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Mar. 2014	Receive Report

*Approved by Executive Director, consistent with Board policies

The additional space is needed to accommodate growth that has occurred since the opening of the Iowa River Landing (IRL) in October, 2012, as well as meet projected future clinic visit volume and the addition of new clinical services. Patient volume has grown principally for clinical services provided by Urology and the Cardiovascular Medicine Division of the Department of Internal Medicine. It is anticipated that, with the aging of the state's population, these clinical services will continue to see significant growth in patient visits, as will services provided by other Internal Medicine subspecialties, and the Department of Surgery's Division of Vascular Surgery.

The Urology Clinics at UIHC and IRL have seen consistent and steady growth, resulting in the need for additional clinical and support space. The annual growth in clinic visits between the two sites has averaged 5.4% over the last three years, and is expected to grow 4% annually over the next five years. The expansion would provide for an additional six examination rooms and accommodate an additional provider care team.

Heart and Vascular Center clinical services have expanded at IRL and new providers from Cardiovascular Medicine and Vascular Surgery are being added to meet the increase in patient visits, which are expected to grow by 4.4% annually over the next five years. The expansion will provide six additional examination rooms to accommodate two provider care teams.

The anticipated increase in demand for the other Internal Medicine subspecialty services is expected to be 3.5% annually over the next five years. The expansion will allow for twelve additional Internal Medicine examination rooms that can accommodate up to four providers, allowing for decreased waiting times for appointments.

This project will also enable the development of a Comprehensive Diabetes Center at IRL. The goal of the Comprehensive Diabetes Center is to bring together a multi-disciplinary team to address the complex medical issues of the diabetic patient. The clinic expansion will provide six examination rooms for two diabetic provider teams. The remaining clinical space to be developed will serve a subset of adult cancer clinic and infusion therapy patients who now receive their care in the Holden Comprehensive Cancer Center on UIHC's main campus. The Center has seen a significant increase in use, resulting in a shortage of infusion therapy stations. The UIHC analysis of the Cancer Center's clinic and infusion therapy patients and the services they receive indicates a number of these patients could safely, effectively and more conveniently receive their care at IRL. Shifting these patients to IRL will provide additional capacity at the Cancer Center for patients with more complex diagnoses.

This facility will include development of 39 exam rooms, two treatment rooms, the necessary facilities for patient reception and waiting, and other clinical support services. The following summarizes the net assignable square footage (nasf) included in the program and schematic design:

FUNCTION:	NASF
Patient Reception:	
Waiting and Reception	<u>1,226</u>
Subtotal	1,226
Patient Care and Support:	
Consult, Intake and Counseling	296
Education	315
Exam	5,182
Treatment	1,572
Physician / Nursing Work Rooms	2,734
Restrooms	<u>503</u>
Subtotal	10,602
Clinical Support:	
Nurse Station	157
Laboratory	78
Clean and Soiled Utility and Med. Prep.	807
Housekeeping	80
Subtotal	<u>1,122</u>
TOTAL	12,950

Project Budget

Construction	\$4,336,000
Planning, Design & Management	650,400
Contingency	<u>433,600</u>
TOTAL	<u>\$5,420,000</u>

Source of Funds: University Hospitals Building Usage Funds

Construction is scheduled to commence in the fourth quarter of FY 2014, with construction completed during the third quarter of FY 2015.

UIHC – JPP West Electrical Power Upgrade and New Transformer Vault

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (West Plains Engineering, Cedar Rapids)		Mar. 2014	Requested
Construction Manager – Agent Selection (Gilbane Building Co; Providence, RI)		Mar. 2014	Requested
Project Description and Budget	\$4,000,000	Mar. 2014	Requested

In addition to providing power for the shell space currently under construction as part of the JPP Level 7 & 8 Infill project, the additional electrical power will support future departments that will occupy the infill space, the future expansion of the OR Suite and Cath Labs into JPP and the partial infill of the JPP atrium. The existing electrical distribution system cannot handle the increased load.

Work includes construction of a new exterior below grade concrete electrical transformer vault just south of the existing interior vault and install two new electrical transformers with associated components. In addition, the project would cross connect two existing electrical distribution panels to shed load from an existing overloaded transformer to one that has spare capacity.

Project Budget

Construction	\$3,200,000
Planning, Design & Management	480,000
Contingency	<u>320,000</u>
TOTAL	<u>\$4,000,000</u>

Source of Funds: University Hospitals Building Usage Funds

Construction must be completed by fall 2014 to meet the increasing electrical needs of facilities and services in JPP.

Dental Science Building – Renovate Galagan Auditoria
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: Built in 1973, the south wing of the Dental Science Building is currently undergoing significant renovation. This renovation project was made possible by state funding approved in 2011. The south wing of Dental Science Building hosts all clinical activities of the College. When complete in 2016 this project will provide a state-of-the-art experiential lab and instructional environment serving every dentistry student. It will also provide renovated space for fully modernized public clinical services and practice. Building envelope conditions for both the south and north wings will also be addressed.

The smaller north wing of the Dental Science Building hosts the College's administrative and faculty offices, various classroom spaces and research labs. University funds and private gifts to the College have been utilized to address deferred maintenance items and to modernize the north wing. The renovation of the Galagan Auditoria, the link between the two wings, will provide appropriate teaching spaces which is key to the success of the College and its students. The College's educational mission will be enhanced with the inclusion of new audio-visual technology enabling remote lecture and wireless network capabilities.

Other Alternatives Explored: The auditoria serve as a critical component of the College of Dentistry educational mission. The spaces associated with this collection of auditoria have worked well to address classroom needs of the College. Flexibility offered by isolating or combining the auditorium area continues to meet the College's needs. Care and renovation of the area has been incremental in the past. Given the age and condition of the space, the option to coordinate outstanding functional and operational needs is the most sensible and efficient use of funding. Continued use in its current condition without improvements contemplated by this project will increase instances of functional interruptions thus impacting the value of the spaces.

Impact on Other Facilities and Square Footage: This project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: The project will be funded through College of Dentistry Gifts and Earnings.

Financial Resources for Operations and Maintenance: The project involves renovating existing space and will not require new O&M resources. Design of appropriate finishes and modernized systems will reduce daily operational needs for the space.

External Forces Justifying Approval: NA

**UIHC – Relocation of Pediatrics and Psychiatry Department Offices
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: Completion of this project which will make it possible to expand the Pediatrics Specialty Clinic will contribute to UI Hospitals and Clinics' efforts in meeting all elements of the UI Health Care mission, "Changing Medicine, Changing Lives." It will enhance the UI Hospitals' capabilities for delivering superb patient care, innovative educational programs and facilitating pioneering discoveries. The project is also supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014-2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone, 2) to advance world class discovery through excellence and innovation in biomedical and health services research, 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) to foster a culture of excellence that values, engages and enables our workforce, 5) to create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Completion of this project will provide the Departments of Pediatrics and Psychiatry with replacement facilities for their academic offices, conference rooms and teaching facilities, while enabling the development of a renovated and expanded Pediatric Specialties Clinic, as part of the UI Children's Hospital project.

Other Alternatives Explored: There are no other alternative locations available that can accommodate the Departments of Pediatrics and Psychiatry faculty and staff offices, conference and teaching facilities which must be relocated to permit expansion of the Pediatric Specialties Clinic, except for their relocation to space in the General Hospital, Boyd Tower and John Colloton Pavilion as described in this document.

Impact on Other Facilities and Square Footage: This project will result in the relocation of approximately 27,000 gsf of clinical department office, conference and teaching facilities on the second level of John Colloton and John Pappajohn Pavilions to permit development of renovated and expanded Pediatric Specialties Clinic facilities. The space to accommodate these relocated functions will be provided through the relocation of Health Care Information Systems staff from level 1 of General Hospital and Boyd Tower to other temporary locations at UIHC and ultimately to an off-site UIHC Support Services Facility to be developed in the Forevergreen Business Park, in Coralville, Iowa, (per Board of Regent, State of Iowa, approval of the lease agreement at their October 23-24, 2013 meeting) and by the finishing of rooftop shell space on level 7 or 8 John Colloton Pavilion. No space will be abandoned or demolished.

Financial Resources for Construction Project: The project will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved.

Financial Resources for Operations and Maintenance: No significant change in operating expense is expected. The source of funds to cover the associated operating and maintenance costs will be hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The moving of the Department of Pediatrics and Psychiatry offices, conference and teaching facilities to permit expansion of the Pediatric Specialties Clinic is an important element in enabling the UIHC to meet all components of its tri-partite mission. With the expanded Pediatric Specialties Clinic, patient care will be enhanced through expanded clinic examination, treatment and support facilities and the design of these facilities will be focused on providing a more comfortable and patient-friendly environment.

The project's design will meet all building codes and standards, as well as the most recently published 2010 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate hospital licensing and construction in Iowa and most other states and are used by Medicare and The Joint Commission to develop new regulations and standards. The design will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

UIHC – Iowa River Landing Clinical Service Expansion
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: Completion of this project will contribute to UI Hospitals and Clinics' efforts in meeting all elements of the UI Health Care mission, "Changing Medicine, Changing Lives." It will greatly enhance the UI Hospitals' capabilities for delivering superb patient care, innovative educational programs and facilitating pioneering discoveries. The project is also supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014-2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone, 2) to advance world class discovery through excellence and innovation in biomedical and health services research, 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) to foster a culture of excellence that values, engages and enables our workforce, 5) to create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Completion of this project will be of significant benefit to UI Health Care in meeting its patient care mission by providing space to assist in accommodating the continued growth in outpatient services at the Iowa River Landing location. Since this facility became operational in October, 2012, it has seen greater growth than projected in a number of the patient care services now provided at this new clinical location.

Other Alternatives Explored: The project is required to address the aforementioned need for additional patient examination rooms and other support facilities at the Iowa River Landing medical office building. Based on current and anticipated future growth in this facility's patient service volume there are no alternatives that could be implemented that would address this need.

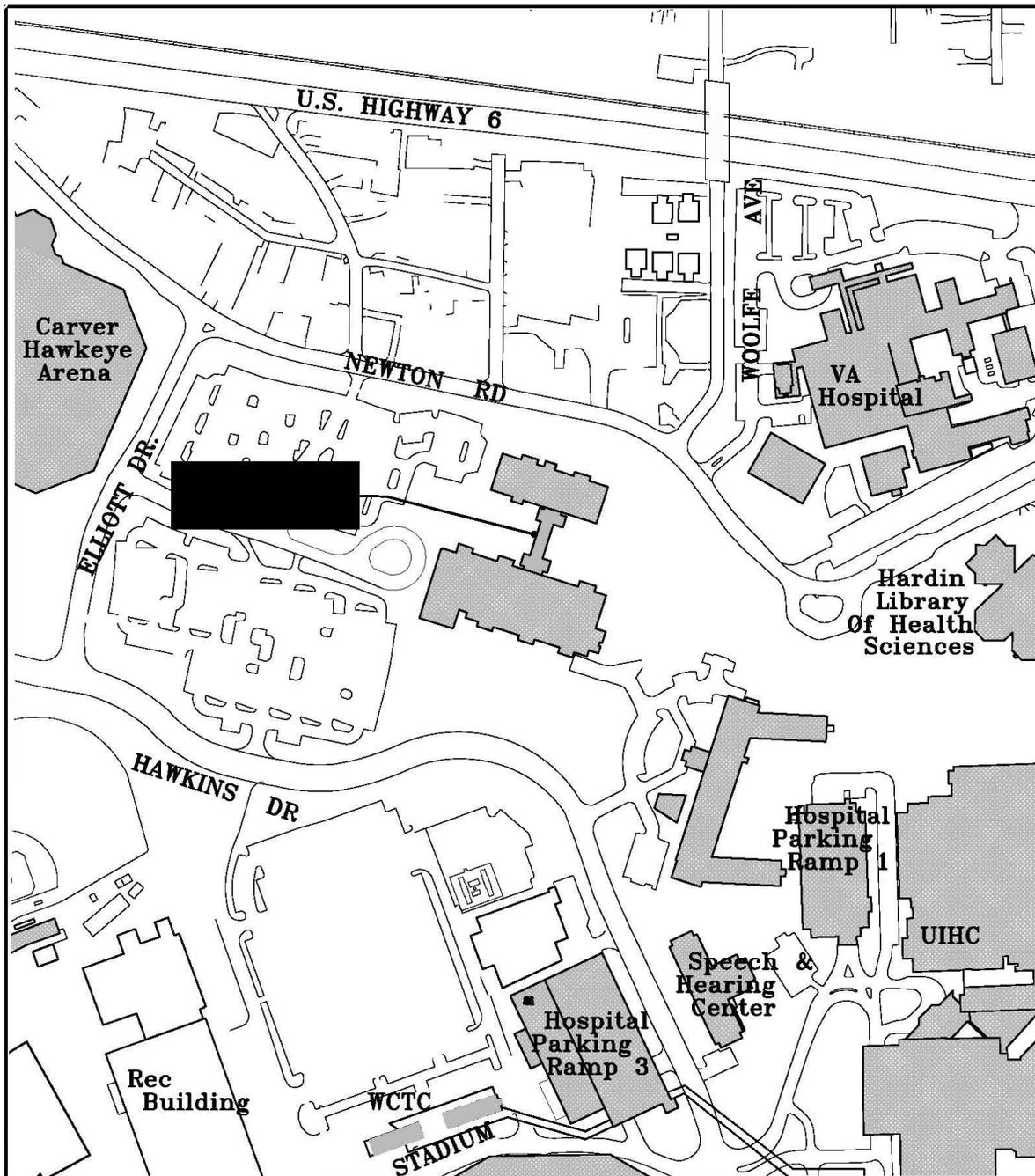
Impact on Other Facilities and Square Footage: No space will be abandoned or demolished. The expanded ambulatory care clinic facilities will make it possible to meet the need for additional off-campus examination and treatment facilities while decompressing several heavily utilized outpatient clinical services on UIHC's main campus. In addition, the project will make it possible to reallocate space on the main campus to clinical services that require additional space and to meet new space needs.

Financial Resources for Construction Project: The project will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved. The preliminary estimate for the internal rate of return over the life of the project is 13%.

Financial Resources for Operations and Maintenance: The source of funds to cover the additional operating costs associated with the incremental increase in building space will be hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: Demand for medical services at UIHC continues to increase. Overall clinic visit activity has increased 6.3% over the last three years. The primary and specialty services offered at IRL, which are planned for use of the new space, have either been growing or have grown beyond the capacity of their current space.

The project's design will meet all building codes and standards, as well as the most recently published 2010 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate hospital licensing and construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards. The design will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.



<p>THE UNIVERSITY OF IOWA</p>  <p>3-Exhibits\BOR\ DSB-Galagan.dwg Project # 0500901 Plotted: Jan. 22, 2014</p>	<p>N</p>  <p>Scale: 1"=250'</p>	<p>Location Map:</p> <p>Dental Science Building Renovate Galagan Auditoria</p>
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