

CONTACT: Joan Racki

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

**Action Requested:** Considering recommending approval of:

1. The following actions for the **Madison Street Residence Hall – Construct New Facility** and **Burge Residence Hall – Expand Dining** 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 Residence Hall and Attachment B for Burge Hall);
  - 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 design professional selection process and consideration of the use of an alternative delivery method in lieu of the traditional design-bid-build process for the Residence Hall project.
  
2. The following actions for the **Seamans Center for Engineering Arts and Sciences – South Annex Addition, Medical Laboratories – Renovate 3<sup>rd</sup> Floor South** and **Main OR Suite Operating Room Replacements** projects, major capital projects 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 for Engineering, Attachment D for Medical Laboratories and Attachment E for Operating Room Replacements);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Approve the schematic designs, and project description and budgets (\$37,100,000 for Engineering; \$2,998,707 for Medical Laboratories and \$20,619,725 for Operating Room Replacements), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
  
3. Project description and budget (\$2,877,381) for the **Power Plant – Flood Mitigation Measures** project; revised project description and budget (\$75,800,000) and contract award for hardscape and landscape component (\$5,127,722) for the **Hospital Ramp 2 Replacement** project; and revised project description and budget (\$17,000,000) for the **Levels 7 & 8 John Colloton and John Pappajohn Pavilions Rooftop Infills** project.

**Executive Summary:**

The University requests permission to proceed with project planning for the **Madison Street Residence Hall** project, which would construct a new residence hall west of the North Campus Parking Ramp on the site of the old Iowa City Water Plant. (See Attachment F.) The new facility would include approximately 800 beds in a structure between 7-10 floors of student rooms, one floor of common area space, and one floor of maintenance, mechanical / electrical, and storage space. Concurrent with this project the University is studying the options for providing needed dining services for this area of campus. Should an addition to Burge (see **Burge Residence Hall – Expand Dining** project [detailed below]) not fully address the dining needs created by the new residence hall, dining services would be added to the proposed new building. The estimated cost of \$80 - \$90 million (excluding any in-building provisions for dining services) would be funded by Dormitory Revenue Bonds and Improvement Funds.

The University is in the process of successfully completing two alternative delivery (design-build) projects and sees the proposed new residence hall project as another ideal project type for similar delivery and wishes to explore the option for this project. Design-build would allow for a best-value selection of a contractor/architect team, while maintaining a selection process that includes construction price bidding. This method would also allow for completion of construction in an accelerated manner, allowing for student occupancy by the earliest possible date.

As the project progresses and the scope and schedule are more fully defined, the University will confirm whether use of alternative delivery would provide the anticipated benefit to the project. The University would thereafter develop procedures for alternative delivery that are consistent with Iowa Code § 262.34 and seek authorization from the Executive Director to proceed with the method selected. Progress on the project and the advantages and disadvantages considered in selecting an alternative delivery system would be reported to the Board at the time the project description and budget are submitted for approval.

The University requests permission to proceed with project planning for the **Burge Residence Hall – Expand Dining** project, which would construct additional dining at the Burge Dining facility, which currently serves all students housed on the east side of campus. An initial investigation would determine the maximum capacity for an enlarged Burge Dining facility and determine whether or not additional food service facilities would need to be incorporated into the Madison Street Residence Hall project, for which permission to proceed with project planning is requested in this agenda item. If the increased dining capacity can be achieved within the Burge Hall facility, the estimated project cost is \$10 - \$12 million, which would be funded by Dormitory Revenue Bonds and Improvement Funds. (The location of Burge Residence Hall is shown on Attachment G.)

The University requests approval of the schematic design, and project description and budget (\$37,100,000) for the **Seamans Center for the Engineering Arts and Sciences – South Annex Addition** project, which would construct an elevated building addition (approximately 65,000 gross square feet) at the south end of the existing Seamans Center. The addition would allow for engineering classes to move back into the building, fluids teaching labs to be held within the building, and provide for relocation of the Center for Computer Aided Design (CCAD) and IIHR - Hydroscience & Engineering departmental offices into the facility. CCAD and IIHR (located in the Engineering Research Facility and Stanley Hydraulics Lab respectively, as well as additional

specialized research facilities) are growing research programs in need of the additional space to be provided in this project. Construction of the addition would also allow Student Academic Services, Professional Development and Admissions to relocate to more visible and accessible locations to better serve current and prospective students. The project would be funded by College of Engineering gifts and earnings, and building renewal and treasurer's temporary investment income for the general assignment classroom space. The schematic design booklet, showing the location of Seamans Center, is included with the Board's agenda materials.

The University requests approval of the schematic design, and project description and budget (\$2,998,707) for the **Medical Laboratories – Renovate 3<sup>rd</sup> Floor South** project, which would modernize approximately 5,300 gross square feet of research laboratories and offices on the third floor south of the facility. A metabolic phenotyping core facility is needed to support increased diabetes-related research resulting from the establishment of the Fraternal Order of Eagles Diabetes Research Center. The project would be funded by Carver College of Medicine gifts and earnings, and treasurer's temporary investment income. A map showing the location of the Medical Laboratories facility is incorporated into the schematic design booklet, which is included with the Board's agenda materials.

The University requests approval of the schematic design, and project description and budget (\$20,619,725) for the **Main OR Suite Operating Room Replacements** project, which would renovate 9,656 gross square feet of space on level five of the John Pappajohn Pavilion (currently occupied by the Chronic Pain Clinic which is being relocated to new facilities being constructed on the fourth level of the Pomerantz Family Pavilion) to develop four replacement operating rooms and associated support areas. The space is immediately adjacent to the main operating room suite on level five of the John Colloton Pavilion. The operating rooms would be designed to be used by all surgical specialties and to accommodate the increased number of specialized surgical procedures. The schematic design booklet is included with the Board's agenda materials. The project budget would be funded by Hospital Building Usage Funds.

The University requests approval of the project description and budget (\$2,877,381) for the **Power Plant – Flood Mitigation Measure** project, which would provide for construction of six FEMA-approved Power Plant mitigation measures designed to keep the Main Power Plant in operation during times of Iowa River flooding. Steam from the plant is the sole source of building heat, process steam and a major energy source for chilled water used by facilities on both sides of the river. (The original plan submitted by the University to FEMA included 26 protective measures.) Work would include reinforcement of structural load members; waterproofing of the foundation; installation of floodwalls at basement openings, and at door and louver openings; and sealing of basement and pipe penetrations. The project would be funded by state and/or federal grants, and utility system funds. (See Attachment H for location of the Power Plant.)

The University requests approval of the revised project description and budget (\$75,800,000, an increase of \$9,647,000) for the **Hospital Ramp 2 Replacement** project, which is providing a below-grade replacement parking facility (approximately 700 spaces) for the original hospital parking ramp 2 constructed in 1978. Upon approval of the revised budget, the University also

requests award of the construction contract (\$5,127,722) to Calacci Construction Co., Inc., Iowa City, IA for the hardscape and landscape component of the project. The project also included the demolition of the 1978 ramp, and development of interim (during construction) patient and staff parking facilities. In addition, the project provides for establishment of a new main entrance plaza above the newly constructed underground structure. The budget revision is required to cover the cost of significant additions, with patient amenities, to the project and unanticipated conditions that have arisen during the project. The increase in the project budget would be funded with Hospital funds.

The University also requests approval of a revised project description and budget (\$17,000,000, an increase of \$2,788,000) for the **Levels 7 & 8 John Colloton and John Pappajohn Pavilions Rooftop Infills** project, which is developing shelled-in space by infilling existing rooftop space on levels 7 and 8 of the two pavilions. The project, currently under construction, will provide UIHC with additional clinical and support space in an area of the hospital where it has not been possible to meet space needs. The revised budget is needed to address additional construction costs that have occurred to date, additional construction manager services and fees due to significant winter and spring weather delays, and the efficiency of completing the mechanical and electrical portions of the build-out of the shell space as part of this project. When the project is complete, an additional 80,400 gross square feet of shell space will be available for clinical and inpatient functions. The increase in the project budget would be funded by University Hospitals Building Usage Funds.

**Details of the Projects:**

**Madison Street Residence Hall – Construct New Facility**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2014	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2014	Receive Report
Consideration of Use of an Alternative Delivery Method		Sept. 2014	Requested

Available/open land near the east-campus residence halls and close to the campus core provides an ideal site for a new residence hall. The site ground elevation is well above the flood threat levels on that part of campus and any development on the site will fully address access to and protection of the site and building operations, even in high water events.

The Mary Louise Petersen Residence Hall, currently under construction, and the scheduled demolition of Quadrangle Hall (built in 1920 and the site for the new Pharmacy Building), will result in a net increase of only 143 beds to the residence system. In addition, there is a current need for additional freshman/underclassman housing due to anticipated increases in

student enrollment. The University's on-campus housing stock has been fully-subscribed for many years. Returning student requests to live on campus have been largely unmet, resulting in the need to lease multiple private apartment complexes.

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**Burge Residence Hall – Expand Dining**

Project Summary

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

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Residence hall food service is a central component of on-campus students' daily lives. Dining facilities, at Burge for students residing on the east-side of campus and at Hillcrest for students residing on the west-side, are heavily used during all meal periods. The Burge Hall dining facility, which commonly has long wait lines, also accommodates students who choose to live in University leased apartments near the east campus. Since many undergraduate classes are held on the east side of the river, Burge Dining also serves many west-side residents who spend the day at classes on the east-side.

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**Seamans Center for Engineering Arts and Sciences – South Annex Addition**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Received Report
Design Professional Agreement - Programming – Schematic Design (BNIM; Des Moines)	\$ 612,900	Feb. 2013	Not Required*
Program Statement		Aug. 2014	Not Required*
Schematic Design		Sept. 2014	Requested
Project Description and Budget	37,100,000	Sept. 2014	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2014	Receive Report

\*Approved by Executive Director, consistent with Board policies

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The site includes a high volume, east-west campus pathway. The current serpentine walkway would be replaced with a 24-hour accessible elevator and accessible sidewalks connecting to the Lindquist Center. (The South Annex Addition [Addition] would be located to the south of Seamans Center and east of Lindquist Center.) The South entry into the Seamans Center would be relocated and upgraded to a universally accessible entry.

The original Engineering building was constructed in 1905 with a limestone exterior. The first addition was designed by Anshen+Allen and completed in 2002. The exterior of that addition is precast concrete that complements the original building finish. The exterior architecture of the proposed Addition balances the massing and window patterns of the original building and the Anshen+Allen addition by utilizing punched windows in solid walls and larger expanses of curtain wall. The new lobby and the first classroom level above grade include vision and spandrel glass similar to the current south face of the Seamans Center. The upper levels of the Addition would incorporate stone or precast concrete in similar texture and color to the existing Seamans Center.

The Addition will incorporate a central lobby created at the location of the current John Deere Courtyard. The two-story mass would create a lobby and collaboration area for the entire Seamans Center. Due to complex buried utility infrastructure, the remaining three levels of the Addition are elevated in a simple rectangular form above grade by a concrete pier structure that will allow daylight, air, and views.

The following summarizes the spaces included in the building program and schematic design:

<u>Function</u>	<u>Net Assignable Square Feet</u>
College of Engineering Teaching Labs	4,379
Student Support Services (Admissions, Professional Development & Academic Support)	8,029
Center for Computer Aided Design (CCAD)	7,705
IIHR – Hydrosience and Engineering	4,456
Wet and Dry Research Laboratories	6,748
General Assignment Classrooms	6,243
Learning Commons / Collaboration Space	<u>4,884</u>
TOTAL*	42,444

\*Includes 39,168 nsf of new construction and 3,276 nsf of remodeled space

By floor, the functions are summarized as:

<u>Floor</u>	<u>Function</u>
First Floor:	Fluids teaching laboratories, building support spaces & additional space for Engineer Computer Services
Second Floor:	Student Project Laboratory, Professional Development & Admissions and student collaboration space
Third Floor:	Student Academic Services and General Assignment Classrooms
Fourth Floor:	IIHR- Hydroscience & Engineering Offices and Shell Space for future wet and dry laboratories
Fifth Floor:	CCAD Offices and building support spaces

Project Budget

	<u>Budget</u>
Construction Costs	\$26,940,134
Planning, Design and Management	5,109,868
Furniture, Fixtures & Equipment	2,524,268
Contingency	<u>2,525,730</u>
TOTAL	<u>\$37,100,000</u>

SOURCE OF FUNDS:

College of Engineering gifts and earnings, and building renewal and treasurer's temporary investment income for general assignment classroom space

Construction is scheduled to commence in early 2016, with an anticipated completion date of the summer of 2017.

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**Medical Laboratories – Renovate 3<sup>rd</sup> Floor South**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2013	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2013	Received Report
Selection of Design Professional Rohrbach Associates (Iowa City)		Jan. 2014	Not Required*
Design Professional Agreement	\$ 296,000	June 2014	Not Required*
Program Statement		Aug. 2014	Not Required*
Schematic Design		Sept. 2014	Requested
Project Description and Budget	2,998,707	Sept. 2014	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2014	Receive Report

\*Approved by Executive Director, consistent with Board policies

Space continues to be renovated and modernized for the Carver College of Medicine as it becomes available due to the relocation of departments. The third floor south, between the east and west corridors in Medical Laboratories, will be vacated this year with the relocation of aseptic surgery to Pappajohn Biomedical Discovery Building (PBDB).

The current and projected growth of the Fraternal Order of Eagles Diabetes Research Center will significantly increase the quantity and quality of diabetes-related research at the University of Iowa. A metabolic phenotyping core facility needs to be in place to support these efforts. The facility would also be instrumental in competing for a National Institute of Health funded Diabetes Research Center grant, and would consolidate the metabolic phenotyping resources that would support the activities of the Diabetes Center investigators.

The demolition and construction would include walls, ceiling, HVAC, plumbing, electrical and data services, and installation of laboratory casework. Removal of skylights and a new roof structure would also be included.

The following summarizes the spaces included in the building program and schematic design:

<u>Function</u>	<u>Net Assignable Square Feet</u>
Office / Staff Support Areas	836
Indirect Calorimetry / Glucose Clamp Station	456
Laboratories / Equipment Storage	510
Echo Cardiovascular Rooms / Tread Mill	528
Research Support Housing	735
Phenotyping Rooms / Staging	329
Surgery Rooms	240
Tissue Culture / Autoclave Room	<u>320</u>
Department Net Square Feet	3,954

<u>Project Budget</u>	<u>Budget</u>
Construction Costs	\$2,231,662
Planning, Design and Management	466,975
Furniture and Equipment	83,000
Contingency	<u>217,070</u>
TOTAL	<u>\$2,998,707</u>

SOURCE OF FUNDS: Carver College of  
Medicine Gifts and Earnings, Treasurer's  
Temporary Investment Income

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**Main OR Suite Operating Room Replacements**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Aug. 2013	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2013	Received Report
Design Professional Agreement (Invision Architecture; Des Moines)	\$ 1,098,200	Mar. 2014	Not Required*
Schematic Design		Sept. 2014	Requested
Project Description and Budget	20,619,725	Sept. 2014	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2014	Receive Report

\*Approved by Executive Director, consistent with Board policies

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Completion of this project will ultimately result in the closure of six small operating rooms in Main Operating Room (MOR)-East on level five of the John Colloton Pavilion. The construction of the replacement operating rooms will make it possible to consolidate all inpatient operating rooms in a contiguous space on the west side of the Colloton and Pappajohn Pavilions. The replacements would also allow for the vacated MOR-East operating rooms and support facilities to be converted into expanded surgical patient preparation and recovery facilities (a separate future project).

The project includes installation of a new handling unit installed in a mechanical room on the eighth level of the Pappajohn Pavilion to meet the additional air handling code requirements of the four replacement operating rooms and support areas.

The following summarizes the functions included in the program and schematic design:

<u>Function</u>	<u>Net Square Feet</u>
Operating Rooms and Scrub Areas	3,039
Utility and Clinical Support Areas	2,524
Building Support	755
Equipment and Storage	<u>762</u>
TOTAL	7,080

Project Budget

	<u>Budget</u>
Construction Costs	\$11,315,780
Planning, Design and Management	1,697,445
Furniture, Fixtures & Equipment	6,475,000
Contingency	<u>1,131,500</u>
TOTAL	<u>\$20,619,725</u>

SOURCE OF FUNDS: University Hospitals Building  
Usage Funds

Construction is scheduled to commence in the third quarter of FY 2015 and be completed during the third quarter of FY 2016.

**Power Plant – Flood Mitigation Measures**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$2,877,381	Sept. 2014	Requested

While the proposed project would complete six mitigation measures at the Power Plant, the University believes that the facility remains at risk of flood impact from waters that may not be prevented by these measures alone.

The University continues to study options to provide reliable and redundant steam supply and campus cooling for critical campus and UIHC functions, including a redundant supply source at a site remote from river waters and more proximate to research and health care facilities on the west side of the river.

Project Budget

	<u>Budget</u>
Construction Costs	\$1,730,161
Planning, Design and Management	974,776
Contingency	<u>974,776</u>
TOTAL	<u>\$2,877,381</u>

SOURCE OF FUNDS: State and/or Federal Grants  
and Utility System Funds

**Levels 7 & 8 John Colloton and John Pappajohn Pavilions Rooftop Infills**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2012	Received Report
Utilization of Construction Manager Design Professional Agreement (Heery International; Iowa City)	\$ 795,600	Sept. 2012	Not Required*
Schematic Design		Oct. 2012	Approved
Project Description and Budget	12,400,000	Oct. 2012	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Received Report
Construction Manager Agreement (Gilbane Building Co; Chicago)	665,673	Feb. 2013	Not Required*
Revised Project Description and Budget	14,212,000	April 2013	Approved
Contract Award (McComas-Lacina; Iowa City)	10,630,000	April 2013	Approved
Construction Manager Amendment	102,723	June 2013	Not Required*
Design Professional Amendment	106,405	Aug. 2013	Not Required*
Contract Change Orders 1-8	275,995	Various	Not Required*
Revised Project Description and Budget	17,000,000	Sept. 2014	Requested

\*Approved by Executive Director or University, consistent with Board policies

The University requests approval of the revised project description and budget to address three groups of additional costs:

1. During construction significant issues were encountered that led to additional costs (\$1,384,000), including:
  - Temporary roof required as the project was over a critical care space.
  - Multiple structural revisions.
  - Upgrade of the electrical service.
  - Relocation of two air handling units to gain additional usable space.
  - Upgrading of the new curtainwall to tie-in with the appearance of the Children's Hospital.
  - Addition of an epoxy floor system in the mechanical rooms to protect the critical care areas below.
2. Significant weather delays in winter and spring resulted in substantial additional construction manager services & fees (\$295,000).

3. Completion of the mechanical and electrical portion of the build-out for future occupants to take advantage of an on-site contractor's ability to install permanent systems in lieu of temporary systems as originally envisioned. These additional costs will allow the shell-space to be used as temporary swing space, enabling other significant capital projects to advance as part of the UIHC master-plan. The costs and scope proposed to be undertaken now will be deducted from future fit-out projects and their respective budgets (\$1,591,000).

Project Budget

	Revised Budget <u>(April 2013)</u>	Revised Budget <u>(Sept. 2014)</u>
Construction Costs	\$ 11,370,000	\$14,640,000
Planning, Design & Management	1,705,000	1,860,000
Contingency	<u>1,137,000</u>	<u>500,000</u>
<b>TOTAL</b>	<b><u>\$14,212,000</u></b>	<b><u>\$17,000,000</u></b>

Source of Funds: University Hospitals Building Usage Funds

**Hospital Ramp 2 Replacement**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2011	Approved
Overall Design Leadership (Heery International; Iowa City)		Dec. 2011	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2011	Received Report
Design Professional Agreement (Heery International, Iowa City)	\$ 4,732,175	Apr. 2012	Not Required*
Program Statement		May 2012	Not Required*
Utilization of Construction Manager		June 2012	Approved
Schematic Design		June 2012	Approved
Project Description and Budget	66,153,000	June 2012	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2012	Received Report
Construction Management Agreement (Gilbane Building Company, Providence, RI)	3,031,209	Sept. 2012	Not Required
Materials and Structural Testing (Shive-Hattery; Iowa City)	738,000	March 2013	Not Required*
Design Professional Amendments 1-2	120,325	May 2013	Not Required*
Revised Project Description and Budget	75,800,000	Sept. 2014	Requested

\*Approved by Executive Director consistent with Board policies

The Ramp 2 Replacement will support future UIHC master plan initiatives and has been designed to accommodate a horizontal expansion to the north, providing additional underground parking for the UIHC as required to meet future needs.

During design, it was determined that subsoil conditions required a more robust earth and water retention system than originally contemplated. A secant pile earth retention system was added to the project to address earth retention requirements, and to control subsoil ground water. The additional costs of this new wall system were covered in the original budget, but there were no additional contingencies to cover any additional project costs or expanded scope.

During construction, UIHC identified additional amenities and enhancements to better accommodate patients, families and visitors coming to the Hospital, and also encountered unexpected site and construction conditions. All of the factors, which are enumerated below, lead to the request for approval of a revised project budget:

1. During design it was determined that canopies would be included over each of the vehicular entrance and exit ramps to simplify way-finding and to increase driver safety and the overall patient experience by providing additional weather protection.
2. The original design contemplated open air grade level pathways to provide pedestrian access between Ramp 2 and the UIHC facilities including the new Children's Hospital. After the original budget was approved, it was decided that to enhance the patient experience and simplify way-finding, it would be beneficial to add two enclosed connector spaces to the Ramp 2 design. These connectors will provide direct pedestrian access to the existing Skyway at the northeast elevator lobby of Ramp 2, and direct access to John Pappajohn Pavilion from the south east elevator lobby of Ramp 2, via finished, climate controlled, aesthetically coordinated structures.
3. Other unanticipated factors include adding machine-less elevators to avoid penthouses on the new pedestrian plaza above the parking area; and adding additional storm water separators to provide an elevated level of treatment to the surface water on the plaza.
4. Finally, the unprecedented harsh winter conditions from December 2013 through March 2014 created schedule delays and extraordinary winter conditions claims from the trade contractors. These conditions and claims are similar to what other capital projects across campus experienced.

The revised project budget will allow awarding the Hardscape / Landscape Bid Package (#12). The University therefore requests approval of the award to Calacci Construction Co., Inc., of Iowa City, Iowa in the amount of \$5,127,722. (Four bids were received.)

Project Budget

	Initial Budget <u>(June 2012)</u>	Revised Budget <u>(Sept. 2014)</u>
Construction Costs	\$52,923,000	\$64,462,000
Planning, Design and Management	7,938,000	7,938,000
Contingency	<u>5,292,000</u>	<u>3,400,000</u>
TOTAL	<u>\$66,153,000</u>	<u>\$75,800,000</u>

SOURCE OF FUNDS: Funding for the original project budget is from Parking System earnings and revenue bonds with a cash contribution from UIHC to the University to fund capital project costs in excess of the amount funded from bond proceeds. Payments from UIHC to the University are to cover a portion of the debt service payments on the bonds to assure the Parking System retains reasonable coverage ratios.

The incremental budget increase will be funded through a cash contribution from UIHC to the Parking System.

**Madison Street Residence Hall – Construct Facility  
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: University Housing & Dining complements the academic mission of the University of Iowa by providing clean, well-maintained, secure, healthy, and affordable housing and dining options designed to meet the diverse and evolving developmental, educational, and nutritional needs of students living in a multicultural community. The University's desire is to house a mixture of first year and returning students in the residence halls. The University is committed to house the first year class in the residence halls. In order to do that within the current housing capacity, the University has had to limit the number of returning students to the on-campus halls.

Other Alternatives Explored: The University of Iowa owns residence hall facilities that house over 5,600 students. Most of the facilities are clustered in two locations associated with major dining facilities: the West Campus near Hillcrest and the East Campus near Burge Hall. Other sites for residences not associated with dining facilities include the Mayflower Residence Hall on North Dubuque Street and the Parklawn Residence Hall at the corner of Park Road and Riverside Drive. Both of these facilities have cooking facilities in the student rooms.

The UI Housing System has been at full capacity for more than a decade. The University has not constructed a new residence hall since 1968 - Slater Hall - with the exception of a 108 bed addition to Burge Hall in 2009 and the Mary Louise Petersen Residence Hall that is currently under construction with a planned completion date of May 2015. University Housing & Dining, in response to increasing enrollments and limited on-campus options, currently leases Centerstone Apartments, Bloomington Street Apartments and Dubuque Street Apartments, all privately owned. These leased facilities add 223 beds to the total residence hall capacity and they allow the UI to accept the current returning student requests, with no room to spare. In addition, the design of modern residence halls have advanced significantly over time and the University must modernize to meet the housing desires of its students. To simply maintain the existing halls without construction of new and modernized spaces will impact UI efforts to recruit and retain top students and will be a hindrance in achieving UI student success goals.

In examining various siting options for the proposed residence hall, convenient access to food service facilities and adjacency with other residence halls, within a neighborhood of on-campus residents is critical. The Madison Street site offers both. While the Burge dining facility is at full capacity, its site affords options for expansion. A separate project will examine expansion of current dining services at Burge. As the proposed site at the north end of Madison Street is UI-owned and available for development, it will allow immediate progress and a shorter period of time to occupation – an important factor given the projected enrollment growth.

Impact on Other Facilities and Square Footage: The former and abandoned Iowa City Water Plant has been partially razed in recent years. This project will remove the remainder of the unused building.

Financial Resources for Construction Project: Residence System Revenue Bonds, Dormitory Improvement Reserves.

Financial Resources for Operations and Maintenance: Operating and maintenance funding, as is the case for all UI Housing facilities, will be provided by revenues generated by the Housing system. As the new residence hall will be built to current UI standards, including construction as a LEED-Silver (minimum) Certified building, energy savings as compared to others halls is planned.

External Forces Justifying Approval: Delivery of this project in the shortest feasible time will be a priority. Until the new hall is completed, in order to address expected student enrollment, the UI will need to continue to lease private local apartments. This practice is an important part of continuing to accept returning students but the locations, configurations and costs of these leases is not ideal. The University intends to explore the option to deliver the project via the Design-Build method utilized for the Hawkeye Tennis & Recreation Center Turf Addition and the Oakdale Research Support Facility. Both are nearing completion and the method of delivery has proven to be successful and has resulted in a more expedient delivery. As the project progresses and the scope and schedule are more fully defined, the University will confirm whether use of alternate delivery will provide the anticipated benefit to the project. The University will thereafter develop procedures for alternative delivery that are consistent with Iowa Code section 262.34 and seek authorization from the Executive Director to proceed with the system selected. Progress on the project and the advantages and disadvantages considered in selecting an alternative delivery system will be reported to the Board at the time the project description and budget is submitted for approval.

Adding capacity to UI housing stock will also allow existing halls to be modernized to meet future student and institutional needs.

Burge Residence Hall – Expand Dining  
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: University Housing & Dining complements the academic mission of the University of Iowa by providing clean, well-maintained, secure, healthy, and affordable housing and dining options designed to meet the diverse and evolving developmental, educational, and nutritional needs of students living in a multicultural community. With the proposed increase in residence hall capacity on the east-side of campus, the existing dining facilities will not be capable of handling the increased numbers of students. The University will need to increase the food service capacity in this area of campus.

Other Alternatives Explored: The University of Iowa owns residence hall facilities that house over 5,600 students. Most of the facilities are clustered in two locations associated with major dining facilities: the West Campus served by Hillcrest dining and the East Campus served by Burge Hall dining. Other sites for residences not associated with dining facilities include the Mayflower Residence Hall on North Dubuque Street and the Parklawn Residence Hall at the corner of Park Road and Riverside Drive. Both of these facilities have cooking facilities in student rooms, though residents in these halls can also utilize a standard on-campus board plan using Burge or Hillcrest.

In examining various siting options for the proposed dining facilities, convenient access is critical. Few potential sites are adjacent to existing food service facilities. While the Burge Hall dining facility is at full capacity, this project explores a renovation/addition to the Burge dining facility. The site offers additional space to the south and west of the current dining area. Another option would be to construct dining facilities within the proposed Madison Street Residence Hall. If added to the Madison Street Residence Hall, the number of potential beds within a maximum number of stories/building envelope would be reduced. Operations cost related to multiple dining sites may increase, but this may be necessary if the Burge site does not offer the space needed.

Impact on Other Facilities and Square Footage: None.

Financial Resources for Construction Project: Residence System Revenue Bonds, Dormitory Improvement Reserves.

Financial Resources for Operations and Maintenance: Operating and maintenance funding, as is the case for all UI Housing facilities, will be provided by revenues generated by the Housing system.

External Forces Justifying Approval: The addition of housing/beds requires additional dining facilities as the current facilities are currently fully subscribed. Additional beds are needed for the planned increase in new, incoming students and to address current capacity issues with on-campus housing.

Seamans Center – South Annex Addition  
Evaluation Criteria

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

Institutional Mission / Strategic Plan: The College of Engineering has experienced significant growth in recent years. Undergraduate Engineering enrollment has grown from 1,200 students in 2005 to 1,997 in 2013 – a 66% increase. While the current facilities have greatly advanced the academic mission of the College and the experiences of students within the College, future growth and continued excellence is threatened as space becomes a pressing issue.

Additionally, success and reputation in fields that include Fluid Mechanics (world-renowned IIHR - Hydroscience & Engineering), Sustainability, the Center for Computer-aided Design (CCAD), and Biomedical Engineering make the need for additional academic and research space critical and timely. The facility will create physical adjacencies that will not only impact these programs but advance greater success throughout the College and to other University colleges/programs.

The location of this project, positioned in the emerging south core of the undergraduate academic hub, affords the opportunity to introduce additional and much-needed general assignment classroom space serving College of Engineering students and students throughout the UI campus. Shifts in typical teaching spaces, and the numbers of students served as part of a particular class, call for new and varied classroom types. This project will create new classrooms that address needs for sizes, configurations, and capabilities that will enhance opportunities for students at UI.

Other Alternatives Explored: The College of Engineering has grown both in the number of students as well as in the development of noted programs at a rate not anticipated in 2001 when the Seamans Center project was completed. This growth has pressed the College to locate programs where they might fit, rather than where they would be most successful. Important collaborations and connections with UI students have been limited by the current space constraints. Continuing to accommodate growth of strong College of Engineering programs at locations remote to the College and campus core, will limit the advantages further development will provide for UI students.

The siting of the addition is based on campus master planning work that accounts for efficient use of campus land, and allows for long-term growth related to Engineering. Early consideration was given to replacement of the nearby and outdated Communications Center (built in 1951). While a generally functional obsolete building, it has been a key facility for programs displaced by the 2008 flood. Emptying the facility would therefore be difficult. Additionally, constructing on that site would limit subsequent growth opportunities for the related programs.

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished as part of this project.

Financial Resources for Construction Project: The source of funds for the project includes gifts and earnings from the College of Engineering, and central capital support funding related to the inclusion of general assignment classroom space.

Financial Resources for Operations and Maintenance: The project will create an additional 65,000 gross square feet of space, support for which (O&M) will come from the University's general fund, as is the case for the remainder of the complex. The building has been designed according to stringent University standards, which will assure highly energy-efficient building systems.

External Forces Justifying Approval: A major component of this project's funding will be provided by the College and its donor base. The programs associated with the addition will also play central roles in the ongoing funding for the space. Success within the College of Engineering, and the notable growth trend for enrollment in the College, make timing for this project, and the student-related benefits it will provide, ideal. The delivery of this project, at the end of a very high campus construction work load, will also guarantee the highest possible value at the time of bidding and construction.

Medical Laboratories – Renovate 3<sup>rd</sup> Floor South  
Evaluation Criteria

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

Institutional Mission / Strategic Plan: The current and projected growth of the Fraternal Order of Eagles Diabetes Research Center will significantly increase the quantity and quality of diabetes-related research at the University of Iowa. An important resource that needs to be in place to support these efforts is a metabolic phenotyping core facility. Such a facility will also be instrumental in the plans to compete for an NIH-funded Diabetes Research Center grant. This facility will consolidate an array of metabolic phenotyping resources that will support the activities of Diabetes Center Investigators. The facility will need to be IACUC approved for the short-term housing of experimental animals.

Research activities are one element of the Carver College of Medicine's threefold mission of providing patient care, education, and research. Bench-to-bedside research is an integral component of the Carver College of Medicine strategic plan and is also aligned with the UI Provost's vision of increasing extramural funding. This project ensures that older buildings, like Medical Laboratories remain pertinent and in condition to support modern research efforts.

Other Alternatives Explored: The Medical Laboratories Building was constructed in 1927. Much of the infrastructure has been modified and upgraded over the years and improvements continue. The University is committed to the maintenance and care of this facility. This project will not expand beyond the existing suite, only reconfigure it.

The research animals in this lab will be under the care of the Animal Research department, which is adjacent to this lab on the fourth floor. Due to this required adjacency, relocating to another building is not a reasonable option.

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: Carver College of Medicine Gifts and Earnings, Treasurer's Temporary Investments (TTI) Income.

Financial Resources for Operations and Maintenance: The space is currently being maintained by Facilities Management, Building and Landscape Services from General Education Fund resources.

External Forces Justifying Approval: It is a stated goal of the Carver College of Medicine to rank in the top 20 research colleges of medicine in the country. To do this will require a significant increase in federally funded research programs. The quality of research space is critical for the College to recruit and retain high quality faculty with the capability to compete for limited extramural funding.

**Main OR Suite Operating Room Replacements  
Evaluation Criteria**

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

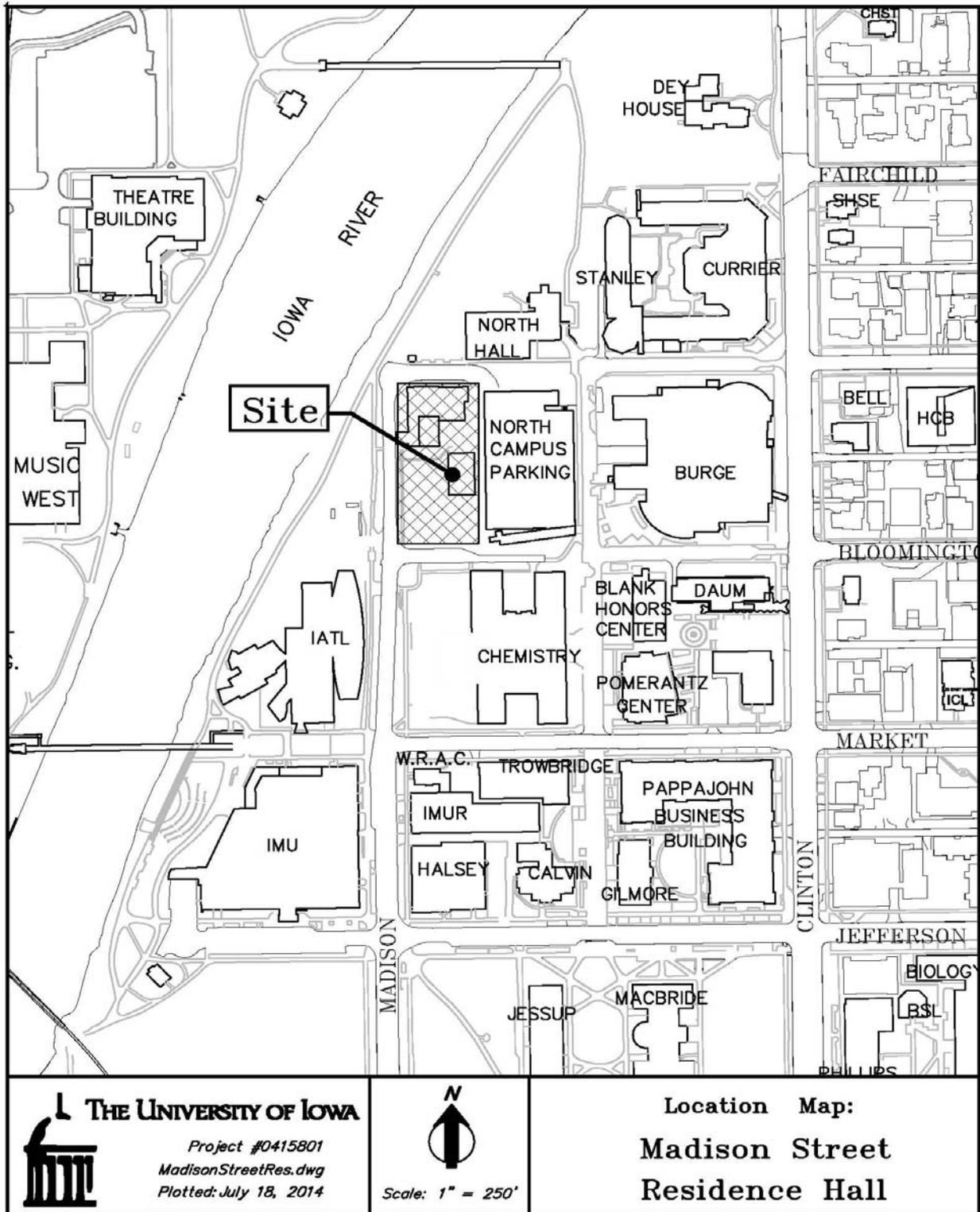
Institutional Mission / Strategic Plan: The implementation of the Strategic Facilities Master Plan will greatly enhance UIHC's capabilities for fulfilling its patient care mission. The addition of four state-of-the-art main operating rooms designed to be used by a variety of surgical disciplines supports the Strategic Facilities Master Plan by accommodating an increased volume of surgical cases that require specialized procedures. The location of the new surgical suites, contiguous with the existing main operating rooms, allows for efficient workflow among the surgeons and supporting staff. The construction of the new operating rooms will ultimately allow for the six small existing operating rooms on MOR-East to be converted to additional patient preparation and recovery units needed to support the main operating rooms. 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 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.

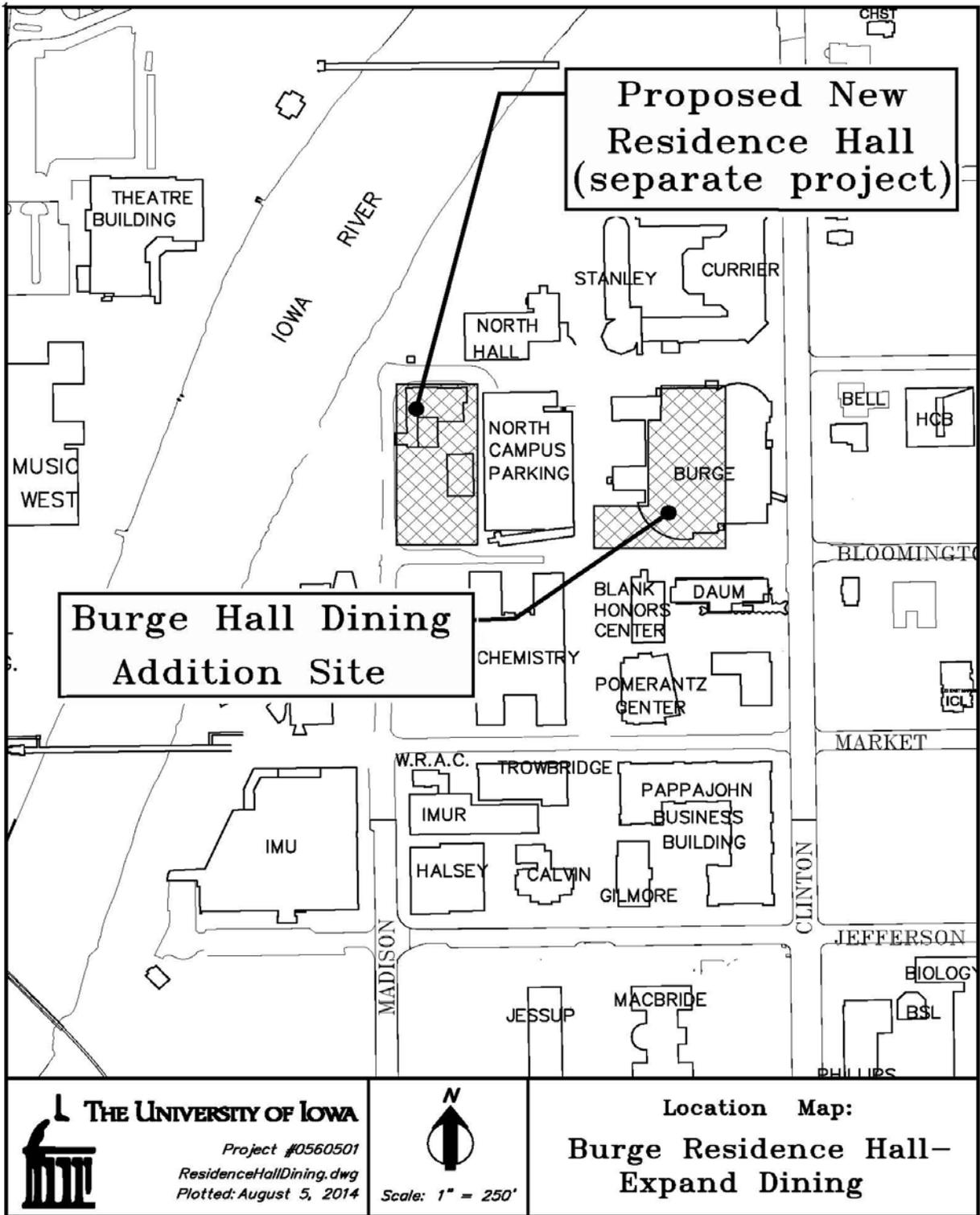
Other Alternatives Explored: Alternate locations were explored to provide opportunities to construct four operating rooms, maintain proximity to the existing main operating rooms and recovery areas and provide expansion space for additional operating rooms in the future. To maintain proximity to the existing main operating rooms and recovery areas allows for efficient clinical workflow among surgeons and support staff. Given this criteria and the opportunity to relocate the Chronic Pain Clinic close to the Ambulatory Surgery Center, the west side of level five John Pappajohn Pavilion was selected.

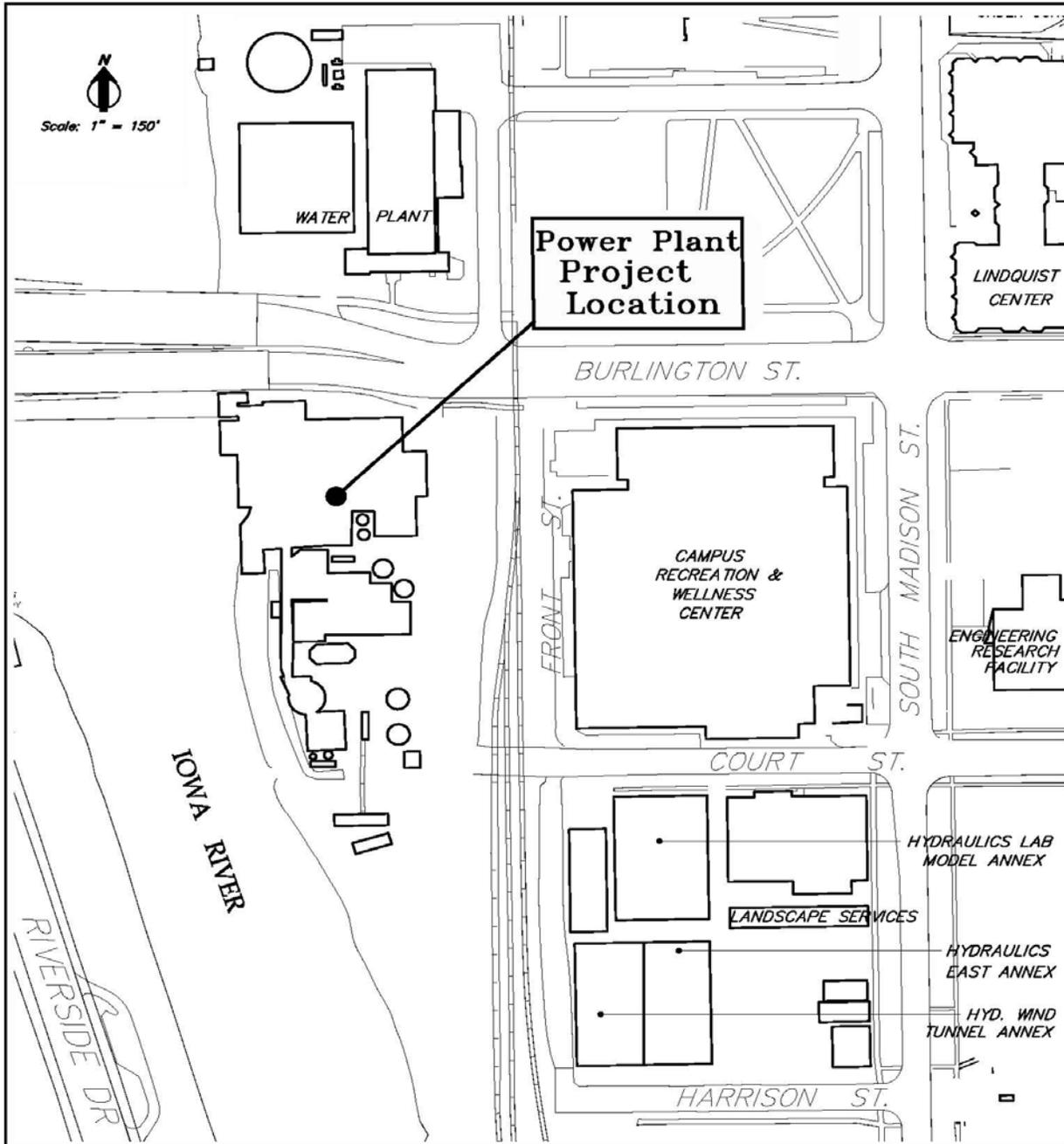
Impact on Other Facilities and Square Footage: No space will be abandoned by this project.

Financial Resources for Construction Project: The project will be funded with 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: The source of funds to cover the associated operating and maintenance costs will be hospital operating revenues derived from providing patient care services.







THE UNIVERSITY OF IOWA

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Plotted: July 23, 2014

Location Map:

Power Plant -  
Flood Mitigation Measures