

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Permission to proceed with project planning and the design selection process for the **Utilities Distribution System – Construct Sub L East Campus Electrical Loop** project.
2. The following actions for the **Hospital Ramp 2 Replacement** and **UIHC Labor and Delivery Suite Expansion** projects:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for Ramp 2 Replacement and Attachment B for the Suite Expansion);
 - 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.
3. Project description and budget (\$4,431,608) for the **Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities** project.

Executive Summary:

The University requests permission to proceed with project planning for the **Utilities Distribution System – Construct Sub L East Campus Electrical Loop** project, which would construct a new electrical duct bank from the Main Power Plant to Substation L (approximately 3,400 linear feet) to provide additional electrical generated capacity. The duct bank will also support the increased capacity of the across campus tie which connects substations on each side of the river and the Main Power Plant to provide needed electrical service redundancy. The estimated project cost of \$6.5 million would be funded from the sale of utility system revenue bonds. A map showing the proposed location of the electrical loop is included as Attachment C.

The University of Iowa Hospitals and Clinics is currently refining its strategic facilities master plan for the main hospital complex in coordination with the new Children's Hospital. In addition to enabling the design and construction of the Children's Hospital, the master plan efforts center on the hospital patient experience and safe access to and from UIHC. Patient and visitor parking and the process for arriving to, accessing, and then departing from the hospital complex are at the core of these priorities. The University reports that testing the master plan for both current and future facilities development reveals the critical need to address current and long-term patient parking needs.

The University of Iowa Hospitals and Clinics requests permission to engage consultants and plan for the reconfiguration of patient-related parking that serves those accessing the UIHC

complex, including the new Children's Hospital facility. A clear and logical visitor entrance system needs to be coordinated with patient parking, operations of the new Children's Hospital, and all other existing and master planned spaces within the UIHC complex. The existing Hospital Ramp 2 was constructed in 1978. It is directly west of the existing UIHC complex and at the north end of the proposed Children's Hospital site, with a large footprint. (See Attachment D for a map showing the location of Hospital Ramp 2.).

The **Hospital Ramp 2 Replacement** project would evaluate and plan the replacement of the ramp and its roughly 700 spaces. The planning would include new, below grade replacement parking, interim (during construction) patient and staff parking plans, and permanent entry and access systems that are clear, easy to engage and attractive for all visitors to UIHC. A project cost estimate will be developed following further project scope development and study. An update will be provided at the December Board meeting. The project would be funded by parking enterprise reserves and revenue bonds with a cash contribution or annual payments from UIHC to the parking system to cover a portion of the debt service payments on the bonds.

To accommodate the continued growth in obstetrical patient volume, the University requests permission to proceed with project planning for the **UIHC Labor and Delivery Suite Expansion** project, which would expand the Suite on level 6 of the John Pappajohn Pavilion by adding an obstetrical operating room. The project would also increase the number of patient triage and antepartum rooms; options are being evaluated for developing these facilities on the 6th floor of John Pappajohn Pavilion. The estimated project cost of \$4.4 million, exclusive of furniture and equipment, would be funded by University Hospitals Building Usage Funds.

The University requests approval of the project description and budget (\$4,431,608) for the **Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities, Phase 2 project**, which would convert the existing single large restrooms on floors 2 through 9 into six individual restrooms. The project would also replace the associated galvanized plumbing on each of these floors. The new individual restrooms would each include a lavatory, water closet and shower. The individual student room vanities and associated galvanized plumbing would be replaced on floors 1 through 6. The project would be funded by residence system improvement funds. (The location of Slater Hall is shown on Attachment E.)

Details of the Projects:

Utilities Distribution System – Construct Sub L East Campus Electrical Loop

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2011	Requested

This new loop will support the planned additional 8 megawatts of Power Plant electrical generating capacity to Substation L and the across campus tie. (Four, 2 megawatt each gas-powered burners are soon to be installed at the Power Plant.) It will also tie into the existing electrical distribution system at the Lindquist Center which will create needed redundancy on the east campus. In addition, this project would provide the capacity and tie in location for the new School of Music Facility electrical service and connect the University Services Building, which houses the vital energy control center, to the University electrical distribution system.

Hospital Ramp 2 Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2011	Requested

The architect of record for the Master Plan Projects, Heery Design, would provide overall leadership for this project and the University requests permission to proceed with selecting consultants specializing in parking and transportation work through Heery and in accordance with Board of Regent policies.

UIHC Labor and Delivery Suite Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2011	Requested

The Labor & Delivery (L&D) Suite, which became operational in 2004, was designed to accommodate approximately 1,600 annual deliveries. However, the obstetrical patient census has grown substantially beyond that level; in FY 2011 there were nearly 1,900 deliveries and it is anticipated that the annual delivery volume will exceed 2,000 in the near future. This increase in patient volume has stressed the capacity of the current facility and resulted in the need to expand the facilities supporting these obstetrical patient care services.

The L&D Suite was designed with two obstetrical operating rooms, which at the time was considered adequate to accommodate the service volume requiring these special procedure rooms. In accordance with standards included in the "Guidelines for Perinatal Care, 6th Edition," published by the American Academy of Pediatrics and American College of Obstetricians and Gynecologists, one operating room must always be available for emergencies; thus, scheduled procedures cannot be performed in this room. To meet the increasing demand for scheduled procedures, a third operating room is necessary.

Triage, another important clinical area within the L&D Suite, serves as the hospital's "emergency room" for all obstetrical patients, except those who have suffered major trauma. These patients do not receive care in UIHC's Emergency Treatment Center, but are transported directly to Triage. With the increases in patient volume over the past several years, it is not uncommon for patients to have to wait for one of the four triage rooms or to be cared for in less than optimal locations.

The current L&D Suite facilities also lack an adequate number of designated antepartum patient rooms; these are used by high risk obstetrical patients who may need to be admitted days to weeks in advance of their expected delivery date to obtain the necessary monitoring and other specialty care required to improve the likelihood of a successful delivery and healthy baby. The number of high risk obstetrical patients admitted to UIHC has increased since the development of the current facilities.

Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities, Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Selection of Design Professional (Rohrbach Associates, Iowa City, IA)		Oct. 2010	Not Required*
Design Professional Agreement, Phase 1	\$ 167,500	Dec. 2010	Not Required*
Project Description and Budget, Phase 1	1,993,874	Feb. 2011	Not Required*
Construction Contract Award, Phase 1 (McComas-Lacina Construction; Iowa City, IA)	1,455,000	Mar. 2011	Not Required*
Permission to Proceed with Project Planning, Phase 2		June 2011	Approved
Design Professional Agreement, Phase 2	290,000	Nov. 2011	Not Required*
Project Description and Budget	4,431,608	Dec. 2011	Requested

*Approved by Executive Director, consistent with Board policies

The project is phase 2 of a master plan for Slater Hall to renovate and reconfigure restroom facilities and to replace the deteriorating galvanized plumbing. Slater Hall was constructed in 1968. All piping in the building is original and requires frequent repair. Construction work will be undertaken during the summers of 2012 and 2013.

Project Budget

Construction	\$3,559,628
Design and Supervision	517,775
Project Contingencies	354,205
TOTAL	<u>\$4,431,608</u>
 Source of Funds:	
Residence System Improvement Funds	<u>\$4,431,608</u>
TOTAL	<u>\$4,431,608</u>

Hospital Ramp 2 Replacement
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 removal of Hospital Ramp 2 and the subsequent replacement of parking in a close, convenient location creating a simple, clear arrival, wayfinding and departure experience for patients and visitors is essential to the success of Children's Hospital and the execution of the UIHC Master Plan. Removing the ramp will allow for the future construction of an underground parking structure, with a critical care tower above to facilitate the switch to private patient rooms, permit the needed flexibility for future expansion of Hospital programs and help develop a clear and logical visitor entrance experience.

The implementation of the Strategic Facilities Master Plan will greatly enhance the UIHC's capabilities for fulfilling its patient care mission by providing the necessary space to accommodate the projected growth in patient volume in pediatric inpatient, adult critical care and outpatient clinical and support services. UIHC's educational and research missions will also be enhanced through development of the necessary space to enable students, residents and fellows to gain necessary clinical experience in accord with accrediting body standards; and by providing the type of facilities required to conduct innovative research directed toward more clinically efficacious diagnosis and treatment of disease. The implementation of the Master Plan will support several of the UIHC's Strategic Plan goals, most notably identification of Children's Hospital Services as one of UIHC's clinical programs that will be a leader in the state and national market by offering cutting edge patient care, robust clinical research and strong training opportunities; by providing facilities that promote a multidisciplinary model of evidence-based medical and nursing care, enhance patient/family-centered experiences, and serve to facilitate and strengthen referring physician relationships; by providing design features required to streamline patient throughput and to improve the patient's health care experience and outcomes; and, by providing a continuously improving, safe environment for all patients and staff at all times.

Other Alternatives Explored: Current and past UIHC Master Plans have reviewed a host of needs and other factors that indicated a significant facilities response would be required to improve parking in the years ahead. Parking-related master planning options included building a large new parking structure to the north of the current Hospital complex. This would require removal of current facilities including the Center for Disabilities and Development and the Wendell Johnson Speech and Hearing Center building. Ultimately it was determined the parking structure would be built in a location too far removed from patient care areas and would thus complicate patient wayfinding and require patients to travel much longer distances to reach clinics, diagnostic and treatment and inpatient units.

Impact on other Facilities and Square Footage: To effectively position the Children's Hospital and other future patient towers on the planned site requires the removal and replacement of Hospital Ramp 2 which includes approximately 700 parking stalls. Replacements for these parking stalls would be planned and developed under a new plaza/UIHC main entry space.

Financial Resources for Construction Project: Funding for this project is from Parking Enterprise reserves and revenue bonds with a cash contribution or annual payments from UIHC to the Parking System to cover a portion of the debt service payments on the bonds.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs will be revenue from parking operations earned through parking charges.

External Forces Justifying Approval: The implementation of the future master plan including the addition of the Children's Hospital, which involves replacement of Hospital Parking Ramp 2, clearly responds to societal forces, standards and regulations requiring greater patient privacy, providing adequately sized single-bed patient rooms that conform to standards promulgated in the 2010 Edition of the Guidelines for Design and Construction of Healthcare Facilities, developed by The Facility Guidelines Institute with assistance from the U.S. Department of Health and Human Services and published by the American Society for Healthcare Engineering of the American Hospital Association, plus the inclusion of physical amenities for patients and their families that facilitate family involvement in the care process.

UIHC Labor and Delivery Suite 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 2010-2012 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: The project is required to address the aforementioned facility deficiencies and will facilitate further expansion and enhancements in UIHC's obstetrical and neonatal care programs and services. There are no alternatives that could be implemented that would address the aforementioned deficiencies.

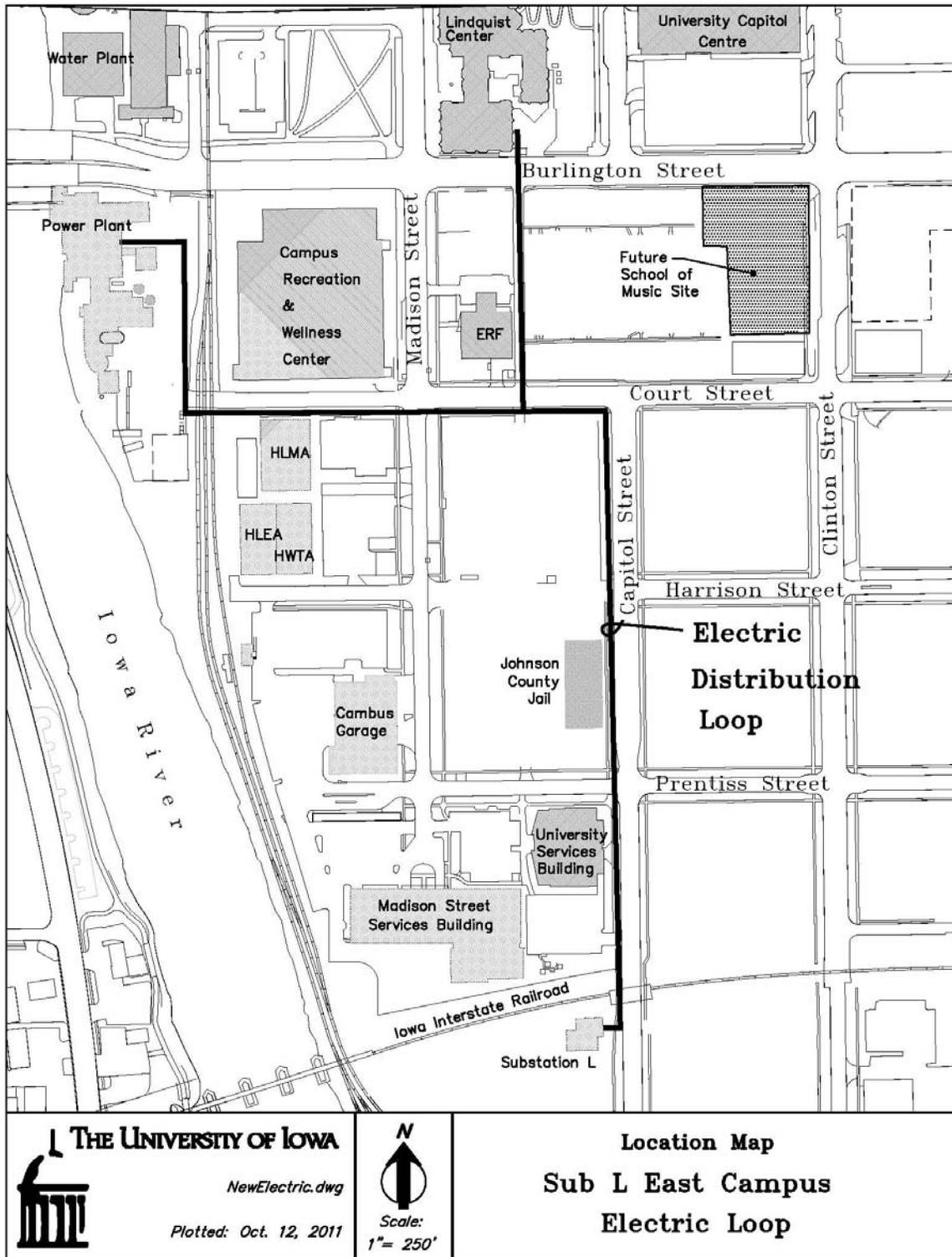
Impact on other Facilities and Square Footage: It is not anticipated that any space will be abandoned, transferred or demolished as the result of this project.

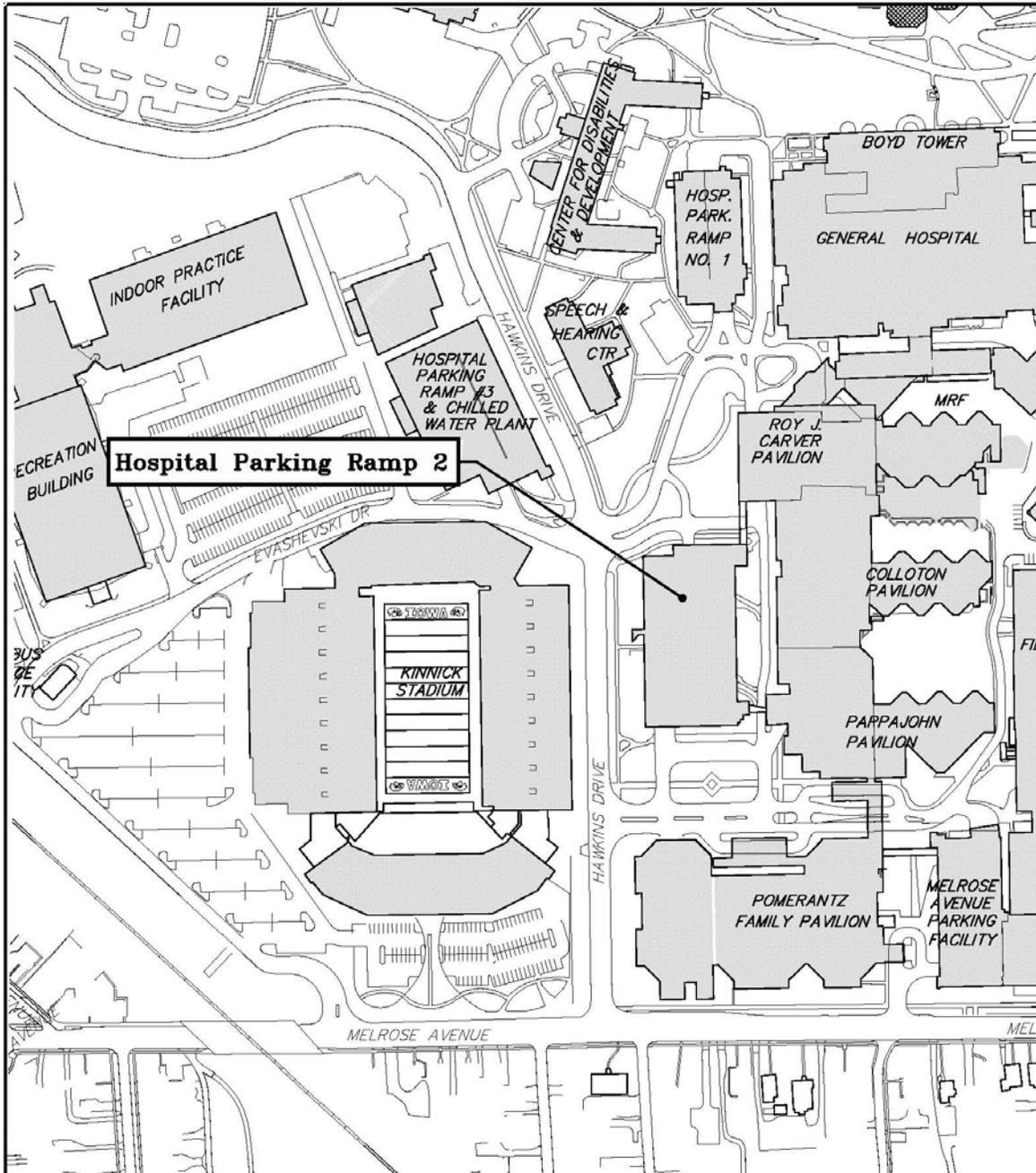
Financial Resources for Construction Project: The project will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved. The preliminary estimate for the internal rate of return over the life of the project is 3.39%.

Financial Resources for Operations and Maintenance: No significant change in operating expenses 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.

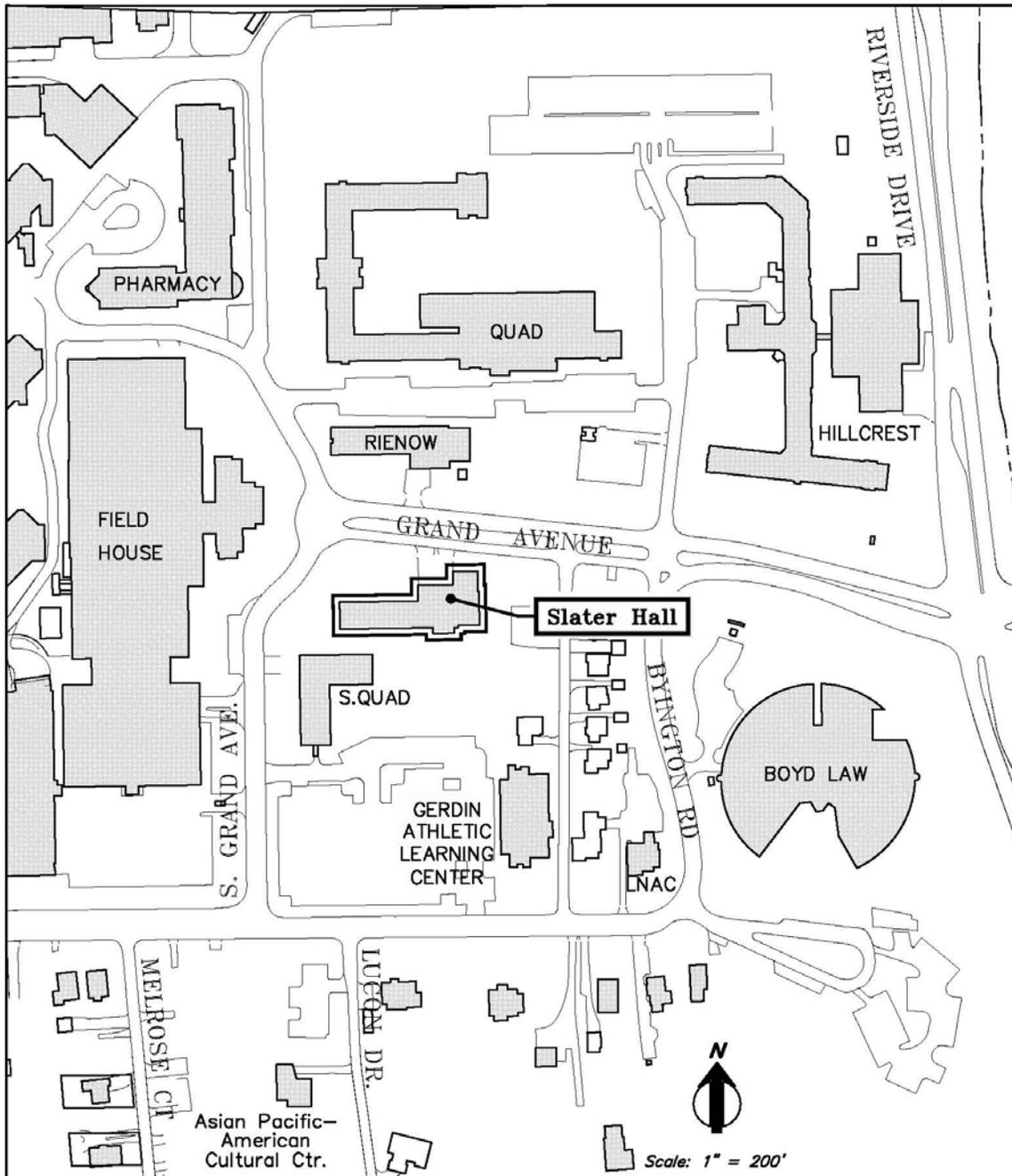
External Forces Justifying Approval: The expansion of this unit is an important element in enabling the UIHC to meet all components of its tripartite mission. Patient care will be enhanced through expanded facilities and the design of these facilities will be focused on providing a comfortable and patient-friendly environment. The 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 American Institute of Architects and the Facility Guidelines Institute.

These guidelines are due to be adopted by Iowa to regulate hospital licensing and construction; and, are now 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\ HPR2_Replace.dwg</p> <p>Plotted: Nov. 9, 2011</p>	<p>N</p>  <p>Scale: 1"=250'</p>	<p>Location Map:</p> <p>Hospital Parking Ramp 2 Replacement</p>
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 **THE UNIVERSITY OF IOWA**
Slater 354101
Plotted: Sept. 6, 2011

Location Map:
**Slater Hall—Renovate Restrooms,
Replace Vanities and
Galvanized Piping**