

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending approval of:

1. The following actions for the **UIHC Pediatric Specialty Clinic Expansion and Conference Center Development** project, a major capital project 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);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the utilization of Heery Design as the design professional and Gilbane Building Company as the construction manager – agent for the project.
2. The following actions for the **Currier Residence Hall – Renovate 3rd and 4th Floors** 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 B);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the project description and budget (\$3,200,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
3. Project descriptions and budgets for the **Steam Utility Enterprise Systems – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 1** (\$10,000,000), **West Campus Utility Extension – Substation U to Finkbine Commuter Parking Lot** (\$3,800,000), and **City of Iowa City Former Water Plant – Raze Facility** (\$2,350,000) projects.

Executive Summary:

The University requests permission to proceed with project planning, including the selection of Heery Design as the design professional and Gilbane Building Company as the construction manager – agent, for the **UIHC Pediatric Specialty Clinic Expansion and Conference Center Development** project. This project would develop a new Pediatric Specialty Clinic (PSC) on level 2 of the John Colloton (JCP) and John Pappajohn (JPP) Pavilions by expanding the clinic from its current location in JCP into adjoining space on the 2nd Floor of the JPP. It would also create a conference center in the north end of the existing PSC and permit development of a direct physical connection between these services and the new Children's Hospital. Original plans called for development of the PSC on the second floors of the new Children's Hospital and the JPP. UIHC reports that as this concept was studied in detail it was determined that it would not provide adequate space for the PSC and that the segmentation of the space between the two buildings would not provide an efficient clinic operation. The estimated project cost of \$39 million would be funded by University Hospitals Building Usage

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The University requests approval of the project description and budget (\$3,200,000) for the **Currier Residence Hall – Renovate 3rd and 4th Floors** project, which would make improvements to the space. On the north half of the third floor, the work would include replacing window sills, re-finishing ceilings, and replacing / adding crown molding. On the south side of the third floor and the fourth floor, the work would include, in addition to the work on third floor north, replacing the flooring and re-painting the student rooms, hallways, laundry rooms, and stairwells. Vanities in the student rooms and galvanized piping would also be removed and replaced, and high-efficiency air conditioning units would be added in the student rooms. The project would be funded by Dormitory Improvement Funds. (The location of Currier Hall is shown on Attachment C.)

Areas of the Grand Avenue steam tunnel and vault system have begun to show notable signs of structural degradation due primarily to age. This central route for utilities to the West Campus was constructed approximately 70 years ago. While temporary shoring has been installed, a permanent replacement is needed. The University therefore requests approval of the project description and budget (\$10,000,000) for the **Steam Utility Enterprise Systems - Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 1** project which would replace the existing steam supply system with direct bury piping. The project location is shown on Attachment D. The project would ensure continued supply of steam to the entire west side of the University campus including UIHC. The project would be funded by Utility System Revenue Bonds. Roadway access during reconstruction would be appropriately maintained for both vehicular traffic and to provide emergency vehicle access to the UIHC Emergency Treatment Center.

The University requests approval of the project description and budget (\$3,800,000) for the **West Campus Utilities Extension – Substation U to Finkbine Commuter Parking Lot** project, which would provide for the installation of underground utilities along Finkbine Commuter Drive between Substation “U” and the Finkbine Commuter Parking Lot. The extension of the normal power (as opposed to emergency power) duct bank and water line are needed to provide domestic water, fire protection and electrical power to the UIHC Centralized Emergency Power Generation Facility which will be located adjacent to the northwest corner of the Finkbine Commuter Parking Lot as shown on Attachment E. The Board approved the project description and budget for the Emergency Generation Facility in April 2014. Provisions will also be made for the future installation of two steam lines, two condensate lines, an additional electrical power duct bank and an additional domestic water supply line.

At its October 2014 meeting, the Board granted the University approval to demolish the City of Iowa City former water plant, which is located in the center of the University campus (see Attachment F) and the site of the proposed new residence hall, for which the Board granted permission to proceed with project planning at its September 2014 meeting. The University now requests approval of the project description and budget (\$2,350,000) for the **City of Iowa City Former Water Plant – Raze Facility** project. The project would be funded by Dormitory Improvement Funds.

Details of the Projects:

UIHC Pediatric Specialty Clinic Expansion and Conference Center Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2014	Requested
		Dec. 2014	Receive Report
Selection of Heery Design as Design Professional Selection of Gilbane Building Co as Construction Manager – Agent		Dec. 2014	Requested
		Dec. 2014	Requested

The Pediatric Specialty Clinic (PSC) was opened on level 2 of Colloton Pavilion in 1982. Since that time, there have been several modest expansions and minor renovations to the space to address the growing need for examination rooms, treatment rooms and other special patient care facilities. Since FY 2010, the PSC patient clinic visit volume has increased by almost 23%, from approximately 43,700 visits in FY 2010 to over 53,700 visits in FY 2014. However, because of the lack of space for further clinic expansion, it is becoming more difficult to accommodate additional growth in patient visits. 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 will grow to over 65,000 visits, which represents almost a 50% increase from FY 2010.

The proposed conference center would include a large conference room that could support meetings with a large attendance such as those involving the Children's Hospital faculty and key staff, academic seminars, other educational teaching sessions and research conferences. The center would also include three to five individual conference rooms, conference and event planning support space, and public restrooms.

UIHC requests that the Board waive the architectural selection process and permit utilizing the firm of Heery Design as the design professional for the project; the firm is the architect of record for the new Children's Hospital. Since the PSC will be linked to the new Children's Hospital via a connecting bridge, utilizing the firm of Heery Design would ensure continuity of the design between related projects.

UIHC also wishes to utilize a construction manager – agent on the project and requests that the Board approve the selection of Gilbane Building Company since the firm has been used on the new Children's Hospital. This appointment would ensure continuity of the construction and safety requirements of related projects.

Currier Residence Hall – Renovate 3rd and 4th Floors

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning Design Professional Agreement (Rohrbach Associates PC; Iowa City)	\$ 133,400	June 2014 Aug. 2014	Approved Not Required*
Project Description and Budget	3,200,000	Dec. 2014	Requested

*Approved by Executive Director, consistent with Board policies

Project Budget

Construction	\$2,634,818
Planning, Design & Management	303,600
Contingency	<u>261,582</u>
TOTAL	<u>\$3,200,000</u>

Source of Funds:
Dormitory Improvement Funds

The project would be bid under one contract and delivered over a three year period with the first phase of construction starting during the summer of 2015.

Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2014	Approved
Selection of Design Professional Shive-Hattery (Iowa City)		Feb. 2014	Approved
Design Professional Agreement	\$ 590,000	Aug. 2014	Not Required*
Project Description and Budget	10,000,000	Dec. 2014	Requested

*Approved by Executive Director, consistent with Board policies.

This project includes 1) replacement of existing steam and condensate piping in the tunnel section from Stanley Hydraulics to Riverside Drive; (This section of piping will be direct bury piping and will be grouted in place inside the existing tunnel to prevent open cutting the Riverside Drive intersection.) 2) removal of the existing steam tunnel ceiling and walls to allow for installation of new direct bury steam and condensate lines from Riverside Drive to Byington Road; 3) installation of three new vaults with associated steam and condensate valves, expansion joints and accessories necessary to complete the system; 4) relocation and replacement of additional utilities including domestic water, sanitary sewer, storm sewer, electrical, and traffic signals. The work will also include all associated traffic control, sidewalk and roadway pavement replacement, shoring and landscape restoration to support construction.

Remaining areas requiring additional repair or replacement (to the west of the section in this project) will be delivered as part of a later project targeted for completion within 3-5 years.

Project Budget

Construction	\$ 8,000,000
Planning, Design & Management	800,000
Contingency	<u>1,200,000</u>
TOTAL	<u>\$10,000,000</u>

Source of Funds: Utility System Revenue Bonds

West Campus Utilities Extension – Substation U to Finkbine Commuter Parking Lot

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Agreement (Affiliated Engineers; Madison, WI)	\$ 265,650	Oct. 2014	Not Required*
Project Description and Budget	3,800,000	Dec. 2014	Requested

*Approved by Executive Director, consistent with Board policies

This project will allow for the coordination of the design, licensing, and installation of the underground utilities pathways and railroad crossings with the emergency power duct-bank which is already under design as part of the UIHC Centralized Emergency Power Generation Facility Project. (A crossing license will need to be obtained from Iowa Interstate Railroad for any utility crossing of the entity's right of way.)

Project Budget

Construction	\$2,833,000
Planning, Design & Management	642,650
Contingency	<u>324,350</u>
TOTAL	<u>\$3,800,000</u>

Source of Funds: Utilities System Renewal and Improvement Funds

Construction is scheduled to begin in the first quarter of 2015, with completion during the third quarter of 2015.

City of Iowa City Former Water Plant – Raze Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Demolish Facility Design Professional Agreement (Shive-Hattery; Iowa City)	\$ 73,750	Nov. 2014	Not Required*
Project Description and Budget	2,350,000	Dec. 2014	Requested

*Approved by Executive Director, consistent with Board policies

To vacate the future building site of the new residence hall, the project includes the removal of the existing water plant building, clarifier building, sedimentation basin, clear well, footings and relocation of existing utilities. The work also includes installation and removal of temporary shoring, earthwork, removal and replacement of Madison Street pavement, removal and replacement of sidewalk, traffic control and site electrical work. A chain link fence will be installed and left in place at the conclusion of the project.

Project Budget

Construction	\$1,951,560
Planning, Design & Management	203,751
Contingency	<u>194,689</u>
TOTAL	<u>\$2,350,000</u>

Source of Funds: Dormitory Improvement Funds

UIHC Pediatric Specialty Clinic Expansion and Conference Center Development
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 to expand the PSC 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 to: 1) provide world class healthcare services to optimize health for everyone, 2) advance world class discovery through excellence and innovation in biomedical and health services research, 3) develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) foster a culture of excellence that values, engages and enables our workforce, 5) create an environment of inclusion where individual differences are respected and all feel welcome, and 6) optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: As noted in the Permission to Proceed document, the original plan called for placing the PSC in the new Children's Hospital and Pappajohn Pavilion. This alternative proved not to provide adequate or efficient space and there are no other alternative, available locations that are large enough and in the proximity of the new Children's Hospital that can accommodate the PSC.

Impact on Other Facilities and Square Footage: This project will result in the demolition and renovation of approximately 54,000 gsf of clinical department office, conference and teaching facilities, as well as the existing PSC and Pediatric Cardiology facilities on the second level of John Colloton and John Pappajohn Pavilions to permit development of renovated and expanded PSC facilities. No space will be abandoned or transferred.

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 renovation and expansion of the PSC is an important element in enabling the UIHC to meet all components of its tri-partite mission. With the expanded PSC, 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 efficient, 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.

Currier Residence Hall – Renovate 3rd and 4th Floors 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 core values of the University include excellence, learning, community, diversity, integrity, respect and responsibility. Strategies to accomplish these core values include recruiting and retaining a talented student population, promoting effective learning environments and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University and they have direct impact on the retention and success of the students. University Housing's master plan includes updating of residence hall finishes and building systems as part of its long-term renovation and maintenance plan.

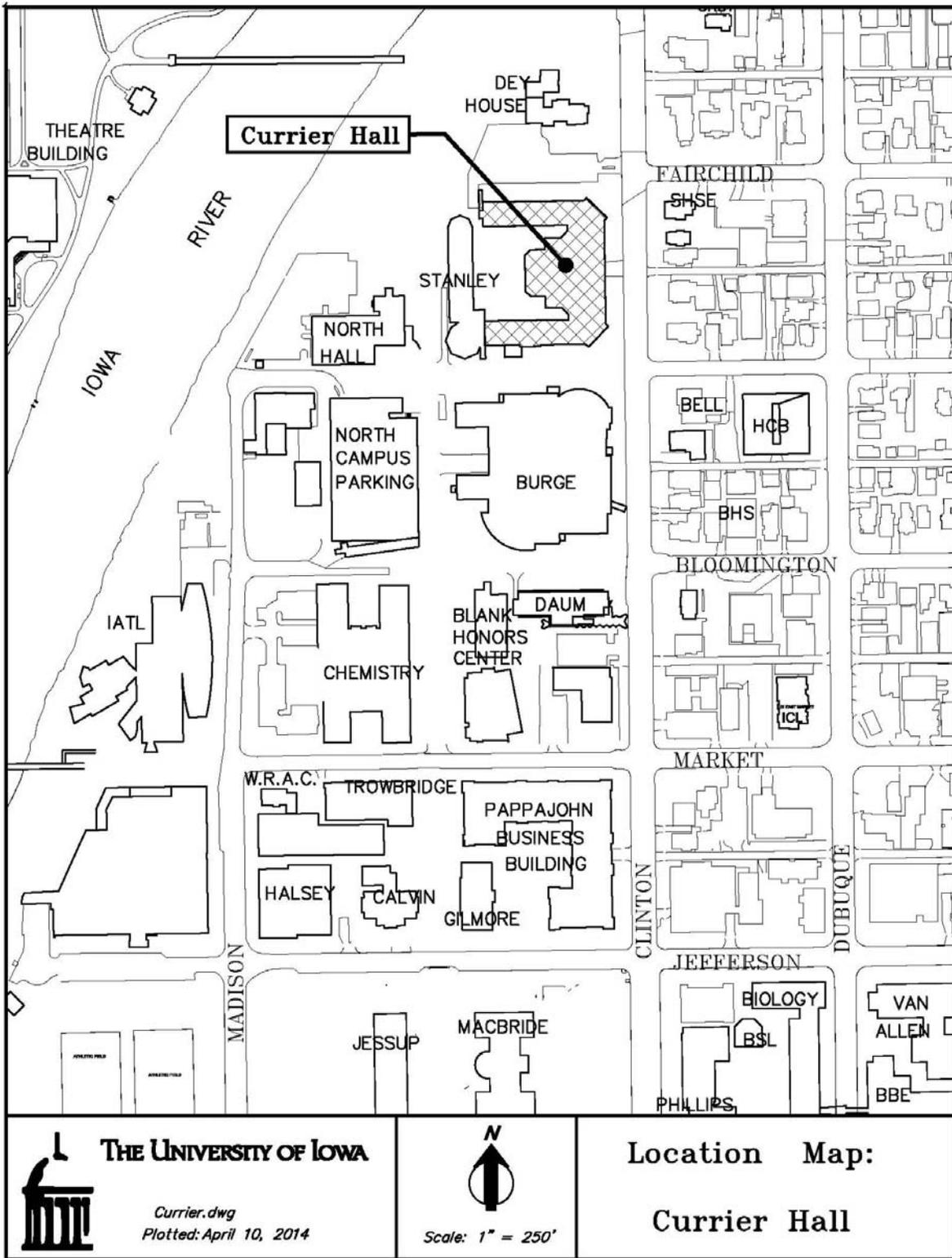
Other Alternatives Explored: Currier Residence Hall, the oldest residence hall on the UI campus (1914), continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there. Appropriately maintaining Currier Hall and all of the residence halls in the UI Housing system is a critical part of making these halls functional for the long-term. Continuing to utilize finishes and galvanized piping that are at the end of their lifespan creates increasing maintenance costs and frequent service calls. This project will improve the hall and is a well-timed investment in maintaining the hall for years to come.

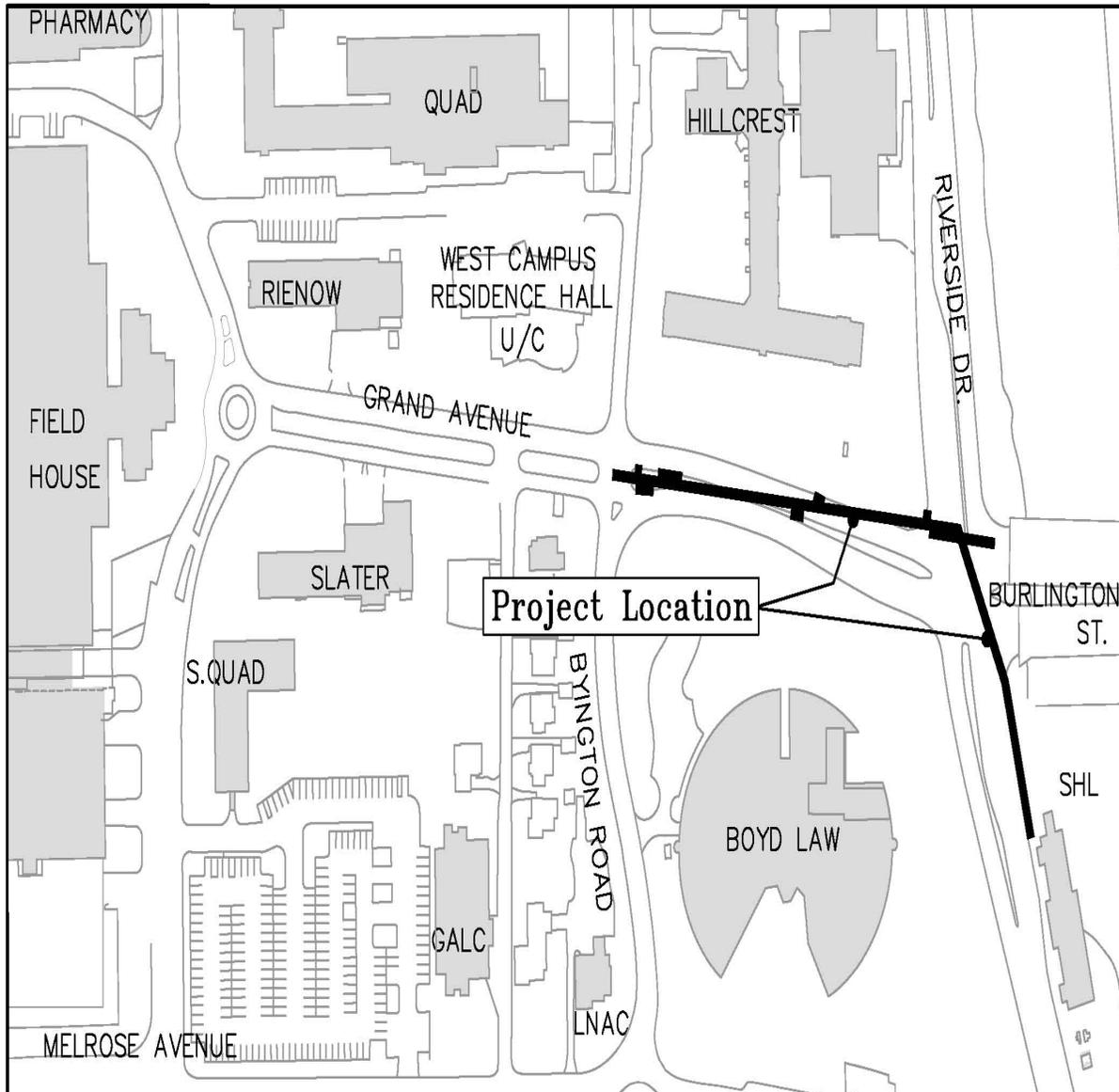
Impact on Other Facilities and Square Footage: No space will be abandoned or demolished.

Financial Resources for Construction Project: The project will be funded through Dormitory Improvement Funds - voluntary reserve funds generated from residence system room and board charges.

Financial Resources for Operations and Maintenance: The space is currently maintained by University Housing; therefore, operating and maintenance funds already exist in the operating budget.

External Forces Justifying Approval: None.





THE UNIVERSITY OF IOWA
Project # 0513801
GrandAveTunnel-C.dwg
Plotted: Dec. 26, 2013

Location Map:
Steam Utility Enterprise Systems
Replace Riverside Drive/Grand Avenue
Steam Distribution System-Phase 1

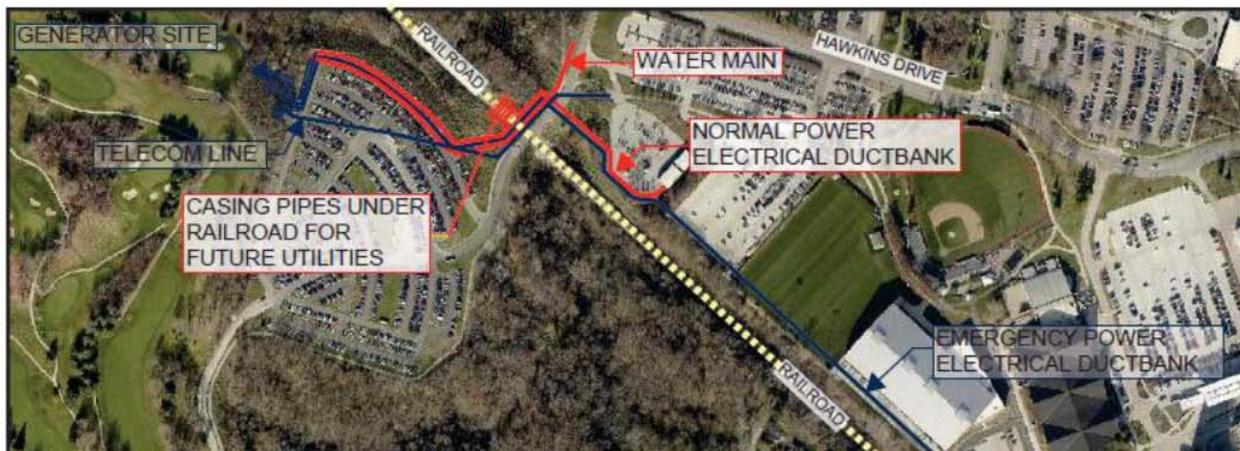


Scale: 1" = 150'

UI West Campus Utilities Extension – Substation “U” to Finkbine Commuter Parking Lot



Overview (above)



This project consists of installation of the casing pipes under the railroad, the water main and the normal power electrical duct-bank indicated in red above.

