

Contact: John Nash

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

**Actions Requested:** Consider recommending to the Board approval of the:

1. Following actions for the **Communications Center Renovation** 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 projects meet the necessary criteria for Board consideration; and
  - c. Authorize permission to proceed with project planning, including the design professional selection process.
  
2. Following actions for the **Pathology Core Lab Renovation - 6RCP, UIHC - Relocation of Neurology and Neonatology Faculty Offices, John Colloton Pavilion-Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion, Power Plant – Capacity Expansion, and John Pappajohn Business Building – Renovate Galleria and Library Spaces** projects; all major capital projects as defined by Board policy:
  - a. Acknowledge receipt of the University's final submissions of information to address the Board's capital project evaluation criteria (see Attachments B - F);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - d. Approve the schematic designs and project descriptions and budgets (\$20,058,000 = Pathology, \$5,670,000 = Neurology and Neonatology, \$5,000,000 = Material Services, \$49,500,000 = Power Plant, and \$3,125,000 = John Pappajohn Business) with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
  
3. Project descriptions and budgets (\$4,582,000) **Hillcrest Residence Hall – Replace Vanities and Plumbing**, (\$4,290,000) **University Capitol Centre Backfill**, (\$2,250,000) **University Capitol Centre Renovate Suites 2700 and 3700**, (\$3,350,000) **UIHC – Consolidation of Staff Offices**, and (\$17,950,000) **Steam Utility Enterprise Systems – Replace Riverside Drive/Grand Avenue Steam Distribution System – Phase 2** projects.

**Executive Summary:**

The University requests permission to proceed with project planning for the **Communications Center Renovation** project that would modernize the Center (36,614 gross square feet) to create space for the Sociology Department, an academic testing center, and classrooms (see Attachment G for location). Renovations would include upgrading the building's mechanical and electrical systems, replacing the exterior windows, reconstruction of deteriorating wall and ceiling assemblies, updating restrooms, and correcting any noncompliant fire/life safety and ADA issues. Ultimately, this project along with the Board previously approved **Psychological and Brain Sciences Building – Construct Facility** project would permit the razing of Seashore Hall as all functions would have been relocated. The estimated project cost of \$10,000,000 to \$12,000,000 would be funded from Treasurer's Temporary Investment Income and Building Renewal Funds.

The University requests approval of the schematic designs and project descriptions and budgets for five projects: **Pathology Core Lab Renovation – 6RCP, UIHC - Relocation of Neurology and Neonatology Faculty Offices, John Colloton Pavilion – Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion, Power Plant – Capacity Expansion, and John Pappajohn Business Building – Renovate Galleria and Library Spaces** projects.

The **Pathology Core Lab Renovation – 6RCP** project would expand the Pathology Core Lab located on Level 6 of the Roy J. Carver Pavilion (RCP). The additional space would be provided by the relocation of an adjacent unit, the former CHAMPS (Cardiovascular Health, Assessment, Management and Prevention Services, 2,500 gross square feet [gsf]), the build-out of adjacent shell space (1,100 gsf), and the addition of a penthouse (6,466 gsf). The project also includes moving lab functions from Level 6 of Boyd Tower to the Pathology Core Lab on Level 6 of RCP and moving some functions in the Pathology Core Lab to vacated space in Boyd Tower. The project location can be found on the map in the schematic design booklet included in the Board's agenda materials. The \$20,058,000 project cost would be funded by UIHC Building Usage Funds.

Due to an increase in new faculty and clinic visits to the Department of Neurology and the Department of Pediatrics/Division of Neonatology, these departments greatly need to expand their faculty and staff offices. The **UIHC – Relocation of Neurology and Neonatology Faculty Offices** project would provide for the construction of approximately 65 faculty and staff offices on Level 8 of the John Colloton Pavilion (JCP) and Level 8 of John Pappajohn Pavilion (JPP). The moves include Neurology moving from Level 2 of JCP to Level 8 of JCP and Level 8 of JPP. Neonatology would move from the south end of JPP to the north end of JPP. The project location can be found on the map in the schematic design booklet included in the Board's agenda materials. The \$5,670,000 project cost would be funded by UIHC Building Usage Funds.

The **John Colloton Pavilion – Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion** project would allow Central Sterilizing Services (CSS) to expand while moving Processed Stores to two locations: Level 2 of the Shipping & Receiving Facility for a par-level storage of clinical supplies and bedside equipment, and an off-site warehouse, the lease for which was approved by the Board in April 2016. Continuing growth in CSS operative procedures and the patient census have necessitated more area for larger volumes of sterilized instruments and patient equipment. The \$5,000,000 project cost would be funded by UIHC Building Usage Funds.

Through the **Power Plant – Capacity Expansion** project, the University's steam generating capacity would be expanded to meet increasing demand and the need to upgrade inefficient equipment (see Attachment H for location). The Main Campus Power Plant supplies all utilities to UIHC as well as University research, residence hall, classroom, and office buildings. This project would replace existing steam-generating equipment with new, more efficient equipment and replace the two smallest steam turbine electrical generators with higher efficiency unit(s) to permit better performance at a lower operating cost. The project location can be found on the map in the schematic design booklet included in the Board's agenda materials. The project budget of \$49,500,000 would be funded by Utility System Revenue Bonds.

The **John Pappajohn Business Building – Renovate Galleria and Library Spaces** project would renovate the third floor library space and two open galleria spaces in the John Pappajohn Business Building (PBB), (see Attachment J for location). The library renovations would update individual and group study areas, group learning spaces, collaboration areas, a coffee area, an office suite, and library functions. The galleria renovations would create commons space more conducive for gathering and studying. The project would also include updated furniture. The project budget of \$3,125,000 would be funded by Tippie College of Business Gifts & Income.

The University requests approval of the project descriptions and budgets for four projects: **Hillcrest Residence Hall – Replace Vanities and Plumbing, University Capitol Centre Backfill, UIHC Consolidation of Staff Offices, and Steam Utility Enterprise Systems – Replace Riverside Drive/Grand Avenue Steam Distribution System – Phase 2** projects.

The **Hillcrest Residence Hall – Replace Vanities and Plumbing** project would upgrade the plumbing fixtures and associated piping throughout the largest residence hall on the west side of campus (see Attachment K for location) which houses 802 students. The existing vanities, water supply lines, and sanitary piping are 77 years old and need upgrading in order to continue to promote a welcoming residence hall environment. The project budget of \$4,582,000 would be funded by Residence System Renewal and Improvement Funds.

Approximately 33,000 square feet would be renovated on the second floor of Capitol Centre to allow for the relocation of 300 UIHC staff through the **University Capitol Centre Backfill** project. In February 2016, this area was vacated by 300 UIHC Patient Financial Services staff who moved to the new Health Care Support Services Building in Coralville. The scope of work includes substantial upgrades to the information technology equipment, including the phone system, computers, and conference room audio visual equipment. Upgrades to furniture and other minor construction are also part of the project. The project budget of \$4,290,000 would be funded by UIHC Building Usage Funds.

The **University Capitol Centre Renovate Suites 2700 and 3700** project would renovate an existing two-story space, Suites 2700 and 3700, in the University Capitol Centre into office and support spaces, providing an innovative and dynamic space for the Center for Diversity and Enrichment. The project budget of \$2,250,000 would be funded by Treasurer's Temporary Investment Income and Building Renewal Funds.

Through the **UIHC Consolidation of Staff Offices** project, approximately 125 non-clinical UIHC staff in five different locations would relocate to non-clinical space in Boyd Tower, General Hospital, and Level 7 of the Pappajohn Pavilion. Work includes modifications to doors, HVAC, electrical, IT, lighting, and wall treatments. New furnishings with ergonomic function, card readers, new telecommunications equipment, information technology servers, computers,

peripheral devices, and audio visual installations are included. Construction is scheduled to commence in the spring 2017 and be completed in late 2017. The project budget of \$3,350,000 would be funded by UIHC Building Usage Funds.

The **Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 2** project would replace approximately 900 feet of a 70-year-old steam distribution system under Grand Avenue that is the primary link between the west side of campus and the Power Plant (see Attachment L for location). This the second and final phase (west end) to replace the remaining steam distribution system under Grand Avenue. (The phase 1 project [east end, \$10,000,000] was approved by the Board in December 2015 and was completed in the summer 2016.) The project budget of \$17,950,000 would be funded by Utility System Revenue Bonds, and Renewal and Improvement Funds.

**Details of the Projects:**

**Communications Center Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2016	Requested
Initial Review and Consideration of Capital		Dec. 2016	Receive
Project Evaluation Criteria			Report

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The Communications Center, a three-story structure built in 1951 east of the Library, used to house the School of Journalism and the *Daily Iowan*. The building consists primarily of office space and classrooms. Over the years, the Communications Center has housed numerous smaller programs, mainly within the College of Liberal Arts & Sciences. With the transitory occupancy of the building, the utility infrastructure has become inefficient and interior space has not been renovated. A 2013 study concluded the building is structurally sound and with appropriate renovations can remain a valuable asset to the University.

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**Pathology Core Lab Renovation – 6RCP**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2015	Approved
Initial Review and Consideration of Capital		June 2015	Received
Project Evaluation Criteria			Report
Design Professional Selection (Shive Hattery, Iowa City)		Apr. 2016	Not Required*
Design Professional Agreement (Pre-Design – Record Documents)	\$ 694,000	May 2016	Not Required*
Schematic Design		Dec. 2016	Requested

Project Description and Budget	20,058,000	Dec. 2016	Requested Receive Report
Final Review and Consideration of Capital		Dec. 2016	
Project Evaluation Criteria			

\*Approved by Executive Director, consistent with Board policies.

The project would maximize quality and efficiency, enabling the Pathology Department to expand services and provide staff with amenities previously unavailable. The renovation includes construction of facilities for conducting new testing, development of new restrooms, an expanded staff breakroom, locker rooms, workspaces for supervisors and finishes updates for existing spaces. The project also includes an improved layout for receiving materials and an updated pneumatic tube system.

The additional laboratory space is needed to provide Human Leukocyte Antigen (HLA) testing which is currently performed at outside laboratories; the costs for the testing represent the second largest cost of the UIHC's various solid organ transplant programs and a substantial cost of the Blood and Bone Marrow Transplant program. An in-house HLA lab would:

- improve patient safety, quality, and satisfaction;
- improve financial stability through enhanced cost control;
- improve operational stability by decreasing external lab uncertainty;
- improve provider satisfaction and communication within the Core Lab; and
- increase provider efficiency by direct entry of lab results into the electronic medical record.

Building Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	15,783	15,783
Anticipated Gross Square Feet	19,626	19,626
Anticipated Net-to-Gross Ratio	80 percent	80 percent

Project Budget

Planning, Design & Management	\$ 1,804,000
Construction	12,050,000
Contingency	1,204,000
Equipment	5,000,000
<b>Total</b>	<b>\$ 20,058,000</b>

Source of Funds: UIHC Building Usage Funds

Construction is scheduled to start in early 2017 and finish in late 2017.

**UIHC – Relocation of Neurology and Neonatology Faculty Offices**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Received Report
Design Professional Selection (Ament Design, Cedar Rapids)		July 2016	Not Required*
Design Professional Agreement (Schematic Design – Record Documents)	\$ 129,425	Aug. 2016	Not Required*
Schematic Design		Dec. 2016	Requested
Project Description and Budget	5,670,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\*Approved by Executive Director, consistent with Board policies.

The Department of Neurology Clinic census has grown substantially in recent years. The number of clinic visits has grown 33.4 percent since 2011 and 10 percent in FY 2017’s first quarter. The number of faculty in the department has increased by 20 during this period; several new clinics have been established, including seven new multidisciplinary clinics. As a result of this growth, the Department’s clinic facilities are in great need of expansion. After a comprehensive study of possible options, it has been determined that the best option would be to relocate the current faculty office suite and renovate the vacated space to expand the clinic.

The Level 8 of JCP infill space was developed to accommodate needed growth in offices and other support space. To fully utilize and easily access the offices to be developed in the infill space, offices for Neonatology faculty need to be relocated to space immediately west of the current offices.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	12,084	12,084
Anticipated Gross Square Feet	14,041	14,041
Anticipated Net-to-Gross Ratio	86 percent	86 percent

Project Budget

Planning, Design & Management	\$ 600,000
Construction	3,700,000

Contingency	370,000
<u>Furnishings and Equipment</u>	<u>1,000,000</u>
Total	\$ 5,670,000

Source of Funds: UIHC Building Usage Funds

Construction is scheduled to start in early 2017 and finish in late 2017.

**John Colloton Pavilion – Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Received Report
Design Professional Selection (CMBA   Smith Metzger, Des Moines)		May 2016	Not Required*
Design Professional Agreement (Schematic Design – Record Documents)	\$ 384,000	Jun. 2016	Not Required*
Schematic Design		Dec. 2016	Requested
Project Description and Budget	5,000,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\*Approved by Executive Director, consistent with Board policies.

UIHC’s Central Sterilizing Services (CSS) facility, currently located on Lower Level of the John Colloton Pavilion (JCP), is experiencing significant growth and is substantially undersized. Through an analysis of options, it was determined that the best choice for CSS’s expansion would be to extend into the adjacent space which is currently occupied by Processed Stores.

The first part of the project would relocate Processed Stores’ clinical supplies, bedside equipment, and more urgent supplies to Level 2 of the Shipping & Receiving Facility (SRF) using par-level storage that signals replenishment when necessary. The SRF location would have an open storeroom with shelves and racking, four offices, a breakroom, and a customer service area at the entrance with a service counter and a pneumatic tube station, a space for equipment repairs, and a recharging stations for bedside equipment. SRF’s existing loading dock on Level 1 would be reconfigured to allow access to a wider variety of trucks. As only one elevator serves Level 2, a second elevator, currently serving only Lower Level and Level 1, would also be retrofitted to access Level 2; compensating for the additional storage and needed redundancy.

The second part of the project would provide equipment to a leased warehouse, lease approved by the Board in February 2016, to store non-urgent and bulkier items. Equipment was not

included in the lease so the equipment line of the budget for \$1,202,000 is to outfit the off-site warehouse.

Building Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	7,210	7,210
Anticipated Gross Square Feet	8,364	8,364
Anticipated Net-to-Gross Ratio	86 percent	86 percent

Project Budget

Planning, Design & Management	\$ 492,500
Construction	3,005,000
Contingency	300,500
Equipment	1,202,000
<b>Total</b>	<b>\$ 5,000,000</b>

Source of Funds: UIHC Building Usage Funds

**Power Plant – Capacity Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Approved
Feasibility Study (Boiler Capacity) (PRVN Consultants, North Liberty)	\$ 148,000	May 2016	Not Required*
Design Professional Selection (PRVN Consultants, North Liberty)		June 2016	Not Required*
Design Professional Agreement (Pre-Design - Design Development)	1,650,000	May 2016	Not Required*
Design Professional Agreement (Commissioning) (Sebesta, Inc. – Cedar Rapids)	266,930	Oct. 2016	Not Required*
Schematic Design		Dec. 2016	Requested
Project Description and Budget	49,500,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\*Approved by Executive Director, consistent with Board policies.

The Power Plant generates steam to provide heat for the residence halls, to maintain adequate temperatures in classrooms and office spaces, to generate electricity, and to power chilled water generation for cooling. To currently provide adequate capacity, the University is utilizing boilers that were purchased “used” and put into emergency service due to the 2008 flood. These boilers were temporary and are reaching the end of their useful lives. This project would replace these temporary boilers with a new, more efficient gas-fired boiler and new steam turbine generators that would greatly enhance capacity and the overall efficacy of steam distribution on the campus.

The Plant must have “firm capacity” which is defined as having enough steam generating capability to meet the projected campus steam load when the largest campus boiler is out of service. Redundancy and long-term growth for steam production would be addressed by the boiler addition to the Power Plant.

Project Budget

Planning, Design & Management	\$ 5,867,030
Construction	39,684,244
Contingency	3,948,726
Total	\$ 49,500,000

Source of Funds: Utility System Revenue Bonds

**John Pappajohn Business Building – Renovate Galleria and Library Spaces**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$3,125,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\* Approved by Executive Director, consistent with Board policies.

The interior spaces of the Pappajohn Business Building, built in 1993, need to be updated to encourage student engagement by providing a student-oriented library and learning/study spaces. The project work would include demolition and construction of new walls, doors, hardware, security, ceilings, finishes, HVAC, plumbing, data, electrical, lighting for the library, demolition of non-structural columns, and updating of the finishes, including the existing railings.

Through this renovation, an area for collaboration and a setting where students and faculty can congregate, find resources, and work together would be created. This redesign maximizes the square footage of the space and allows for study spaces, conference rooms, soft seating, and gathering spaces. As part of this renovation, an area for the Business Communications Center and tutoring services would be created so that they become part of the hub for student success within the College of Business. This upgrade would also address critical life safety deficiencies and mobility access.

Project Budget

Planning, Design & Management	\$ 365,000
Construction	1,900,000
Furniture & Equipment	670,000
Contingency	190,000
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Total	\$ 3,125,000

Source of Funds: Tippie College of Business Gifts & Income

**Hillcrest Residence Hall – Replace Vanities and Plumbing**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2016	Receive Report
Design Professional Selection (Design Engineers, P.C., Cedar Rapids)		Aug. 2016	Not Required*
Design Professional Agreement (Schematic Design – Record Drawings)	\$ 324,400	Nov. 2016	Not Required*
Project Description and Budget	4,582,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\* Approved by Executive Director, consistent with Board policies.

Starting in Summer 2017, all vanities and associated plumbing in Hillcrest Residence Hall, built in 1939, would be demolished and replaced in all student rooms over four consecutive summers. This work is part of the University Housing’s Master Plan and a reflection of the University’s commitment to reinvest wisely in existing facilities and provide a high-quality student experience.

Project Budget

Planning, Design & Management	\$ 558,000
Construction	3,661,000
Contingency	362,500
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Total	\$ 4,582,000

Source of Funds: Residence System Renewal and Improvement Funds

**University Capitol Centre Backfill**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Modus Engineering, Waterloo)		Nov. 2016	Not Required*
Project Description and Budget	4,290,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\* Approved by Executive Director, consistent with Board policies.

The UIHC currently operates several non-clinical support services within the main campus. Many of these do not need to be physically located there to function effectively. In February, 2016, the UIHC relocated 1,100 non-clinical support services staff to the new Health Care Support Services Building in Coralville, including 300 Patient Financial Services (PFS) staff who vacated the University Capitol Centre (UCC).

Another the 300 UIHC staff would relocate to vacated space including the Patient Appointment Center, PFS students, and the Integrated Call Center program. Relocating these departments to the UCC would enable them to address their existing space needs as well as provide space for future growth.

Project Budget

Planning, Design & Management	\$ 122,400
Construction	824,000
Contingency	82,400
Equipment	3,261,200
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Total	\$ 4,290,000

Source of Funds: UIHC Building Usage Funds

Construction is scheduled to start in early 2017 and finish in late 2017.

**University Capitol Centre Renovate Suites 2700 and 3700**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$2,250,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

The Diversity and Enrichment offices are currently located in Phillips Hall, as well as other locations throughout campus. The physical separation does not allow staff to operate effectively and collaboratively. It is a priority for the University to provide their services in a single location. The space, approximately 14,000 square feet in total, would include Diversity and Enrichment Administrative offices, Diversity Resource team space, Multi-cultural Specialist offices, Upward Bound, Trio Student Support Services, Veteran’s Resources, student gathering/event space and support areas.

The scope of work would include; 1) demolition and construction of new walls; 2) installation of new doors, hardware, ceilings, and finishes; and 3) upgrading and replacement as required of HVAC systems, plumbing, data, power and lighting.

Project Budget

Planning, Design & Management	\$ 337,000
Construction	1,744,050
Contingency	168,950
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Total	\$ 2,250,000

Source of Funds: Treasurer’s Temporary Investment Income and Building Renewal Funds

**UIHC Consolidation of Staff Offices**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Heery International, Iowa City)		Nov. 2016	Not Required*
Project Description and Budget	\$3,350,000	Dec. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2016	Receive Report

\* Approved by Executive Director, consistent with Board policies.

To meet the needs of UIHC’s clinical and non-clinical staff, this project would relocate approximately 125 non-clinical staff in various locations in Health Care Information Systems (HCIS), Social Services, Environmental Services Pediatric Dialysis, Continuum of Care, and Gillies Conference Space to more consolidated, dedicated, and non-clinical space in Boyd Tower, General Hospital, and Level 7 of the John Pappajohn Pavilion. The space vacated by this consolidation project would enable a number of other future capital projects and assist in fulfilling outstanding UIHC space requests.

The project would address any existing life safety issues in the new spaces. Work would include sealing floor penetrations, addressing fire door issues such as the replacement of nonfunctioning

door hardware, adding fire walls, and increasing the exit widths. All office functions would be brought up to current office, information technology, and ADA accessibility standards.

Project Budget

Planning, Design & Management	\$ 147,000
Construction	980,000
Contingency	98,000
Equipment	2,125,000
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Total	\$ 3,350,000

Source of Funds: UIHC Building Usage Funds

Construction is scheduled to start in early 2017 and finish in late 2017.

**Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam Distribution System – Phase 2**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2015	Approved
Design Professional Selection (Shive-Hattery, Iowa City)		Dec. 2015	Not Required*
Design Professional Agreement (Design Development – Record Drawings)	\$ 1,379,250	Mar. 2016	Not Required*
Project Description and Budget	17,950,000	Dec. 2016	Requested

\*Approved by Executive Director, consistent with Board policies.

Replacement of the western section of the steam distribution system under Grand Avenue is needed to assure continued and reliable steam to the entire west side of the University campus, including UIHC. This project replaces the remaining degraded steam distribution system from Byington Road (east side of Peterson Residence Hall) to the Field House.

The scope of this project includes; 1) replacement of the existing steam and condensate piping from Byington Road to the Field House. The new direct bury piping would be routed north down Byington Road and then west along the east/west road between Rienow Hall and the new Pharmacy Building site until it connects back into the existing tunnel system northeast of the Field House; 2) installation of new vaults with associated steam and condensate valves, expansion joints, and accessories necessary to complete the system; 3) installation of direct bury service lines for Slater Hall, South Quad, Rienow Hall and the new Pharmacy Building, 4) grouting abandon tunnels; and 5) associated traffic control, sidewalk and roadway pavement replacement, shoring, and landscape restoration to support construction.

The project would also install 24-inch chilled water supply and return lines and associated valves from Byington Road to the northeast corner of the Field House, completing the **Utilities Distribution System – Extend Chilled Water Near West Campus Residence Halls** approved by the Board in October 2012. This chilled water project was deliberately delayed to avoid duplicate, major disruptions to this same area of campus.

The project is being carefully coordinated with the new Pharmacy Building construction.

Project Budget

Planning, Design & Management	\$ 2,325,000
Construction	14,211,000
Contingency	1,414,000
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Total	\$ 17,950,000

Source of Funds: Utility Enterprise Revenue Bonds and Utility System Renewal and Improvement Funds

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Communications Center Renovation (SUI)  
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 Communications Center is located along a major academic corridor and is an important physical resource for academic programs. Completion of this project would provide the University with a modernized and energy efficient facility with the ability to support academic programs within the College of Liberal Arts & Sciences. This upgrade would address outdated building systems, critical life safety deficiencies, and mobility access issues to meet University standards.

Other Alternatives Explored: Two alternates were explored. The first included the demolition of the existing facility and the construction of a replacement facility on the site. The second alternative was to perform a series of smaller renovations over time. Both of these alternates were rejected due to the condition of the existing building and the findings of the 2013 building study. The building has future value with appropriate modifications. Modifications cost less than 50% of a new facility so it is more cost effective to renovate. Smaller renovations drawn out over time are difficult and costly as much of the revitalization is related to the building envelope, electrical, and mechanical systems. These cannot be phased appropriately or economically. The building systems all have an effect on one another. For example, replacing windows with new insulated ones without the HVAC upgrade can result in considerable occupancy comfort issues and inefficiency of mechanical equipment. A multi-phased approach can cost more than a one-time renovation. Completing the project as proposed in one phase recognizes an economy of scale, minimizes coordination of a multi-phase project, and would eliminate the duplication of project costs, including mobilization costs for a multiple phased project. The proposed renovation solution addresses numerous environmental issues, improves existing building use, increases accessibility, and improves collaborative opportunities for academic units.

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

Financial Resources for Construction Project: The project would be funded with Treasurer's Temporary Investment Income and Building Renewal funds.

Financial Resources for Operations and Maintenance: With a more efficient facility, no additional general funds for operations and maintenance resources are anticipated to be required.

External Forces Justifying Approval: None.

Pathology Core Lab Renovation - 6RCP (SUI)  
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 would provide the Pathology Department with facilities required for pathologists and staff to maximize quality and efficiency. Completion of this project would also provide modest growth to accommodate additional staff to support the added services.

Other Alternatives Explored: Alternate plans considered in determining how best to meet the laboratory needs included relocating the Pathology Core Lab to another site within UIHC or adding the new services at a distant location. Studies of these options clearly showed that separating the pathology services would create inefficiencies and at this time, any location other than Level 6 of the Roy J. Carver Pavilion would not meet the organization's overall goal for providing efficient laboratory results.

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

Financial Resources for Construction Project: The project would be funded from UIHC 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 would be involved.

Financial Resources for Operations and Maintenance: Funds to cover costs associated with the increase in Pathology Laboratory services would be hospital operating revenues derived from providing patient care services and expanded pathology testing services.

External Forces Justifying Approval: Hospitals are increasingly challenged to reduce costs and increase efficiencies – as previously noted, providing in-house Human Leukocyte Antigen testing would create better workflows and a more efficient operation. The new lab would reduce costs and improve financial stability through enhanced cost control, improved operational stability and increased provider efficiency by direct entry of lab results into the Electronic Medical Records.

The project's design would 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 would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

UIHC - Relocation of Neurology and Neonatology Faculty Offices (SUI)  
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 would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing the necessary space to accommodate offices for Neurology faculty so that their current office suite can be converted to clinic space. It would also provide offices for Neonatology faculty so the area in which their offices are currently located can be converted to corridor/circulation space that would provide access to offices developed within the JPP infill area. The project also supports each of the six major goals 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: Following completion of studies to identify UIHC's future facility requirements and determining that a major emphasis should be placed on consolidating non-clinical functions outside of the primary clinical areas, a number of potential locations for relocating offices were assessed. These are located within the General Hospital, Boyd Tower, and other non-clinical areas throughout the UIHC. The evaluation of these sites led to the conclusion that development of faculty and staff offices in an area that could be created by infilling space between Levels 7 and 8 of John Colloton Pavilion (JCP) and John Pappajohn Pavilion (JPP) and the mechanical penthouses to the west of these buildings would provide the best option. In particular, the location offers an opportunity to co-locate several faculty and staff office suites from a number of clinical departments in an "off-stage" environment while enabling clinicians and other staff to attend to their duties in a timely manner. Utilization of Level 8 of the JCP and JPP infill is also the most cost effective option because construction would occur in a space that is largely shelled and does not require the organization to identify new space for relocating existing occupants.

Impact on Other Facilities and Square Footage: The existing faculty and staff offices within the Department of Neurology, located on Level 2 of RCP, would be relocated to Level 8 of the JCP infill area. Vacated space on Level 2 RCP includes faculty and staff offices and a library/conference room. All vacated space would be used to expand the Department of Neurology Clinic and meet growing needs for exam rooms and related clinical functions. A request for Permission to Proceed with Planning for the proposed Neurology Clinic expansion would be submitted to the Board at a later date. The area currently occupied by the Neonatal faculty offices would be returned to its intended use as an extension of the Level 8 north-south corridor.

Financial Resources for Construction Project: The project would be financed with UIHC 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 would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The relocation of faculty and staff offices from the Department of Neurology to Level 8 of the JCP/JPP infill area is an important element in enabling the UIHC to meet all components of its tripartite mission. Patient care would be enhanced through expanded clinic facilities for the Department of Neurology. Conversion of the vacated office space into clinic facilities would enable the UIHC to meet the increasing demand for clinical services. The project's design would meet all building codes and standards, as well as the most recently published 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate hospital construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards.

John Colloton Pavilion - Material Services, Processed Stores Relocation  
to Support Central Sterilization Services Expansion (SUI)  
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 would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would greatly enhance the UI Hospitals and Clinics' capabilities for fulfilling its patient care mission by providing the necessary space to accommodate expansion of critical support services required for patient care. The educational and research missions would also be enhanced through development of the necessary space to assure students, residents, and fellows receive their clinical experience in efficiently-operated facilities and in accord with accrediting body standards. The project also supports each of the six major goals 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: There are no alternatives that could be implemented that would address the need for expansion of CSS and the infrastructure and future growth needs of Processed Stores. The evaluation of the site for par-level storage within UIHC led to the conclusion that Level 2 of the Shipping & Receiving Facility (SRF) would provide the best available option due to this facility's load-bearing infrastructure and adjacency to the loading dock. In particular, both locations offer an unparalleled opportunity to enhance efficiencies while enabling timely expansion of Central Sterilization Services Expansion (CSS).

Impact on Other Facilities and Square Footage: The existing Processed Stores facilities, located on the lower level of the John Colloton Pavilion, would be vacated and services would be relocated to an off-site warehouse and Level 2 of the SRF. All vacated space would be reallocated to Central Sterilizing Services to enable an upgrade and expansion to the existing facility. No facilities would be abandoned in undertaking this project.

Financial Resources for Construction Project: The project would be financed with UIHC 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 would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The relocation of Processed Stores to an off-site warehouse and second floor of the Shipping and Receiving Facility meets the continuing growth in operative procedures and patient census that necessitate larger volumes of sterilized instruments and patient equipment. The design of facilities developed through this project would meet all building codes and standards, including those in the recently published 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as the basis for regulating hospital construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards. The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

Power Plant - Capacity Expansion (SUI)  
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: This project would provide a new natural gas fired boiler and new steam turbine electric generation (TG) capacity in the existing Main Campus Power Plant. This plant supplies utilities to UIHC as well as University research, residence hall, classroom and office buildings.

The new boiler would provide critically important capacity to serve projected steam loads with the anticipated removal of the temporary West Campus boilers. These boilers (purchased as used), put into emergency service due to the 2008 flood, are reaching the end of their useful life.

The new TG(s) would take the place of inefficient existing turbine generators, first installed in the 1940's, that are comparatively costly to operate and require increased maintenance.

Other Alternatives Explored: Several alternates have been explored, including the construction of a West Campus Energy Plant. This project was designed to provide the necessary added steam and electrical generation capacity required to serve the campus utility loads into the future, however, this project was discontinued due to budgetary constraints.

Impact on Other Facilities and Square Footage: This project would not result in the abandonment, transfer or demolition of existing steam generation facilities. This project would result in the demolition/replacement of the oldest of the existing steam turbine driven electric generator(s) at the Main Campus Power Plant.

Financial Resources for Construction Project: Funding would derive from the sale of utility enterprise revenue bonds. Bond repayment costs are recovered through the sale of utilities to University customers.

Financial Resources for Operations and Maintenance: Operating & Maintenance funds would derive from the sale of utilities to University customers.

External Forces Justifying Approval: The project is needed to maintain steam-generating "firm capacity" and to address the increasing demand for steam usage on the UI campus. Firm capacity is defined as having enough steam generating capacity to meet projected steam load when the largest campus boiler is out of service. Firm steam capacity must be maintained to provide and protect patient care services at UIHC as well as UI's expansive research enterprise. Steam produced by the Power Plant is also essential to provide heating for the residence halls, to maintain adequate temperatures in classrooms and office spaces throughout campus as well as to generate electricity. The steam generated by the Main Power Plant also powers chilled water plant generation (for building cooling and process chilled water) for the campus.

The two smallest steam turbine electrical generators are becoming maintenance intensive and would soon require extensive overhaul expenditures. Their replacement with a newer, higher efficiency unit(s) would allow better performance and lower operating cost.

John Pappajohn Business Building –  
Renovate Galleria and Library Space (SUI)  
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 would provide the Tippie College of Business with the facilities to further its mission of providing an excellent educational experience for its students. Through this renovation, an area for collaboration would be created and a setting where students and faculty can congregate, find resources, and work together; currently missing. This redesign maximizes the square footage of the space and allows for study spaces, conference rooms, soft seating, and gathering spaces. As part of this renovation an area for the Business Communications Center and tutoring services would be created so that they become part of the hub for student success within the College. This upgrade would address critical life safety deficiencies and mobility access issues.

Other Alternatives Explored: The John Pappajohn Business Building was built in 1993 as a state of the art facility. Currently the building lags behind in providing flexible and interactive student study spaces conducive to student and faculty interaction. Common areas and library spaces are now becoming more student-focused, providing a space for studying, utilization of electronic tools and technology, and providing an interactive environment. Other alternatives explored included renovating other common areas within the building which are smaller and scattered throughout the building and would leave the library and galleria spaces in need of updating.

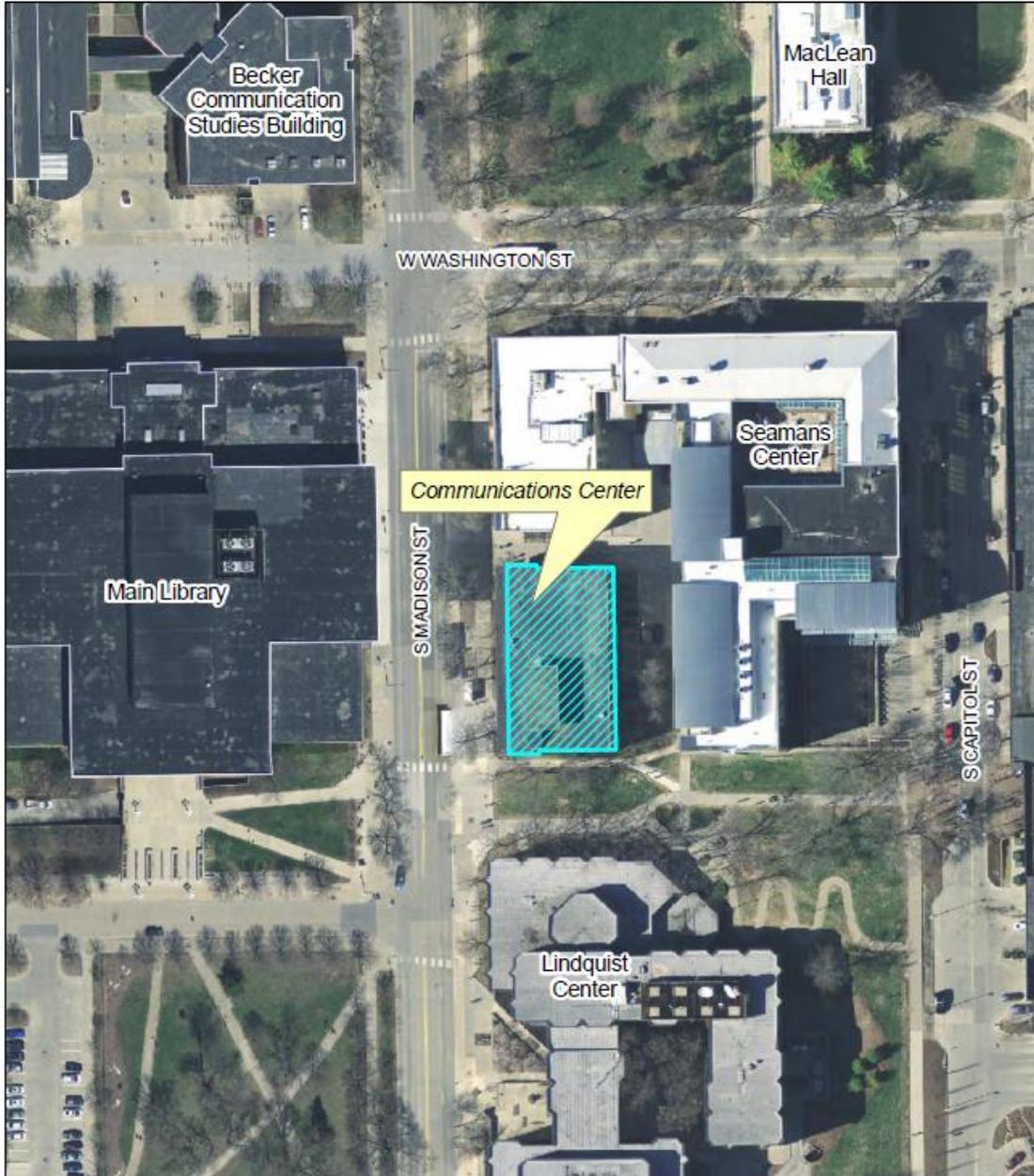
Impact on Other Facilities and Square Footage: This project would not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: The project would be funded through Tippie College of Business Gifts and Income.

Financial Resources for Operations and Maintenance: With a more efficient space, no additional general funds for operations and maintenance would be required.

External Forces Justifying Approval: The University of Iowa and the Tippie College of Business are in an unprecedented period of increased enrollment. In order to successfully compete with other universities to attract today's students, the Tippie College of Business needs to be on the leading edge of business education, amenities, and technology.

UNIVERSITY OF IOWA  
Communications Center Renovation Map



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Friday, November 04, 2016 Document Name: 20161104_BCR_Communications_Center</small></p>	 <p><b>1" = 100'</b></p>	<p><b>Location Map: Communications Center</b></p>
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UNIVERSITY OF IOWA  
Power Plant – Capacity Expansion Map



 **THE UNIVERSITY  
OF IOWA**

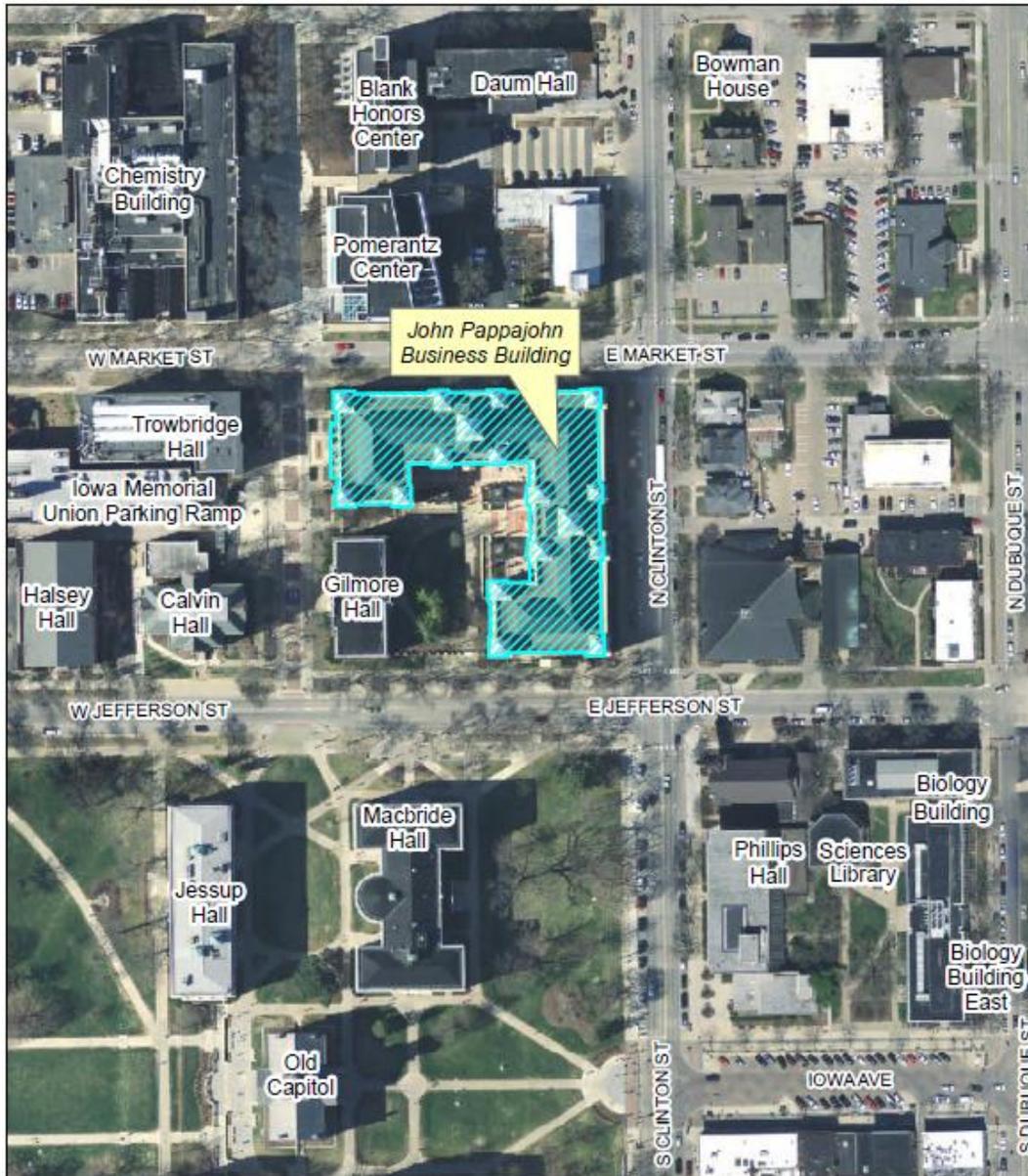
Wednesday, April 20, 2016  
Document Name: 20180420\_BOR\_CAPACITY\_EXPANSION Project#0647201

  
**1" = 200'**

**Location Map:**

**Power Plant  
Capacity Expansion  
UI Project #0647201**

UNIVERSITY OF IOWA  
John Pappajohn Business Building – Renovate  
Galleria and Library Spaces Map



 **THE UNIVERSITY  
OF IOWA**

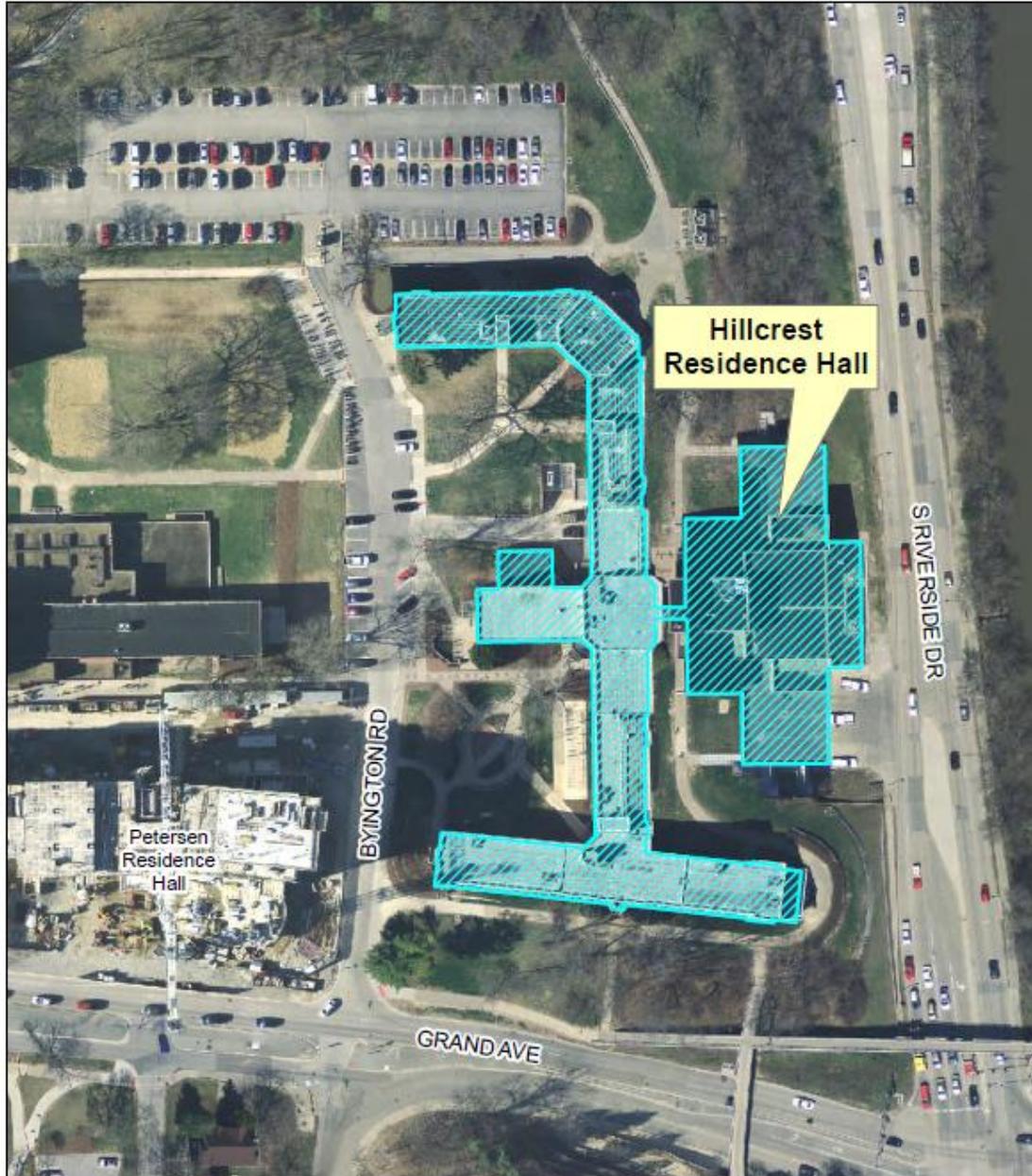
Tuesday, November 08, 2016  
Document Name: 20161108\_Pappajohn\_Galleria\_Redesign

  
1" = 150'

**Location Map:**

**John Pappajohn  
Business Building -  
Renovate Galleria  
and Library Spaces**

UNIVERSITY OF IOWA  
Hillcrest Residence Hall – Replace Vanities and Plumbing Map



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Monday, October 24, 2016 Document Name: 20190422_Hillcrest</small></p>	 <p><b>1" = 100'</b></p>	<p><b>Location Map:</b> Hillcrest Residence Hall</p> <p>Replace Vanities and Plumbing BUI #0655301</p>
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UNIVERSITY OF IOWA  
Steam Utility Enterprise System – Replace Riverside Drive / Grand Avenue Steam  
Distribution System – Phase 2 Map



**Location Map:**

Steam Utility Enterprise Systems-  
Replace Riverside Drive/Grand Avenue  
Steam Distribution System-  
Phase 2.

Project # 0621301 and #0382701



Wednesday, October 12, 2016  
Document Name: 20161012\_BOR\_Grand\_Steam\_Ph2



1" = 150'