

A PRESENTATION OF THE BUILDING PROGRAM FOR THE MEDICAL EDUCATION AND BIOMEDICAL RESEARCH FACILITY—BUILDING B PROJECT, AND OTHER COMPONENTS OF THE HEALTH SCIENCES CAMPUS PLAN, WILL TAKE PLACE AT THE FEBRUARY MEETING

SUI B-1

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of December 19, 2000, through January 24, 2001

Date: February 12, 2001

Recommended Actions:

1. Request the University present for Board approval the selected site and the site plan for the **West Campus Residence Hall and Support Facilities** project prior to requesting further project approvals;
2. Reaffirm the November 1991 action of the Board which authorized the selection of HLM Design USA for the last phase of UIHC construction for the completion of shell space only in the Pappajohn and Pomerantz Pavilions, and accordingly, approve the selection of HLM Design USA for development of the **Women's Health Center** in the Pomerantz Pavilion;
3. Request the University present the master plan for the **Cleary Walkway/Market Street Development** projects prior to or with its request for approval of the schematic design for the **Honors Center**; and
4. Approve the remainder of the capital register for the University of Iowa.

Executive Summary:

The University of Iowa requests permission to proceed with planning for the **West Campus Residence Hall and Support Facilities** project which would include construction of a new residence hall facility on the west campus, and the review of additional improvements for the area including development of retail food service facilities, the renovation of Slater Residence Hall, and vehicle and pedestrian traffic improvements.

The University requests permission to proceed with planning and the selection of HLM Design USA to provide design services for the **University of Iowa Hospitals and Clinics—Development of a Women's Health Center** project which would finish shell space in the Pomerantz Family Pavilion to consolidate various women's health services provided at University Hospitals. The Regent Procedural Guide §9.05 A.2.a. requires the convening of the University Architectural Selection Committee for projects with budgets over \$1 million. However, the University wishes the Board to approve the selection of the HLM firm without convening the University Architectural Selection Committee. The University has indicated that this request is based upon Board action in November 1991 authorizing the selection of the HLM firm for the last phase of UIHC construction. The Board Office recommends that the Board reaffirm the November 1991 action for the Women's Health Center and future projects involving the completion of existing shell space in the Pappajohn and Pomerantz Pavilions. However, projects for the construction of future additions to these buildings would require the convening of the Architectural Selection Committee.

The University requests approval of the program statement for the **Honors Center** project which would provide a 60,000 gross square foot facility to house the administrative office areas for the Belin-Blank Gifted and Talented Education Program and the University Honors Program. The facility is one component of the **Cleary Walkway/Market Street Development** to be constructed on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets. (The master plan for development of this area will be presented to the Board at a future date.)

The University requests approval of the program statement for the **Extension of Medical Education and Biomedical Research Facility—Building B** project which would construct a 127,000 gross square foot facility to house research facilities and administrative functions of the College of Medicine; no major instructional spaces have been programmed for the facility. The proposed financing for the estimated \$40 million project will be discussed at the February meeting of the Banking Committee (see B.C. 2). Vice President and Dean Kelch and Executive Dean Nelson of the College of Medicine will attend the February meeting to present the program statement for Building B and discuss other components of the Health Sciences Campus Plan.

The University requests approval of project descriptions and budgets and architect/engineer agreements for the following projects:

Currier Residence Hall—Construct Staff Offices and Custodial Locker Rooms project (\$860,000) and architectural agreement with Rohrbach Carlson (\$60,000) to develop space in Currier Residence Hall for the Department of Residence facilities operation offices; and

Old Capitol—Exterior Repairs project (\$393,000) and engineering agreement with Shive-Hattery (\$34,550) which would provide necessary repairs to the exterior wood surfaces of the Old Capitol, which is a National Historic Landmark.

The University requests approval of a project description and budget (\$360,000) for the **Electrical Distribution 5KV Oil Switch Replacement—Phase 2** project which will replace the remaining obsolete oil switches for the campus electrical distribution system.

The University requests approval of the selection of Rohrbach Carlson to provide design services for the **Burge Residence Hall—Remodel Food Service Area** project.

The University requests approval to enter into an architectural/engineering agreement with RDG Crose Gardner Shukert (\$48,500) for the **College Street Pedestrian Walkway** project which would construct an east-west pedestrian walkway on the east campus adjacent to the Seamans Center for Engineering Arts and Sciences and the Lindquist Center.

The University requests approval of amendments to architect/engineer agreements for the following projects:

Amendments #14 and #15 (totaling \$154,000) to the agreement with Payette Associates for the **Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities** project for expanded construction administration services and additional design services to accommodate the laboratory users;

Amendment #2 (\$117,614) to the agreement with Herbert Lewis Kruse Blunck for the **Newton Road Parking Ramp** project for the re-engineering of the cooling towers, the re-design of exterior features, and additional construction observation services;

Amendment #1 (\$36,000) to the agreement with HLM Design of Northamerica for the University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units project which will provide compensation for the preliminary conceptual study completed by the firm which was inadvertently omitted from the schematic design agreement; and

Amendment #3 (\$24,769) to the agreement with Shive-Hattery for the Institutional Roads—Highway 6 Pedestrian Overpass—Westlawn to International Center project for additional services required to coordinate the project with the Iowa Department of Transportation and to address additional unanticipated utility relocations at the project site.

Background and Analysis:

West Campus Residence Hall and Support Facilities
Anticipated Source of Funds: Dormitory Revenue Bonds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	Feb. 2001	Requested

The University wishes to proceed with planning to develop the west campus residence area, which currently includes Hillcrest, Rienow, Slater, Quadrangle and South Quadrangle residence halls. Development of this area would begin with construction of a new residence hall facility to provide additional student housing and related support facilities. The proposed building would address the most pressing needs on the west campus and would be the first step in a series of projects to develop the area. Long-term goals include enhancing the pedestrian friendly nature of the area, examining the feasibility of closing a portion of Grand Avenue, considering the demolition and replacement of the Quadrangle Residence Hall, and working to separate bus traffic from regular and service traffic. A map of the existing west campus residence area, which also identifies the proposed sites for a new residence hall facility, was requested from the University but was not received for inclusion with this docket memorandum.

Construction of a New Residence Hall Facility

The Department of Residence Services Ten-Year Plan presented to the Board in March 2000 indicated the possible construction of a new 500 bed suite-style residence hall to respond to the changing requests of incoming freshmen. In recent years, nearly half of incoming freshmen have requested semi-private rooms with a bath when applying for housing; the University reports that a total of 672 such rooms are currently available in the residence system. The University further reports that requests for these rooms, which have been increasing at a rate of 5 percent per year, totaled 2,442 for the current academic year. Construction of a new residence hall facility would respond to this increasing demand in accordance with the University's 2000 – 2005 Strategic Plan, which includes the creation of a campus environment that reflects the changing needs of the student population.

In addition to the student housing areas, the facility would include a new student learning center for the Athletic Department with a classroom, conference room, study hall, tutorial rooms, and a computer room. The facility would also provide residence hall staff offices and student resident support facilities, including lounges, recreation, and vending areas.

The University proposes to examine three sites for the new residence hall. A study by the firm of Solomon Cordwell Buenz and Associates identified two potential locations: the existing Parking Lot 13 located northwest of Hillcrest Residence Hall, and the area between Grand Avenue and Melrose Avenue to the west of Byington Road.

In addition to these prospective sites, the University also proposes to review the existing site of the Quadrangle Residence Hall as a third potential location for a new residence hall facility. The Quadrangle, which currently houses 316 students, is approaching the end of its useful life; the residence hall portion of the building was constructed in 1920 and has become increasingly difficult to maintain. Portions of the Quadrangle are underutilized due to their restricted design and failure to meet current building codes. In addition, the University has determined that it is not economically or architecturally feasible to remodel the obsolete 1956 service wing of the building for alternative uses. Based on these factors, the University will consider razing all or a portion of the Quadrangle as part of the west campus area development.

The preliminary cost estimate for the new residence hall facility is between \$20 million and \$30 million, and is dependent upon the size, location and number of students to be served. The University proposes to fund the project with the sale of Dormitory Revenue Bonds. Cost estimates will be further refined during project planning.

Other Proposed Improvements for West Campus Residence Area

The University will also evaluate the potential development of retail food service facilities on the west campus. While dining services for the west campus are provided in Hillcrest Residence Hall, convenient retail food service facilities are not available in this area. The University will consider, as an option to meet this need, the development of a branch of the Iowa Memorial Union on the west campus.

In addition, the University will evaluate improvements for Slater Residence Hall to include the possible conversion of the existing living areas into suite-style housing units, along with fire safety and other infrastructure improvements. The University will also evaluate improvements to enhance the flow of pedestrian traffic in the west campus residence area, including the closing of a portion of Grand Avenue and separating bus traffic from other vehicle traffic. Other programs to be reviewed for the west campus area include the possible relocation of the Undergraduate Academic Advising Center from its current location in the Quadrangle, and improved facilities for student cultural centers.

The University proposes to initiate a search for a consultant to provide planning services for development of the west campus residence area and architectural services for a new residence hall facility. The University will return to the Board for approval of the selected firm.

University of Iowa Hospitals and Clinics—Development of a Women's Health Center

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Requested
Architectural Selection (HLM Design USA)		Feb. 2001	Requested

This project will consolidate the Department of Obstetrics and Gynecology ambulatory patient care services, clinics, and diagnostic and procedural units; faculty and support staff offices; and conference and teaching facilities in 61,000 gross square feet of completed shell space on the third floor of the Pomerantz Family Pavilion. These functions are presently located in several locations throughout the 1926-vintage General Hospital and the Boyd Tower. In addition to the ambulatory patient care services, comprehensive gender-specific primary care services (obstetrics and gynecology), gender-focused specialty care (cancer/breast health, cardiology, rheumatology), mental health services, educational resources, and screening/diagnostic testing services for women would be provided at the Pomerantz Pavilion location.

The Department's existing decentralized locations suffer from a number of functional and spatial deficiencies which hinder opportunities for consultation among health care providers and create inefficiencies in clinic support services. As other clinical services, such as the Perinatal and Obstetrical Patient Care Units, are relocated to newer accommodations at the south end of the University Hospitals complex, the University reports that it has become increasingly more difficult for the Department of Obstetrics and Gynecology to provide convenient, coordinated care in its current locations. The proposed project is consistent with the UIHC long-range capital replacement plan to relocate all patient care services to newer facilities that meet life safety and building code requirements for patient care units.

The new Women's Health Center would greatly enhance the seamless delivery of patient care and would provide opportunities for improved patient satisfaction, increased service volumes, and improved outcomes. The project would allow UIHC to improve service delivery for sectors of the female population in Iowa who are currently underserved or receiving care in an inefficient, uncoordinated manner. In addition, the coordination of gender-focused research could provide Iowa women with further opportunities to participate in clinical research trials.

The specific plan for consolidation of the various functions will be developed by a UIHC committee which will determine the precise service offerings for the Women's Health Center and ensure that UIHC avoids inefficient, duplicative delivery of services. This plan will also serve to maximize the potential for meeting the goals of the Women's Health Center.

The estimated cost for the project is approximately \$11.7 million. This amount includes the interior completion of the third floor pedestrian walkway between the Pomerantz and Pappajohn Pavilions. Cost estimates for the project will be further developed and refined as planning proceeds.

The University requests approval of the selection of HLM Design USA to provide design services for the project. The University has indicated that this request is based upon Board action in November 1991 authorizing the selection of the HLM firm for the last phase of UIHC construction. The University indicates that its request is being made to ensure continuity in the design of the Pomerantz Pavilion as the firm has provided design services for a number of other projects at the facility.

The Board Office recommends that the Board reaffirm the November 1991 action for the Women's Health Center and future projects for completion of existing shell space in the Pappajohn and Pomerantz Pavilions. Projects for the construction of future additions to these buildings would require the convening of the Architectural Selection Committee.

Cleary Walkway/Market Street Development

Source of Funds: Gifts and Grants, and Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Cleary Walkway/Market Street Development</u>			
Permission to Proceed		Oct. 1999	Approved
<u>Honors Center</u>			
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 2000	Approved
Architectural Agreement—Site Planning (Herbert Lewis Kruse Blunck)	\$ 100,500	April 2000	Approved
Architectural Agreement— (Herbert Lewis Kruse Blunck)	1,033,350	Sept. 2000	Approved
Building Program		Feb. 2001	Requested

This project will construct the Honors Center and Careers Center on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building). The Honors Center, which will house the University's Honors Program and the Connie Belin and Jacqueline N. Blank International Center for Gifted Education and Talent Development, would be constructed on the north half of the site. The Careers Center, which is proposed to house expanded career counseling and placement services and other academic/student service functions, would be developed on the south half of the site. The estimated project cost for each facility is approximately \$10 million.

The master plan for development of the site will be presented to the Board at a future date. The master plan will address development of both the Honors Center and Careers Center at the site, the physical and aesthetic relationship of the two facilities to each other and to the other campus buildings in the area, and modifications to the existing parking and pedestrian areas. The University requests approval of the program statement for Honors Center at this time.

Honors Center Building Program

The Honors Center will house the administrative office areas for the Belin-Blank Gifted and Talented Education Program and the University Honors Program. In addition, the facility will house general instructional areas consisting of five 25-student multi-media classrooms, a 20-seat ICN classroom, a research library, a 25-seat computer center, five study/tutor rooms, lounge, and informal study areas. The classrooms, which would be located on the first and second floors, would be scheduled as general assignment classrooms during primary instructional hours, but would be used by the Belin-Blank Gifted and Talented Program during the summer months and weekends.

In addition, the facility would be constructed with 9,640 net square feet of shell space for future development. The University anticipates that this space would be developed to provide smaller, more specialized areas for individual instruction, which would be available for general campus use. The shell space may also be developed into additional office areas.

The University reports that it is working to refine the budget details for the project and will further evaluate the building program relative to the available funds. The Board Office recommends that the University address any proposed modifications to the building program with the presentation of the master plan for the Cleary Walkway/Market Street Development project.

The following is the space summary for the Honors Center:

<u>Student Areas</u>		
Multi-Media Classrooms (5)	4,375	
Informal Study Areas (4)	2,000	
ICN Classroom and Support Space	1,664	
Research Library	1,000	
Computer Center	875	
Study/Tutor Rooms	600	
Lounge	600	
Other	<u>336</u>	
Total Student Areas	11,450	nsf
<u>Administrative Areas</u>		
Belin-Blank Office Areas	4,495	
Honors Program Office Areas	2,390	
Shared Conference/Clinic Rooms	<u>1,805</u>	
Total Administrative Areas	8,690	nsf
Lobby/Reception Area	4,100	nsf
Shell Space	<u>11,760</u>	nsf
Total Net Assignable Space	36,000	nsf
Total Non-Assignable Space (Maintenance, Mechanical/Electrical, Restrooms, Circulation)	<u>24,000</u>	
Total Gross Square Feet	60,000	gsf
Net-to-Gross Ratio	60 percent	

Extension of Medical Education and Biomedical Research Facility—Building B
Proposed Source of Funds: University of Iowa Facilities Corporation Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 1999	Approved
Architectural Selection (Rohrbach Carlson)		May 2000	Approved
Architectural Agreement— Programming Services and Schematic Design through Construction (Rohrbach Carlson)	\$ 2,416,700	July 2000	Approved
Building Program		Feb. 2001	Requested

This project would provide a facility of 127,000 gross square feet of additional biomedical research space as an extension (also known as Building B) to the Medical Education and Biomedical Research Facility. The additional space is needed to accommodate the current and anticipated growth in the College of Medicine's research activities. In addition, the building would provide space to house the administrative offices of the College of Medicine. Vice President and Dean Kelch and Executive Dean Nelson of the College of Medicine will attend the February meeting to present the program statement for Building B and discuss other components of the Health Sciences Campus Plan.

The building program provides a description of the facility to be constructed in terms of purpose and scope. The program statement for Building B also includes a general description of some of the proposed design concepts for the building and the ratio of net to gross square feet. Procedural Guide §9.07 requires Board approval of program statements for all new buildings, major additions, or remodeling projects with an estimated project cost of \$1,000,000 or more, prior to the initiation of project design.

The estimated cost for construction of Building B is \$40 million, with financing proposed from the sale of a combination of taxable and tax-exempt bonds to be issued by the University of Iowa Facilities Corporation. The proposed financing for the facility will be discussed at the February meeting of the Banking Committee (see B.C. 2).

Building B would be constructed to the east of the Medical Education and Biomedical Research Facility on the current site of the east wing of the Steindler Building. As currently envisioned, the building would be a linear extension of the Medical Education and Biomedical Research Facility, with replication of as many details as possible consistent with the physical form of the addition, program requirements, and the master plan. A map which indicates the proposed location of Building B relative to the Medical Education and Biomedical Research Facility, and proposed future extensions (Buildings C and D), is included as Attachment A to this docket memorandum. Although the Building B design would continue the themes established in the Medical Education and Biomedical Research Facility, its dimensions would be distinct, especially at the point where it joins the main building.

Building B is planned to consist of seven levels, with the basement and lower levels of the building consisting primarily of research laboratory and building support spaces, including animal care facilities. Level 1 would house the administrative units of the College of Medicine, and Levels 2 through 5 would provide research laboratories. The configuration of the laboratory areas would be consistent with the modular design of the laboratory areas present in the Medical Education and Biomedical Research Facility.

The following is the space summary for Building B:

<u>Laboratory Areas</u>		
Basement Level	3,750	
Lower Level (Animal Care Facility)	12,780	
Levels 2 through 5 (10,174 nsf per level)	<u>40,696</u>	
Total Laboratory Areas	57,226	nsf
<u>Administrative Areas (Level 1)</u>		
Office Space	9,370	
Conference Facility	<u>2,600</u>	
Total Administrative Areas	11,970	nsf
Other	<u>400</u>	nsf
Total Net Square Feet	69,596	nsf
Total Non-Assignable Space	<u>54,904</u>	
	124,500	gsf
Contingency Area	<u>2,500</u>	gsf
Total Gross Square Feet	127,000	gsf
Net-to-Gross Ratio	56 percent	

Currier Residence Hall—Construct Staff Offices and Custodial Locker Rooms
Source of Funds: Dormitory Revenue Bonds and Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 860,000	Feb. 2001	Requested
Architectural/Engineering Agreement (Rohrbach Carlson)	60,000	Feb. 2001	Requested

This project will renovate 2,600 net square feet of space on the basement level of the north wing of Currier Residence Hall. The space will be converted from its current use as storage, mechanical, and student recreation space, into offices and locker rooms for the facilities operation offices of the Department of Residence currently located in approximately 1,170 square feet of space in the Quadrangle Residence Hall.

All functions of the facilities operation offices are currently located on the west campus in the Quadrangle and a small office in Hillcrest Residence Hall. The University wishes to relocate the functions from the Quadrangle to Currier Hall to serve better the east campus residence hall facilities. (The Hillcrest office will remain in its current location.) In addition to providing a presence on the east campus for this function, the space in Currier Hall would provide improved facilities and additional space to meet the expanding needs of this operation.

The project will include the construction of five offices, a workroom, break room, and an open clerical support area. In addition, the space will provide fully-equipped locker rooms to accommodate the needs of both male and female custodial staff.

Work will include demolition and the installation of plumbing, electrical, and heating, ventilating and air conditioning systems, partitions, doors, lockers and interior finishes.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1,000,000.

The University requests approval to enter into an agreement with Rohrbach Carlson to provide design services for the project. The agreement provides for a fixed fee of \$60,000.

Project Budget

Construction	\$ 700,500
Design, Inspection and Administration	
Consultants	62,800
Design and Construction Services	26,700
Contingency	<u>70,000</u>
 TOTAL	 <u>\$ 860,000</u>

Old Capitol—Exterior Repairs

Source of Funds: Building Renewal and/or Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 393,000	Feb. 2001	Requested
Architectural/Engineering Agreement (Shive-Hattery)	34,550	Feb. 2001	Requested

The coating on the wooden portions of the Old Capitol has deteriorated and is in need of restoration. The project will remove all existing paints and coatings, repair underlying wood surfaces as needed, and apply a new coating material to these surfaces. The repairs will be compatible with the original construction of the facility and will conform to the National Park Service building rehabilitation guidelines.

The University requests approval to enter into an agreement with Shive-Hattery to provide design and inspection services for the project. The agreement provides for a fee of \$34,550, including reimbursables.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1,000,000.

Project Budget

Construction	\$ 293,700
Design, Inspection and Administration	
Consultants	49,350
Design and Construction Services	5,350
Contingency	<u>44,600</u>
 TOTAL	 <u>\$ 393,000</u>

Electrical Distribution 5KV Oil Switch Replacement—Phase 2

Source of Funds: Utilities Enterprise Improvement and Replacement Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 360,000	Feb. 2001	Requested

This project will replace a total of ten 5,000 volt oil switches on the main campus with remotely operated vacuum switches. The existing 30 year old switches are no longer safe to operate according to the switch manufacturer. As a result, maintenance on the electrical distribution system requires larger sections of campus to be shut down than would be required with functional switches. The project will complete the switch replacement program for the electrical distribution system which was initiated in 1993.

Permission to proceed with planning was not required for this project since the estimated cost does not exceed \$1,000,000.

Project Budget

Construction	\$ 310,000
Design, Inspection and Administration	20,000
Contingency	<u>30,000</u>
TOTAL	<u>\$ 360,000</u>

Burge Residence Hall—Remodel Food Service Area
Source of Funds: Dormitory Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson)		Feb. 2001	Requested

This project will be undertaken to replace the deteriorated serving lines and improve food service offerings in response to student dining preferences and national eating trends. The remodeling of the Burge dining facility will create a "marketplace" food service area similar to the recently-remodeled space in Hillcrest Residence Hall. The project will include reconfiguration of the dining areas, dining lobbies and food preparation areas, remodeling of the main building lounge, and replacement of the antiquated heating, ventilating and air conditioning system, at an estimated cost of \$11 million to \$12 million.

The University received expressions of interest from nine firms to provide design services for the project. Three firms were selected for interviews with the University Architectural Selection Committee, with representatives from the Department of Residence Services and the Iowa Memorial Union Food Service, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of Rohrbach Carlson to provide design services for the project. The firm was selected primarily due to the experience of the firm's two principals on similar projects, and its very satisfactory performance on other recent University projects, including the renovation of the Hillcrest dining area. The University will return to the Board for approval of the negotiated agreement.

College Street Pedestrian Walkway

Anticipated Source of Funds: Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural/Engineering Agreement (RDG Crose Gardner Shukert)	\$ 48,500	Feb. 2001	Requested

This project would construct an east-west pedestrian walkway between South Capitol and Madison Streets on the east campus. The walkway would be constructed to the south of the Seamans Center for Engineering Arts and Sciences and to the north of the Lindquist Center. The project is one component of the City of Iowa City's comprehensive pedestrian mall and pathway plan which was begun in the 1970s to address a four-block area of the City. The University reports that it is appropriate to proceed with the pedestrian walkway between South Capitol and Madison Streets at this time due to completion of the Engineering Building addition.

The University requests approval to enter into an agreement with RDG Crose Gardner Shukert to provide design services for the project. The firm prepared the site master plan for the proposed walkway in 1997. The agreement provides for a fee of \$48,500, including reimbursables.

Development of the project design will be used to establish the project budget, which will be presented for Board approval at a future date.

Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities

Source of Funds: State Appropriations, Revenue Bonds, College of Medicine Gifts and Earnings, and Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan Permission to Proceed Architectural Agreement (includes schematic landscape design services) (Payette Assoc., Boston, MA)		May 1996	Approved
Architectural Amendments #1-7	\$ 3,750,700	Nov. 1996	Approved
Architectural Amendment #8— Landscape Design Development and Construction Documents	1,844,200		Approved
Architectural Amendments #9-13	423,000	Dec. 1999	Approved
	434,985	Sept. 2000	Approved
Architectural Amendment #14	80,000	Feb. 2001	Requested
Architectural Amendment #15	74,000	Feb. 2001	Requested

The agreement with Payette Associates provides construction phase design services for the Medical Education and Biomedical Research Facility (MEBRF), programming and schematic design services for the renovation of the Bowen Science Building Auditoriums 1 and 2, and schematic landscape design services for the total health sciences campus.

Prior approved amendments provided design services for finishing the east wing shell space of the MEBRF; site development for the building; graphic signage and design services for telecommunications, audio-visual and lighting systems, vibration and acoustical analysis, and additional building code review; renovation of an additional auditorium in the Bowen Science Building; additional site visits and printing costs for bidding MEBRF; completion of design services for the Animal Care Facility; and additional landscape design services for the Health Sciences Campus.

The most recent amendments to the agreement approved by the Board in December 2000 provided for the completion of shell space on levels 1 and 5 of the MEBRF to provide reception and conference room areas; revisions to the design of the east wall of the east wing of the Facility in preparation for construction of the connecting Building B; increased scope for the door hardware and security system and upgrade of laboratory water systems for the MEBRF; re-design of the seating areas for the auditorium and seminar room of the MEBRF to integrate the power and data connections into the individual seating areas; and landscape design services for the area between Westlawn and Newton Road and for a memorial to Dr. Steindler on the Health Sciences Campus.

The University now requests approval of Amendments #14 and #15 to the design agreement with Payette Associates. Amendment #14 (\$80,000) will provide compensation for expanded construction administration services which will now include the services of Rohrbach Carlson of Iowa City. Payette will contract with the Rohrbach Carlson to provide a local architectural presence at the site, as needed, which will result in more timely information to the contractor during the construction phase of the project. Amendment #15 (\$74,000) will provide the necessary design services to fit the laboratory spaces to the needs of the specific researchers.

Newton Road Parking Ramp

Source of Funds: Parking System Revenue Bonds and Utility System Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan Permission to Proceed		May 1996	Approved
Architectural Agreement—Schematic Design (Herbert Lewis Kruse Blunck)	\$ 55,000	July 1996	Approved
Schematic Design		June 1997	Approved
Project Description and Total Budget	11,950,00	June 1997	
Architectural Agreement—Design Development (Herbert Lewis Kruse Blunck)	695,815	June 1997	Approved
Construction Contract Award (McComas-Lacina Construction)	10,368,900	Sept. 1998	Ratified
Architectural Amendment #1	179,858	Dec. 1998	Approved
Architectural Amendment #2	117,614	Feb. 2001	Requested

This project includes construction of a parking ramp to the north of the Medical Education and Biomedical Research Facility to serve the Health Sciences Campus. The structure will also house the Northwest Campus Chilled Water Plant.

The University requests approval of Amendment #2 in the amount of \$117,614 to the agreement with Herbert Lewis Kruse Blunck. The amendment will provide compensation for additional design services for the re-engineering of the cooling towers and associated access bridges to ensure operation of the towers at the specified capacity, and the re-design of exterior features of the facility as requested by the University. In addition, the amendment will provide compensation for additional coordination of construction activities and site visits due to the extended construction time resulting from unforeseen utility conditions at the project site.

University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1997	Approved
Program Statement		Feb. 2000	Approved
Architectural Agreement—Schematic (HLM Design of Northamerica)	\$ 165,250 (est)	Feb. 2000	Approved
Schematic Design		June 2000	Approved
Project Description and Total Budget	18,800,000	June 2000	Approved
Architectural Agreement—Design Development through Construction (HLM Design of Northamerica)	1,336,248 (est)	July 2000	Approved
Construction Contract Award— Pappajohn Pavilion Storage Relocation (Wendler Engineering And Construction)	279,500	Feb. 2001	Ratification
Architectural Amendment #1	36,000	Feb. 2001	Requested

This project will finish 72,600 gross square feet of space in the Pappajohn Pavilion to provide replacement facilities for the neonatal and pediatric intensive care units, labor and delivery suite, antepartum and postpartum obstetrical inpatient care units, and support space.

The University requests approval of Amendment #1 to the design agreement with HLM Design of Northamerica. The amendment will provide compensation for the preliminary conceptual study undertaken by the firm to determine the scope, construction budget, and design and construction schedules for the project. According to the University, payment for these services was inadvertently omitted from the schematic design agreement with the HLM Design, and the amendment will correct this oversight.

Institutional Roads—Highway 6 Pedestrian Overpass—Westlawn to International Center

Source of Funds: Iowa Department of Transportation Institutional Roads Funds, Federal Department of Transportation Funds, and Income from Treasurer's Temporary Investments

Project Summary

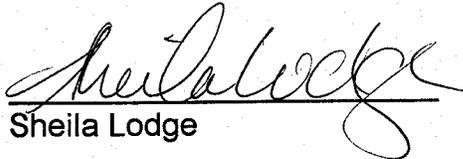
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 1,343,000	June 1999	Approved
Engineering Agreement (Shive-Hattery)	182,990	Sept. 1998	Approved
Engineering Amendment #1	30,016	July 1999	Approved
Revised Project Budget	1,746,000	March 2000	Requested
Construction Contract Award (Iowa Bridge and Culvert)	1,242,357	March 2000	Not Required*
Engineering Amendment #2	29,843	Sept. 2000	Approved
Engineering Amendment #3	24,769	Feb. 2001	Requested

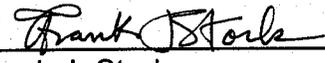
* Administered by City of Iowa City in accordance with Board of Regents / Department of Transportation Agreement

This project will provide a safe, accessible link between the Iowa Center for the Arts Campus and Health Sciences Campus. The project is funded by the Iowa Department of Transportation, the City of Iowa City, and Income from Treasurer's Temporary Investments.

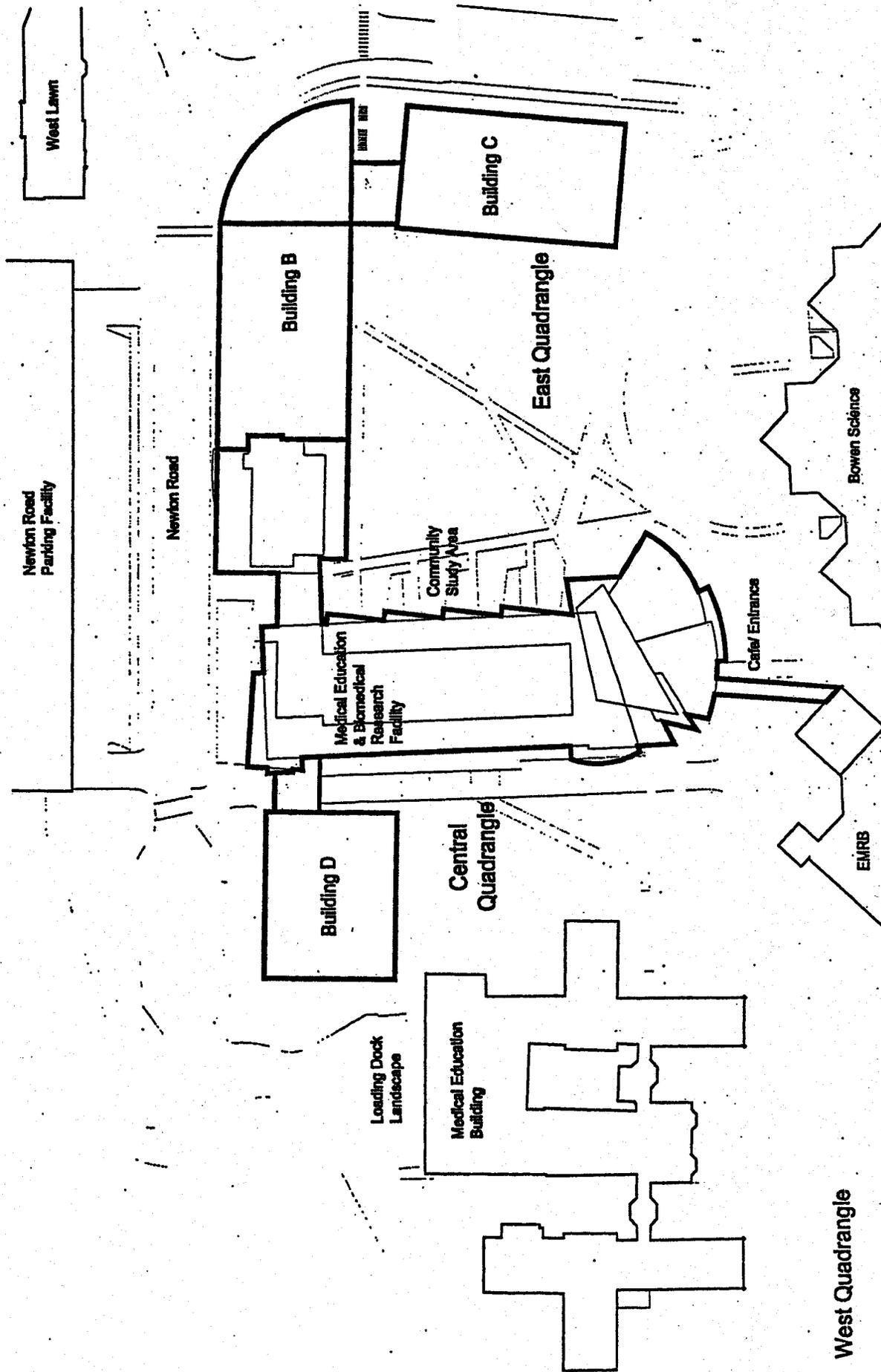
The University requests approval of Amendment #3 to the engineering agreement with Shive-Hattery. The amendment will provide compensation for additional unanticipated construction phase services. These services included coordination with the Iowa Department of Transportation to accommodate auditing requirements resulting from the use of federal funds for the project, and the coordination of utility relocations beyond the original scope of the project.

Included in the University's capital register for Board ratification is one project budgets under \$250,000, one amendment to an engineering agreement which was approved by the University in accordance with Board procedures, eight construction contracts awarded by the Executive Director, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Frank J. Stork

sl/h:(bf)/01FebDoc/Febsuib1.doc



The University of Iowa
 Payette Associates Architects Planners /
 Baldwin White Architects

Health Sciences Campus Masterplan
 Phase 2 Massing Study
 Issued: 11 March 1999 Reissued: 4 October 1999