

UNIVERSITY OF IOWA HOSPITALS AND CLINICS

FY 2007 CAPITAL PLAN

STATUS REPORT FOR PREVIOUSLY APPROVED CAPITAL PROJECTS EXCEEDING \$1,000,000 FUNDED THROUGH UNIVERSITY HOSPITALS BUILDING USAGE FUNDS, UIHC BONDS AND GIFT FUNDS

a) Projects For Which Construction Will Be Completed In FY 2007

1. Ambulatory Surgery Center and Procedures Suites and Replacement Ambulatory Care Clinics Development

\$ 39,600,000

Project bids were received in the fourth quarter of FY 2005. Construction commenced in the first quarter of FY 2006 and is scheduled for completion in the fourth quarter of FY 2007.

2. Pediatric Inpatient Unit Renovation

\$ 11,875,000

Project bids were received in the third quarter of FY 2005. This project consists of two phases. Phase I, renovation of the level 2 JCP inpatient unit, was completed in the first quarter of FY 2006. Phase II, renovation of the level 3 JCP inpatient unit, is scheduled for completion in the second quarter of FY 2007.

3. Patient and Visitor Services Center

\$ 4,606,000

Project bids were received in the third quarter of FY 2006. The project is scheduled for completion in the third quarter of FY 2007

4. MRI Center Renovation and System Installation - Phase II

\$ 3,750,000

Project bids were received in the third quarter of FY 2005. Construction commenced in the fourth quarter of FY 2005 and is scheduled for completion in the first quarter of FY 2007.

b) Projects For Which Construction Will Continue During FY 2007

1. Emergency Treatment Center Expansion and Renovation

\$ 30,000,000

This project is being completed in three major phases. Phase one, which included site utilities development and modular MRI unit relocation, commenced in the third quarter of FY 2005 and was completed in the first quarter of FY 2006. Phase II ambulance bay development, commenced in the first quarter of FY 2006 and was completed in the third quarter of FY 2006. Construction of the last phase, which is comprised of expansion and renovation of the ETC, commenced in the fourth quarter of FY 2006 and is scheduled for completion in the third quarter of FY 2009.

c) Projects For Which It Is Estimated That Construction Will Begin In FY 2007

1. Neurosurgery Clinic Renovation and Expansion

\$ 3,400,000

Project bids will be received in the fourth quarter of FY 2006. Construction is scheduled to commence in the first quarter of FY 2007 and to be complete in the fourth quarter of FY 2007.

d) Projects On Hold Due to Budget Constraints

None

e) Other (Projects Which Will Be In Design For The Entire FY 2007, etc.)

None

University of Iowa Hospitals and Clinics

CAPITAL PLAN

ANTICIPATED CAPITAL PROJECTS - FY 2007

(All of These Projects are Contingent Upon the Availability of Self-Generated UIHC Funding and/or UIHC Revenue Bonds, Approval through the UIHC's Annual Capital Budget Process, Conclusions/Recommendations Adopted in Developing UIHC's Strategic Facilities Plan for FY 2006 - 2025, and Approval of Each Project by the Board of Regents, State of Iowa)

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
<u>Fire and Environmental Safety</u>							
• JCAHO Plan for Improvements (Multiple Projects)	\$ 400,000	9	\$ 0	NA	\$ 0	NA	1
<p>As part of Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards the UIHC is required to conduct an on-going self assessment of its facilities with respect to National Fire Protection Association (NFPA) 101 Life Safety Codes. Deficiencies must be incorporated into a plan for improvement and resolved within three years. A total of 447 items have been reported to the JCAHO for corrective action. The items to be corrected are specific and include such things as the installation of smoke detectors, the addition of sprinkler heads to ensure adequate coverage, replacement of non functioning door hardware, sealing wall penetrations, adding fire walls, and increasing the width of exit passageways. The individual items typically cost less than ten thousand dollars and usually do not involve engineering or architectural design. The individual deficiencies are grouped as appropriate and resolved as multiple projects.</p>							
Subtotal – Fire and Environmental Safety	\$ 400,000		\$ 0		\$ 0		
<u>Building Deferred Maintenance</u>	\$ 0	NA	NA	NA	\$ 0	NA	NA
<u>Utility Deferred Maintenance</u>	NA	NA	NA	NA	NA	NA	NA

(Utility deferred maintenance projects are documented and reported by the General University)

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
<u>New Building Construction</u>							
<ul style="list-style-type: none"> Clinical Cancer Center Clinic and Infusion Therapy Suite..... <p>This project provides for the finishing of approximately sixty-two thousand gross square feet of shell space on the first and second levels of the West Addition to the Pomerantz Family Pavilion to develop a replacement ambulatory care clinic, chemotherapy and infusion therapy suite, and diagnostic laboratory for the Holden Comprehensive Cancer Center. The project is required to meet the growth in Clinical Cancer Center outpatient and chemo/infusion therapy service volume and to position this Center in facilities directly above the Center of Excellence in Image-Guided Radiation Therapy to provide a more convenient and centralized location for patients receiving diagnostic and treatment services in the Holden Comprehensive Cancer Center, Iowa's only NIH-designated cancer center. On completion of this project the Clinical Cancer Center space on the fourth level of the Pappajohn Pavilion will be reassigned to meet the patient care needs of the UIHC's Center for Digestive Disease and UI Heart and Vascular Care Center, both of which are located on the fourth levels of the adjoining Colloton and Carver Pavilions, respectively.</p>	\$ 11,400,000	9, 10	\$ 379,000	Paying Patient Revenues	\$ 853,000	Paying Patient Revenues	1
<ul style="list-style-type: none"> University of Iowa Sports Medicine Center <p>This project provides for the development of a University of Iowa Sports Medicine Center (UISMC) of approximately twenty-six thousand gross square feet on a site at the University's Hawkeye Campus. This new facility will provide the required facilities for the UISMC to offer a comprehensive array of diagnostic, treatment and physical therapy/rehabilitation services to athletes from the University of Iowa, other public and privately sponsored athletic programs, and the general public. Additional components may be added to these core facilities as planning progresses which will expand the size and function of the center.</p>	\$ 5,975,000	9	\$ 159,000	Paying Patient Revenues	\$ 360,000	Paying Patient Revenues	1
Subtotal – New Building Construction.....	\$ 17,375,000		\$ 538,000		\$ 1,213,000		

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UHC Priority</u>
<ul style="list-style-type: none"> Pediatric Specialty Clinic and Cardiology Laboratories Expansion and CHI Entrance Lobby Development 	\$ 16,860,000	7, 9	\$ 0	NA	\$ 0	NA	1

Remodel/Renovation

This project provides for the renovation and expansion of the Pediatric Specialty Clinic and Cardiology Laboratories located on the second level of the John Colloton Pavilion and adjoining John Pappajohn Pavilion and the development of a new entrance lobby for the Children’s Hospital of Iowa (CHI) on the first level of the John Colloton Pavilion. The total space associated with this project is approximately fifty-seven thousand gross square feet. After the relocation of the pediatric primary care patient population to the Family Care Center in 1998 the former Pediatric Clinic has evolved into a multidisciplinary outpatient clinic of the Children’s Hospital of Iowa serving pediatric patients with complex medical and surgical disorders. Physicians in several departments now see patients in this clinic and its name was changed to the Pediatric Specialty Clinic (PSC) to more accurately describe its function. The annual visit volume to this clinic has grown by approximately six percent for the past four years and is expected to grow at approximately four percent per year for the foreseeable future. The facilities housing the PSC were constructed in the early 1980’s and their design now makes provision of multidisciplinary outpatient care more difficult to perform due to the lack of adequate rooms for patient examinations and therapy and for multi-service house staff training. The project’s design will address these and other facility deficiencies. The adjoining Pediatric Cardiology Laboratories will also be renovated and expanded to accommodate the growth in diagnostic and interventional cardiology procedures and to meet the need for additional diagnostic procedure and patient preparation and recovery facilities. To provide the necessary space to permit expansion of these pediatric clinical facilities, Department of Pediatric faculty and staff offices now adjoining the clinic and cardiology laboratories will be relocated to space in Boyd Tower and General Hospital that becomes available with the relocation of the Departments of Dermatology and Obstetrics and Gynecology outpatient clinics and departmental offices to Pomerantz Family Pavilion in 2007.

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
<u>Remodel/Renovation (cont.)</u>							
<ul style="list-style-type: none"> NICU and OB Bed Expansion..... <p>This project provides for expansion of inpatient unit bed capacity to support the growth in the OB postpartum and Neonatal Intensive Care Unit (NICU) patient populations. Both of these patient populations are now located in units on the sixth level of John Pappajohn Pavilion. The project provides for the renovation of approximately fourteen-thousand gross square feet of space on to-be-determined inpatient units in the Colloton or Pappajohn Pavilion to develop the additional needed patient beds. Studies will be conducted over the next several months to determine the most suitable inpatient units to renovate to meet the requirements of these two patient populations.</p>	\$ 5,000,000	9	\$ 0	NA	\$ 0	NA	1
<ul style="list-style-type: none"> Autopsy Suite Relocation..... <p>This project provides for the renovation of approximately six thousand gross square feet of space on the first level of General Hospital and South East Addition and construction of an addition of approximately 500 gross square feet to the latter building to develop a replacement autopsy suite and supporting facilities. The existing autopsy suite is 75 years old and its facilities are spatially and environmentally inadequate to meet the demands of a modern autopsy/forensic pathology service. The autopsy suite has been cited by the College of American Pathologists for lack of adequate space, an inconvenient location in relation to other Department of Pathology facilities and other UIHC services, and the suite's failure to meet all safety requirements. Due to the lack of a visitation room, families must use the central receiving room to view their loved ones. There is also inadequate space to temporarily store bodies and for longer-term storage of tissue and other specimens. The suite's present remote location in the lower level of the Medical Laboratory Building is inconvenient to UIHC's house staff and attending physicians who frequently consult with autopsy suite staff and to the families of deceased patients who may wish to spend time with their loved one prior to the deceased being removed from the medical center.</p>	\$ 3,152,000	9	\$ 0	NA	\$ 0	NA	1

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UHC Priority</u>
<u>Remodel/Renovation (cont.)</u>							
<ul style="list-style-type: none"> Urology Clinic Renovation and Expansion..... <p>This project provides for the renovation of the Department of Urology's ambulatory care clinic located on the third level of Carver Pavilion. The total area to be renovated is approximately fourteen thousand five hundred gross square feet. Through the use of approximately fifteen hundred gross square feet of space within the clinic that formerly had been used by the Department of Radiology, the project will also provide for a modest expansion of the clinic's facilities. The project is necessary to accommodate the increased number of patient examinations and treatments, to provide additional space for house staff training and clinic support staff functions, and to upgrade other components of the clinic which became operational in this location in 1982.</p>	\$ 2,500,000	9	\$ 0	NA	\$ 0	NA	1
<ul style="list-style-type: none"> Pneumatic Tube System Replacement..... <p>The existing pneumatic tube system at UIHC is slow, outdated, overloaded, expensive to maintain, has many inherent system problems, and may not be supported by its vendor in the future. This project provides for the installation of a replacement system incorporating industry standard 6" round pneumatic tube piping, send/receive stations, diverters, blowers and other system components. Completion of the project will result in significant improvements in the time it takes to send and receive patient specimens and other patient-related material from the hospitals' patient care units, clinical laboratories, pharmacies and other locations requiring access to this system.</p>	\$ 1,900,000	9	\$ 0	NA	\$ 0	NA	2
<ul style="list-style-type: none"> Interventional Angiography Unit Installations..... <p>This project provides for the renovation of approximately 2,000 gross square feet of space in UIHC's main OR suite on the fifth floor of the John Colloton Pavilion to equip two operating rooms with interventional angiography imaging systems. Currently, UIHC has portable fluoroscopy systems available to use for performing intra-operative patient scans. The images obtained from these units are of lower resolution than those provided by fixed units and portable units are not as adaptable to special patient needs (e.g., obese patients who would benefit from the higher image strength available with fixed units). Additionally, portable systems may become over heated and shut down during a procedure, therefore creating a potentially life-threatening delay</p>	\$ 1,000,000	9	\$ 0	NA	\$ 0	NA	1

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UHC Priority</u>
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Remodel/Renovation (cont.)

in completing the procedure. In addition, these units will be used in evolving procedures that require interventional radiology capabilities. Thus, the systems to be installed will be utilized by surgeons from multiple departments, including Surgery, Neurosurgery, Cardiothoracic Surgery, Orthopaedics and Urology and by Interventional Radiologists.

• Relocation of Medical-Psychiatry Unit	\$ 950,000	9	\$ 0	NA	\$ 0	NA	1
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This project provides for the renovation of approximately ten thousand gross square feet of space on a to-be-determined inpatient unit in the Carver, Colloton or Pappajohn Pavilion to develop replacement facilities for UIHC's Medical-Psychiatry inpatient unit. This unit, which is a secure unit for patients with dual medical/psychiatric diagnoses, is now located on the fourth level, South East Addition (4 SEA) to General Hospital. The unit's remote location from all other inpatient, diagnostic and therapeutic units, which are now located principally in the Carver, Colloton and Pappajohn Pavilions, results in significant delays for emergency code team members from other hospital units to respond to 4 SEA patient cardiac and violent-situation emergencies. This geographic separation from other patient diagnostic and treatment areas also results in excessive times in transporting patients for procedures and creates operational inefficiencies and reduced staff productivity. In addition, due to the unit's age (now in excess of 33 years old), outmoded mechanical support systems, and poor design, it is difficult to maintain a comfortable level of heating or cooling and the unit is functionally deficient for providing contemporary psychiatric patient care. Studies will be conducted over the next several months to determine the most suitable inpatient unit to renovate to meet the Medical-Psychiatry unit's unique security and other facility requirements.

• Burn Treatment Center Renovation	\$ 950,000	9	\$ 0	NA	\$ 0	NA	1
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This project provides for the renovation of the Burn Treatment Center located on the eighth level of John Colloton Pavilion. The project is necessary to comply with burn center reverification requirements of the American College of Surgeons and to upgrade the overall appearance and function of this inpatient unit. Work to be accomplished includes development of an outpatient clinic with four examination rooms, expansion of the hydrotherapy

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
<u>Remodel/Renovation (cont.)</u>							
room to create three distinct treatment bays, relocation of several support functions to space adjoining the unit, and replacing or refurbishing the unit's corridor floor, wall and ceiling finishes and fixtures, and nurse stations.							
• Cardiac Electrophysiology Laboratory Development	\$ 850,000	9	\$ 0	NA	\$ 0	NA	1
<p>This project provides for the renovation of approximately 1,000 net square feet of space in the UI Heart and Vascular Care Center of the fourth floor of Roy Carver Pavilion to permit installation of a biplane cardiac electrophysiology laboratory. This state-of-the-art system will be used to expand the diagnostic and interventional angiography capabilities in this center's Adult Cardiac Catheterization and Electrophysiology Laboratories. This unit in combination with an existing Stereotaxis magnetic guidance system will enable UIHC to provide the most advanced cardiac diagnostic and interventional cardiac procedures in Iowa.</p>							
• South Wing Shower Replacements	\$ 504,000	9	\$ 0	NA	\$ 0	NA	2
<p>This project provides for the replacement of shower enclosures and water piping to patient and guest house restrooms located on levels 2, 3, 4, and 5 of the South Wing. The work is necessary to address on-going maintenance problems associated with the existing ceramic tile showers and leaky piping supplying water to these showers and toilet fixtures. Water has infiltrated the walls of these rooms causing the formation of mold and damaging finished plaster surfaces.</p>							
• PFP Data Center Expansion.....	\$ 470,000	9	\$ 0	NA	\$ 0	NA	2
<p>This project provides for the expansion of a UIHC computer facility located in the Pomerantz Family Pavilion. The computers in this facility are nearing their operational capacity and expansion of the facility is necessary to provide the space required for installation of additional computers. The work to be accomplished involves converting an adjacent office area of approximately 2,800 net square feet to meet the unique facility requirements of a computer processing facility. The conversion will include demolition and installation of air handling, electrical and fire suppressions systems. Staff from the Department of Health Care Information Systems who now use this room will be relocated to other available UIHC office facilities.</p>							

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
<u>Remodel/Renovation (cont.)</u>							
<ul style="list-style-type: none"> Snowmelt System Repairs..... <p>This project provides for the repair to glycol snowmelt systems supporting several exterior entrance drives and sidewalks, including UIHC's main entrance, Pomerantz Family Pavilion main entrance, and Pappajohn Pavilion south entrance drives and a heavily used sidewalk and stairs from Hospital Parking Ramp #2 to the hospital. Without correction these areas will present safety hazards for pedestrians and vehicles and create additional operational costs to maintain in a safe condition during winter weather.</p>	\$ 450,000	9	\$ 0	NA	\$ 0	NA	2
<ul style="list-style-type: none"> Medical Air and Vacuum System Upgrades <p>This project provides for upgrading a number of existing medical air and vacuum systems throughout the UIHC to bring them into conformance with National Fire Protection Association codes. The project involves replacing 30 medical air compressors and vacuum pumps with 6 duplex systems, each with code-required alarm systems and interconnected with each other to provide redundancy. Undertaking this project will resolve the previously noted code deficiencies and reduce on-going maintenance requirements.</p>	\$ 375,000	9	\$ 0	NA	\$ 0	NA	1
<ul style="list-style-type: none"> OR Suite HVAC Controls Replacement..... <p>This project provides for replacement of a heating, ventilation, and air conditioning control system serving UIHC's main operating room suite on the fifth level of John Colloton Pavilion. This system is technologically obsolete and replacement parts and service are no longer available from its manufacturer. The project will replace the existing system with a new control system, including central processors, control dampers, actuators, variable air volume boxes, and room pressure controllers.</p>	\$ 345,000	9	\$ 0	NA	\$ 0	NA	2

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UHC Priority</u>
<u>Remodel/Renovation (cont.)</u>							
<ul style="list-style-type: none"> 7 RCP Inpatient Unit Improvements <p>This project provides for renovating the corridors on the level 7 Roy Carver Pavilion inpatient units. The work includes removal of existing corridor wall covering, flooring, handrails and ceiling lighting and installation of new wall décor, flooring, ceiling lighting, wall sconces, handrails, bumper guards and corner guards. Also included in the project is the refurbishing of the nurse stations, new task seating and the addition of new casework on the walls of clean and soiled linen storage and nurse charting rooms.</p>	\$ 300,000	9	\$ 0	NA	\$ 0	NA	2
<ul style="list-style-type: none"> Air Handling Units Refurbishment..... <p>This project provides for the refurbishment of two air handling units, including coils, valves, dampers, fan components, and controls. The areas served by these units include levels 1 and 2 (west side) of Boyd Tower and level 1 (Cytogenetics Laboratory) in General Hospital. These two air handling units are over 30 years old, have exceeded their expected operating life, and are currently operating in an inefficient manner due to plugged coils and air leakage. The modifications made to these units will improve air flow and temperature control performance and add compatibility with UIHC building automation systems. The project will also include the removal of a decommissioned chiller located adjacent to these air handling units to free-up floor space for the future replacement of these units with a single, larger air handling unit.</p>	\$ 280,000	9	\$ 0	NA	\$ 0	NA	2
<ul style="list-style-type: none"> Building Domestic Water Backflow Preventer Installations..... <p>This project provides for the installation of backflow preventers on domestic water systems serving several UIHC buildings and modifications to several existing building backflow preventers. These devices are required by the Uniform Plumbing Code to protect public water supplies from contamination from unintended reversals of water flow. The work is necessary to bring all UIHC water service points into compliance with codes.</p>	\$ 270,000	9	\$ 0	NA	\$ 0	NA	1
Subtotal – Remodel/Renovation.....	\$ 36,156,000		\$ 0	NA	\$ 0		

	<u>Estimated Cost</u>	<u>Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>	<u>UIHC Priority</u>
Utility Expansion	\$ 0	NA	\$ 0	NA	\$ 0	NA	NA
Telecommunication Expansion	\$ 0	NA	\$ 0	NA	\$ 0	NA	NA
Parking Improvements	NA	NA	NA	NA	NA	NA	NA
(Parking improvements are documented and reported by the General University)							
Total	<u>\$ 53,931,000</u>		<u>\$ 538,000</u>		<u>\$ 1,213,000</u>		

Fund Sources:

- | | |
|---|--|
| 1. Capital Appropriations/Academic Building Revenue Bond Proceeds | 6. Dormitory Improvement Funds and Bonds |
| 2. General Fund – Operating Budget Building Repair Funds | 7. Gifts |
| 3. Income from Treasurer’s Temporary Investments | 8. Federal Funds |
| 4. Utility Enterprise Funds and Bonds | 9. University Hospitals Building Usage Funds |
| 5. Telecommunications Funds and Bonds | 10. UIHC Bonds |

Project Prioritization:

As previously noted, all of the projects identified on UIHC’s FY 2007 Capital Plan are contingent on the availability of self-generated UI Hospitals and Clinics funding and/or UIHC bond revenue, approval through UIHC’s annual capital budget process, conclusions and recommendations adopted in developing UIHC’s strategic facilities plan for FY 2006 – 2025, and approval of each project by the Board of Regents, State of Iowa. The Priority #1 projects listed on this plan represent those that have received internal funding authorization based on the need to meet requirements for compliance with life-safety and building codes or regulatory and accreditation standards of such organizations as the Occupational Safety and Health Administration and Joint Commission on Accreditation of Healthcare Organizations; and those projects that will provide for the development of patient care and support facilities necessary to meet new patient service needs or anticipated continued growth in patient volume while enhancing revenues and/or decreasing operating expenses. The Priority #2 projects are those that have received internal funding authorization and are essential to meet commitments related to the UIHC’s mission or achievement of specific elements of its strategic plan, although no significant revenue enhancements or cost reductions are anticipated to directly accrue from undertaking the project.

The "cutting edge" responsibility of the UIHC constantly brings about some revision in planning. While the foregoing capital plan includes all projects now envisioned for FY 2007, it is possible that the dynamics of clinical service-educational demands and corollary societal forces and accreditation regulatory requirements will necessitate initiating other projects. In accord with long-standing practice, any such changes that arise will be fully documented for consideration and approval by the Board of Regents, State of Iowa.

The University of Iowa Hospitals and Clinics

CAPITAL PLAN SUMMARY

ANTICIPATED CAPITAL PROJECTS - FY 2007

(All of These Projects are Contingent Upon the Availability of Self-Generated UIHC Funding and/or UIHC Bond Revenue, Approval through UIHC's Annual Capital Budget Process, Conclusions/Recommendations Adopted in Developing UIHC's Strategic Facilities Plan for FY 2006 – 2025, and Approval of Each Project by the Board of Regents, State of Iowa)

<u>Project Name</u>	<u>FY 2007 Anticipated Requested Board/Board Office Actions</u>	<u>Estimated Cost</u>	<u>Construction Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>
Project Categories							
Fire and Environmental Safety							
• JCAHO Plan for Improvements (Multiple Projects).....	D	\$ 400,000	9	\$ 0	NA	\$ 0	NA
Subtotal – Fire and Environmental Safety.....		\$ 400,000		\$ 0		\$ 0	
Building Deferred Maintenance		\$ 0	NA	\$ 0	NA	\$ 0	NA
Utility Deferred Maintenance		NA	NA	NA	NA	NA	NA
(Utility projects are documented and reported by the General University)							
New Building Construction							
• Clinical Cancer Center Clinic and Infusion Therapy Suite.....	A, B, C	\$ 11,400,000	9, 10	\$ 379,000	*	\$ 853,000	*
• University of Iowa Sports Medicine Center	A, B, C, E	\$ 5,975,000	9	\$ 159,000	*	\$ 360,000	*
Subtotal - New Building Construction.....		\$ 17,375,000		\$ 538,000		\$ 1,213,000	
Remodel/Renovation							
• Pediatric Specialty Clinic Expansion and CHI Entrance Lobby Development.....	A, B, C, E	\$ 16,860,000	7, 9	\$ 0	NA	\$ 0	NA
• NICU and OB Bed Expansion	A, B, C, E	\$ 5,000,000	9	\$ 0	NA	\$ 0	NA
• Autopsy Suite Relocation	C, E	\$ 3,152,000	9	\$ 0	NA	\$ 0	NA
• Urology Clinic Renovation and Expansion	C, E	\$ 2,500,000	9	\$ 0	NA	\$ 0	NA
• Pneumatic Tube System Replacement.....	B, D	\$ 1,900,000	9	\$ 0	NA	\$ 0	NA
• Interventional Angiography Unit Installations	B, D	\$ 1,000,000	9	\$ 0	NA	\$ 0	NA
• Relocation of Medical – Psychiatry Unit.....	B, D	\$ 950,000	9	\$ 0	NA	\$ 0	NA
• Burn Treatment Center Renovation	B, D	\$ 950,000	9	\$ 0	NA	\$ 0	NA

<u>Project Name</u>	<u>FY 2007 Anticipated Requested Board/Board Office Actions</u>	<u>Estimated Cost</u>	<u>Construction Fund Source(s)</u>	<u>Annual Capital Renewal Amount</u>	<u>Capital Renewal Source(s)</u>	<u>Estimated New Operations & Maintenance Costs</u>	<u>Anticipated Source(s) of Operations & Maintenance Funds</u>
• Cardiac Electrophysiology Laboratory Development.....	D	\$ 850,000	9	\$ 0	NA	\$ 0	NA
• South Wing Patient Room Shower Replacements.....	B, D	\$ 504,000	9	\$ 0	NA	\$ 0	NA
• PFP Data Center Expansion.....	B, D	\$ 470,000	9	\$ 0	NA	\$ 0	NA
• Snowmelt System Repairs.....	B, D	\$ 450,000	9	\$ 0	NA	\$ 0	NA
• Medical Air and Vacuum System Upgrades.....	B, D	\$ 375,000	9	\$ 0	NA	\$ 0	NA
• OR Suite HVAC Controls Replacement.....	B, D	\$ 345,000	9	\$ 0	NA	\$ 0	NA
• 7 RCP Inpatient Unit Improvements.....	B, D	\$ 300,000	9	\$ 0	NA	\$ 0	NA
• Air Handling Units Refurbishment.....	B, D	\$ 280,000	9	\$ 0	NA	\$ 0	NA
• Building Domestic Water Backflow Preventer Installations.....	B, D	\$ 270,000	9	\$ 0	NA	\$ 0	NA
Subtotal – Remodel/Renovation		\$ 36,156,000		\$ 0		\$ 0	
Utility Expansion		\$ 0	NA	\$ 0	NA	\$ 0	NA
Telecommunication Expansion		\$ 0	NA	\$ 0	NA	\$ 0	NA
Parking Improvements		NA	NA	NA	NA	NA	NA
(Parking projects are documented and reported by the General University)							
Total		<u>\$ 53,931,000</u>		<u>\$ 538,000</u>		<u>\$ 1,213,000</u>	

* The source of funds to cover the associated capital renewal, operating and maintenance costs will be hospital operating revenues derived from providing patient care services.

Anticipated Requested Board/Board Office Actions:

- A. Permission to Proceed with Project Planning
- B. Architect/Engineer Agreement
- C. Program Statement
- D. Project Description and Budget
- E. Project Description, Schematic Design and Budget

Summary by Source of Funds:

- 1. Capital Appropriations/Academic Building Revenue Bond Proceeds..... ---
- 2. General Fund – Operating Budget Building Repair Funds
- 3. Income from Treasurer’s Temporary Investments..... ---
- 4. Utility Enterprise Funds and Bonds
- 5. Telecommunications Funds and Bonds

6. Dormitory Improvement Funds and Bonds.....	---
7. Gifts.....	\$ 7,380,000
8. Federal Funds.....	---
9. University Hospitals Building Usage Funds.....	\$ 35,551,000
10. UIHC Bonds	<u>\$ 11,000,000</u>
Total.....	<u>\$ 53,931,000</u>

As previously noted, all of the projects identified on UIHC's FY 2007 Capital Plan are contingent on the availability of self-generated UI Hospitals and Clinics funding and/or UIHC bond revenue, approval through UIHC's annual capital budget process, conclusions and recommendations adopted in developing UIHC's strategic facilities plan for FY 2006 – 2025, and approval of each project by the Board of Regents, State of Iowa. Also, the "cutting edge" responsibility of the UIHC constantly brings about some revision in planning. While the foregoing capital plan includes all projects now envisioned for FY 2007, it is possible that the dynamics of clinical service-educational demands and corollary societal forces and accreditation regulatory requirements will necessitate initiating other projects. In accord with long-standing practice, any such changes that arise will be fully documented for consideration and approval by the Board of Regents, State of Iowa.