

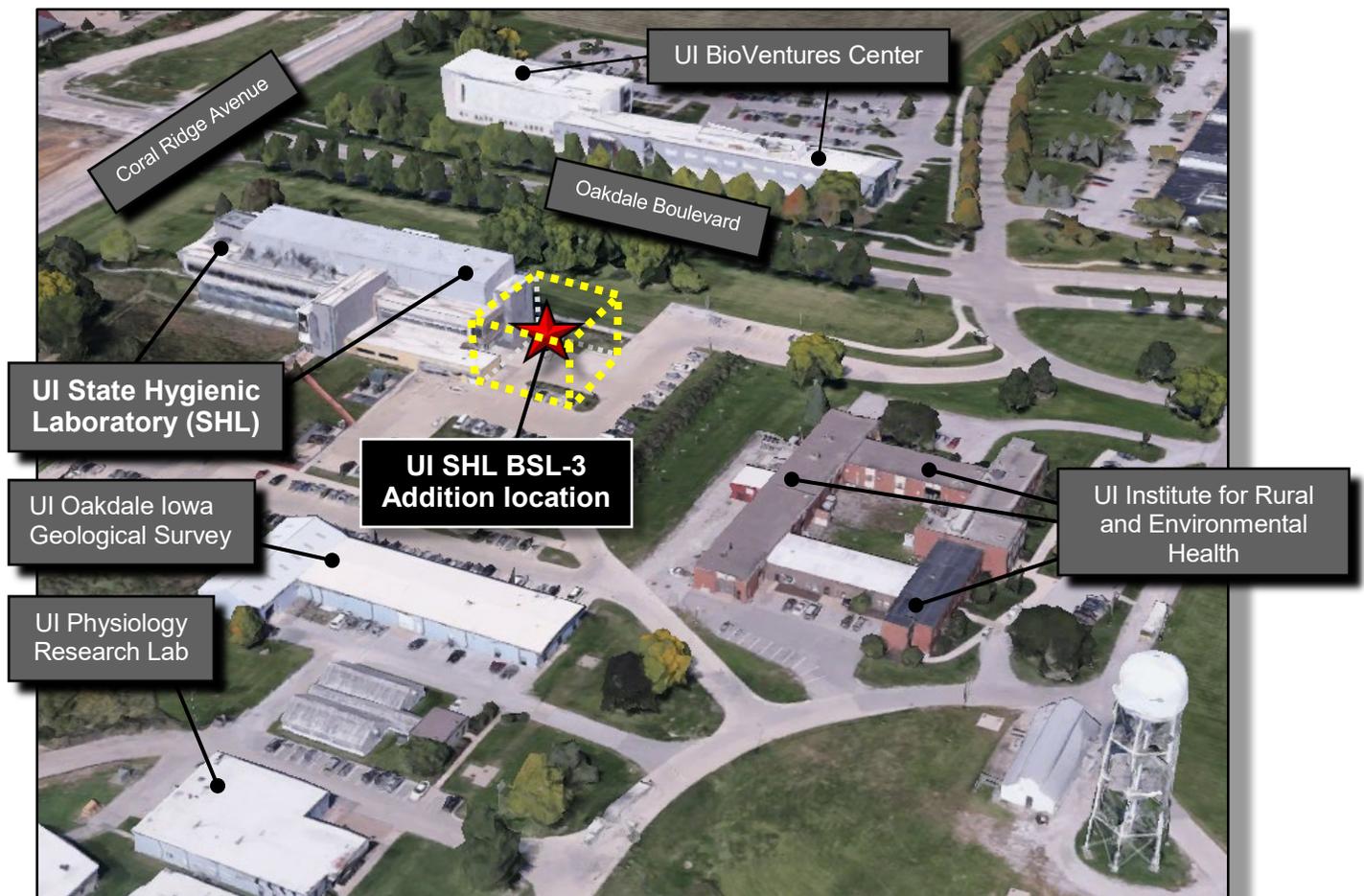
Contact: John Nash

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

**Actions Requested:** Recommend the Board approve Permission to Proceed with Project Planning and the Use of the Construction Manager at Risk Delivery Method for the:

- **State Hygienic Laboratory at the University of Iowa – Construct New Bio-Safety Level 3 (BSL-3) Laboratory with Additional Support Space project.**

➤ **Moratorium note:** There are three exceptions to the Regents' moratorium on new net square footage from September 2020 through June 2022. Those include: 1. capital projects and their future phases approved prior to September 2020, 2. healthcare capital projects and 3. capital projects 100% funded by private donations or grants.



State Hygienic Laboratory at the University of Iowa, looking northwest

North



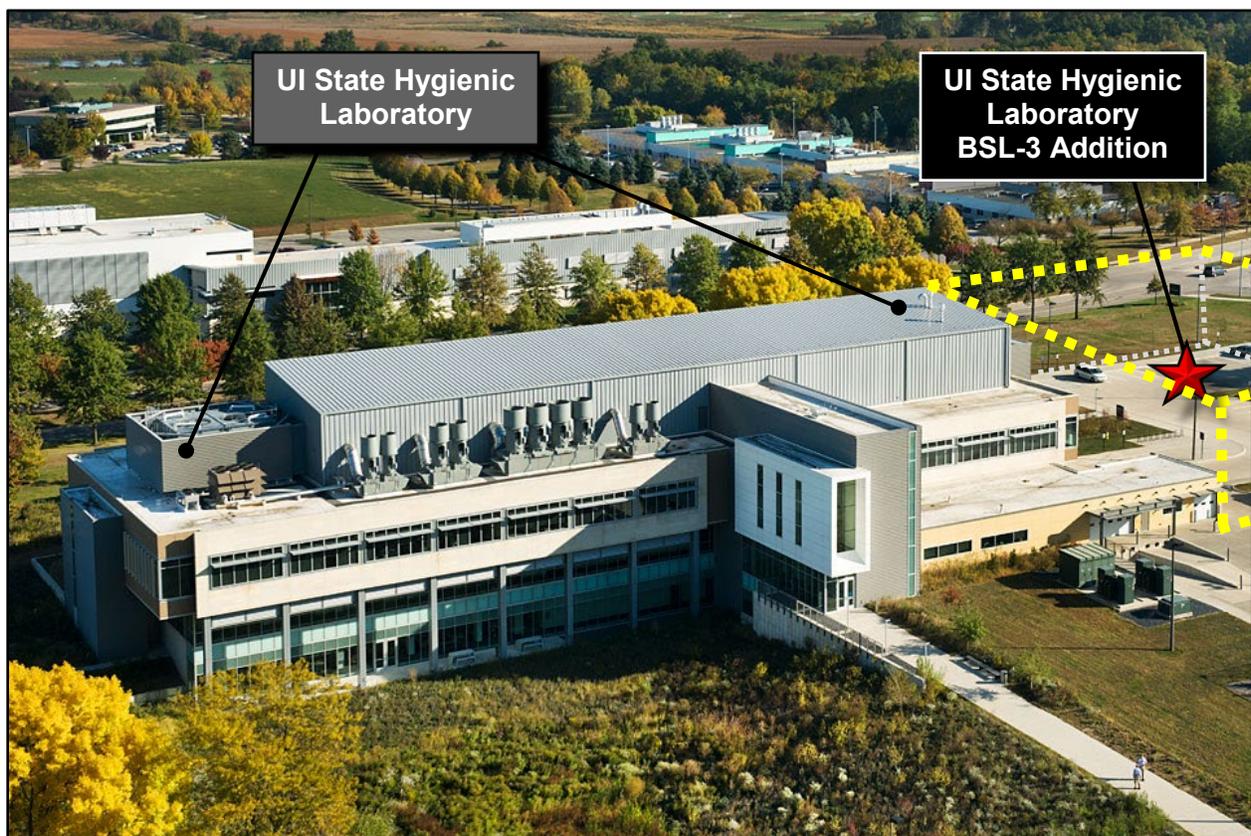
**Executive Summary:** The University of Iowa requests Board approval for Permission to Proceed with Project Planning and use of the Construction Manager at Risk Delivery Method to build an addition to the east end of the State Hygienic Laboratory on the UI's Oakdale Campus.

The estimated project cost of \$9.2 million would be 100 percent funded by a recently awarded federal grant from the Centers for Disease Control and Prevention (CDC).

**Background:** The State Hygienic Laboratory has secured a time-sensitive federal grant from the Centers for Disease Control and Prevention (CDC) for the entirety of the estimated \$9.2 million project. This project would create an additional BSL-3 (Biosafety Level 3) lab serving the public health, and would enable additional health and safety testing for the state of Iowa and its citizens.

Stringent requirements of the grant require the project be completed, and all billings processed and paid by June 30, 2023. In order to meet that CDC deadline, the University must advance the design process, and order equipment at the earliest possible date. The UI estimates that Board approval of Permission to Proceed at the January 2022 meeting would afford the time needed to fast track the project and meet the grant requirements.

The space required for the new BSL-3 lab would be accommodated by building an addition to the east end of the existing building, and would not require renovating any existing lab space.



State Hygienic Laboratory at the University of Iowa, looking northeast

North



**Project Summary**

	<u>Date</u>	<u>Board Action</u>
Design Professional Selection, five proposals "Indefinite Services Agreement," Jul. 2021-Jun. 2026		
➤ RDG Planning & Design, Des Moines	Dec. 2021	Not Required*
<b>Permission to Proceed with Project Planning</b>	<b>Jan. 2022</b>	<b>Requested</b>
<b>Use of Construction Manager at Risk Delivery Method</b>	<b>Jan. 2022</b>	<b>Requested</b>
RDG Planning & Design Agreement	pending Board	
➤ Schematic Design – Record Documents	approval of PTP	Not Required*

**Proposed Source of Funds**

100% funded by a federal grant from the Center for Disease Control (CDC)

**Proposed Schedule**

Construction: January 2022 – June 2023

**Advantages of Construction Manager at Risk:**

The UI also requests Board approval of the use of the Construction Manager at Risk Delivery Method in lieu of the traditional Design-Bid-Build Delivery Method to attain the best project value, the best facility and to better manage project risks, based on the following advantages as required in the Board's *Policy Manual* §2.3, section 6/C:

- contractor's early design participation with the Design Professional assists with design decisions, associated cost estimating and scheduling;
- packaging the project scope of work into multiple bid packages improves the overall project coordination of work and allows the University early use of the facility;
- contractor's familiarity from design into construction allows for better understanding of existing conditions and fewer unforeseen and unwanted contract change orders, and;
- allows the University to consider design and construction experts. Certain types of design and construction may require the use of experts, especially in the areas of operating rooms, biohazard facilities, off-site assembly of building components and high-rise construction.
- Other Construction Manager at Risk projects at the University of Iowa:
  - UI Kinnick Stadium and Paul W. Brechler Press Box - Renovate North Stands, complete August 2019
  - UIHC JCP – Upgrade Main Operating Room Building Controls & Telecom Room, complete December 2020
  - UIHC – John Pappajohn Pavilion – Expand Level 5 Main Operating Room, under construction, complete summer 2023
  - UIHC at Forevergreen Road under construction, complete summer 2025
  - UIHC Centralized Emergency Power Generation Facility – Expand Facility Construction Manager at Risk Selection underway, completion to be determined

**About the State Hygienic Laboratory:** The mission of the State Hygienic Laboratory (SHL) at the University of Iowa is to protect and improve the quality of life by providing reliable environmental and public health information. Since 1904 as the state's public health and environmental laboratory, the SHL serves all of Iowa's 99 counties through disease detection, environmental monitoring, and newborn and maternal screening.

In addition, the SHL serves as a reference lab in the CDC's Laboratory Response Network (biological and chemical). Having a BSL-3 lab is requirement for this designation. As a Laboratory Response Network (LRN) reference laboratory, SHL supports clinical laboratories and Homeland Security agencies throughout the state to rule out or confirm select agents and toxins of clinical and environmental agents. Sufficient BSL-3 lab space is also a critically important factor enabling the SHL to be recognized as a member of the USDA Food Emergency Response Network (FERN). As a FERN member, SHL supports food-related emergencies involving biological, chemical, or radiological contamination of food. SHL regularly performs testing in support its LRN and FERN missions. BSL-3 laboratory space is required for these responsibilities and the need for this level of laboratory capability is increasing.

Built in 2010, the State Hygienic Laboratory's main facilities are headquartered on the University of Iowa's Research Park campus five miles northwest of Iowa City in Coralville. Through a collaborative agreement with the Iowa Lakeside Laboratory west of Okoboji, SHL expanded water quality monitoring and testing during 2008 to the northwestern part of the state. Additional testing facilities are part of the Iowa Laboratory Facilities on the DMACC Ankeny Campus.