

Contact: Sheila Doyle

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

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

1. Permission to proceed with project planning for the **Health Sciences Building C – Interdisciplinary Research Facility** project and the **Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600** project, major capital projects 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 Attachments B and C, respectively);
  - 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 and the selection of Rohrbach Associates, Iowa City, Iowa, to provide design services, for the **Health Sciences Building C – Interdisciplinary Research Facility** project, and authorize permission to proceed with project planning, including the architectural selection process, for the **Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600** project.
2. Schematic designs and project descriptions and budgets for the **Art Building – Phase 2 Renovation and Landscaping** project (\$15,250,000) and the **Burge Hall – Construct Addition** project (\$9,000,000), major capital projects as defined by Board policy.
  1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachments E and G, respectively);
  2. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  3. Approve the schematic designs and project descriptions and budget with the understanding that these approvals will constitute final Board approval and authorization to proceed with construction.
3. Project description and budget (\$84,800) for the **102 Church Street – Repair Roofs** project, which is presented for Board approval in accordance with Policy Manual 9.07 G., which requires Board approval prior to initiating any renovation, modification, or improvement of \$10,000 or more to the official state-owned residence of an institutional head.

**Executive Summary:** The **Health Sciences Building C – Interdisciplinary Research Facility** project would reinitiate the Building C extension to the Health Sciences Academic/Biomedical Research Complex, which currently consists of the Medical Education Research Facility and Carver Biomedical Research Building. The extension project was originally approved by the Board in 2002 to house additional Health Sciences research functions and the College of Public Health. In 2005, the project was revised to include a stand-alone facility to house the College of Public Health at the site of the International Center; this preserved the original Building C extension site for wet laboratory research functions. The University now wishes to reinitiate project planning for the Building C extension to the Complex to house interdisciplinary research laboratory space to support the University's growth in extramural research funding, primarily in the Health Sciences. The additional space would enhance the University's competitiveness for anticipated private sector support and National Institutes of Health research grants. In addition, the facility is anticipated to support a biomedical research partnership between the Carver College of Medicine, private donors, the State of Iowa, and the federal government, to improve the health of all Iowans and strengthen the State of Iowa's competitiveness as well as its economy. A map indicating the proposed location of the Building C extension is included as Attachment A.

The University wishes to continue the use of Rohrbach Associates, Iowa City, Iowa, in collaboration with Payette and Associates, Boston, Massachusetts, to provide design services for the project. The two firms provided comprehensive planning, programming and architectural services for the Medical Education Research Facility and the Carver Biomedical Research Building. The University reports that the firms have developed an effective working relationship and are familiar with issues and details of the Complex and the Building C extension project. The University believes this continued partnership would support the design continuity established in the existing Complex.

The anticipated project cost of \$90 million would be funded by collegiate earnings, gifts and potentially federal resources.

The **Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600** project would continue the University's efforts to upgrade research space in the Bowen Science Building consistent with modern scientific needs. The project would renovate laboratory space in Cores 1-400 and 1-600 on the first floor of the building for use by the Department of Anatomy and Cell Biology. The University reports that these laboratory areas have received only minor modifications since their construction in 1972.

The anticipated project cost of \$3 million would be funded by Carver College of Medicine gifts and earnings.

The **Art Building – Phase 2 Renovation and Landscaping** project would renovate space in the Art and Art History facilities (constructed in 1935 and 1968) which are located on the west campus adjacent to Riverside Drive and the Iowa River. (A map indicating the location of the facilities is included as Attachment D.) The project consists of three major components: program improvements (upgrading instructional space with the reassignment of space vacated by units moving to the Art Building West); capital renewal/deferred maintenance (addressing health and life safety deficiencies and upgrading building envelope and systems); and landscaping for the Arts Campus (developing new crosswalks, plantings, and pedestrian pathways, and completing landscaping in the vicinity of Art Building West). The schematic design booklet is included with the Board's materials.

The project budget of \$15,250,000 would be funded by the sale of Academic Building Revenue Bonds, building renewal funds, Income from Treasurer's Temporary Investments, and gifts.

The **Burge Hall – Construct Addition** project would construct a five-level addition consisting of 44,491 gross square feet at the northeast corner of Burge Hall near the intersection of Davenport and North Clinton Streets. (A map indicating the location of the addition is included as Attachment F.) The addition would house a total of 104 student beds on four levels; the student rooms would feature a non-traditional configuration, with two double-occupancy rooms sharing one bathroom, in response to student demand. The additional beds would offset the loss of 92 student beds in the University Residence System resulting from other recent residence hall improvement projects. The main floor of the addition would house University Housing administrative offices, which would relocate from the lower level of the building; the new location would provide the offices with needed expansion space and improved identity and accessibility. The schematic design booklet is included with the Board's materials.

The project would also provide minor renovations in the lower level of Burge Hall to house Student Disabilities Services, which would relocate from the first floor of the facility. The University reports that the renovated lower level space would provide an additional 1,170 gross square feet for this program and would accommodate its expanded service hours and improve its proximity to lower level examination rooms.

The project budget of \$9 million would be funded by Dormitory Revenue Bonds.

The **102 Church Street – Repair Roofs** project would replace four sections of roofing materials that received hail damage in the April 2006 tornado. The project would replace 3,200 square feet of asphalt shingles, and 360 square feet of rubber membrane material over the front entrance. The University reports that it is no longer practical to make repairs to these roof areas and the potential for interior leakage is increasing.

The project budget of \$84,800 would be funded by insurance proceeds and Facilities Management repair funds.

**Details of Projects:**

**Health Sciences Building C – Interdisciplinary Research Facility**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2007	Requested
Architectural Selection (Rohrbach Associates, Iowa City, IA)		Feb. 2007	Requested

**Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2007	Requested

**Art Building – Phase 2 Renovation and Landscaping**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		July 1998	Approved
Program Statement		Jan. 2007	Not Required
Schematic Design		Feb. 2007	Requested
Project Description and Total Budget	\$ 15,250,000	Feb. 2007	Requested

The Art and Art History facilities consist of an east (1968), west (1935) and south wing (1968). In the proposed schematic design, the basement level would house all of the photography and papermaking studios in the west wing, and a portion of the printmaking studios in the east wing.

The first floor would house gallery space and several studio areas (for intermedia, 3D design, printmaking and Bachelor of Fine Arts studies) in the west wing; printmaking studios in the east wing; and sculpture, metal/jewelry, and ceramic studios in the south wing. (The intermedia and Bachelor of Fine Arts studios would relocate from the International Center and North Hall, respectively.)

The first level of the south wing would also include an addition (approximately 4,000 gross square feet) that would expand and connect the sculpture studio with the metal/jewelry studios to the west. The addition would replace a temporary trailer and shed currently located at the site. The design and materials of the addition will directly relate to the scale and context of the existing building.

The second floor would house additional gallery space and studio areas (for painting/drawing, intermedia and 3D design) in the west wing; and additional sculpture and ceramic studios in the south wing. The third floor would house painting/drawing studios in the west wing.

The capital renewal/deferred maintenance work would occur in all three wings.

The square footages in the schematic design reflect an increase of 3,800 net square feet of space from the building program. The University reports that the increase is due to corrections in the size of the programmed area (2,400 net square feet) and the inclusion of the Bachelor of Fine Arts studios (1,400 net square feet) which will relocate from North Hall.

Detailed Building Program

	<u>Program</u>	<u>Schematic</u>	
Printmaking	8,771	9,561	
Ceramics	8,520	8,520	
Photography	8,196	6,512	
Sculpture	7,170	8,120	
Painting/Drawing	5,370	7,391	
Intermedia	5,033	6,641	
Metal/Jewelry	4,175	4,175	
School Gallery	3,167	3,167	
3D Design	<u>2,320</u>	<u>2,435</u>	
Total Net Assignable Space	52,722	56,522	nsf
Anticipated Gross Square Feet	83,274	87,074	gsf
Anticipated Net-to-Gross Ratio = 65 percent (Schematic)			

The University plans to begin construction in the summer of 2007 for completion in 2010.

Project Budget

Construction	\$ 11,700,000
Design, Inspection, and Administration	
Consultants	1,410,000
Design and Construction Services	950,000
Occupancy	20,000
Contingencies	<u>1,170,000</u>
<b>TOTAL</b>	<b><u>\$ 15,250,000</u></b>

**Burge Hall – Construct Addition**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		May 2006	Approved
Program Statement		Jan. 2007	Not Required
Schematic Design		Feb. 2007	Requested
Project Description and Total Budget	\$ 9,000,000	Feb. 2007	Requested

The main level of the addition would house University Housing administrative offices which would include offices for human resources, business/technology, and contracts and assignments around the perimeter of the space, centrally-located student and clerical areas, and conference rooms and other support areas. Apartments for a hall coordinator and area coordinator would be relocated from other locations within Burge Hall to this level of the addition.

Levels two through five of the addition would house the student living areas, which would include on each level 13 double-occupancy rooms (26 beds), one single-occupancy Resident Assistant room, seven bathrooms, and two lounges. The design would be identical on each of the four levels.

The addition would be constructed primarily of brick that would match the existing building. The main level would feature a curved, glass curtain wall which would provide natural daylight into the administrative office areas. A new exit stairwell of brick with a glass enclosure would be constructed at the east end of the addition; an existing east exterior stairwell would be enclosed with the same materials for a similar appearance.

The square footages in the schematic design reflect an increase of 2,855 net square feet of space from the building program due primarily to the addition of the east stairwell enclosure.

Detailed Building Program

	<u>Program</u>		<u>Schematic</u>	
<u>Residence Floors</u>				
Student Rooms	11,960		11,700	
Lounges	3,920		3,920	
Bathrooms	1,680		1,568	
Resident Assistant Rooms	<u>680</u>	18,240	<u>668</u>	17,856
<u>Administrative Offices</u>				
Business/Technology	2,050		2,511	
Director and Conferences	1,055		1,156	
Contracts and Assignments	570		496	
Human Resources	500		520	
Dining	160		136	
Common Space				
Restroom/Break/Storage/Custodial Areas	1,890		2,072	
Conference Rooms	<u>570</u>	6,795	<u>580</u>	7,471
Apartments		1,440		1,357
Student Disability Services		3,050		3,326
Miscellaneous Areas		<u>6,700</u>		<u>9,070</u>
Total Net Assignable Space		36,225		39,080 nsf
Anticipated Gross Square Feet		44,491		49,800 gsf
Anticipated Net-to-Gross Ratio = 78 percent (Schematic)				

The University plans to receive construction bids in September 2007 for completion of the project in December 2008.

Project Budget

Construction	\$ 7,073,730
Design, Inspection, and Administration	
Consultants	752,150
Design and Construction Services	450,900
Occupancy	10,000
Contingencies	<u>713,220</u>
TOTAL	<u>\$ 9,000,000</u>

102 Church Street – Repair Roofs

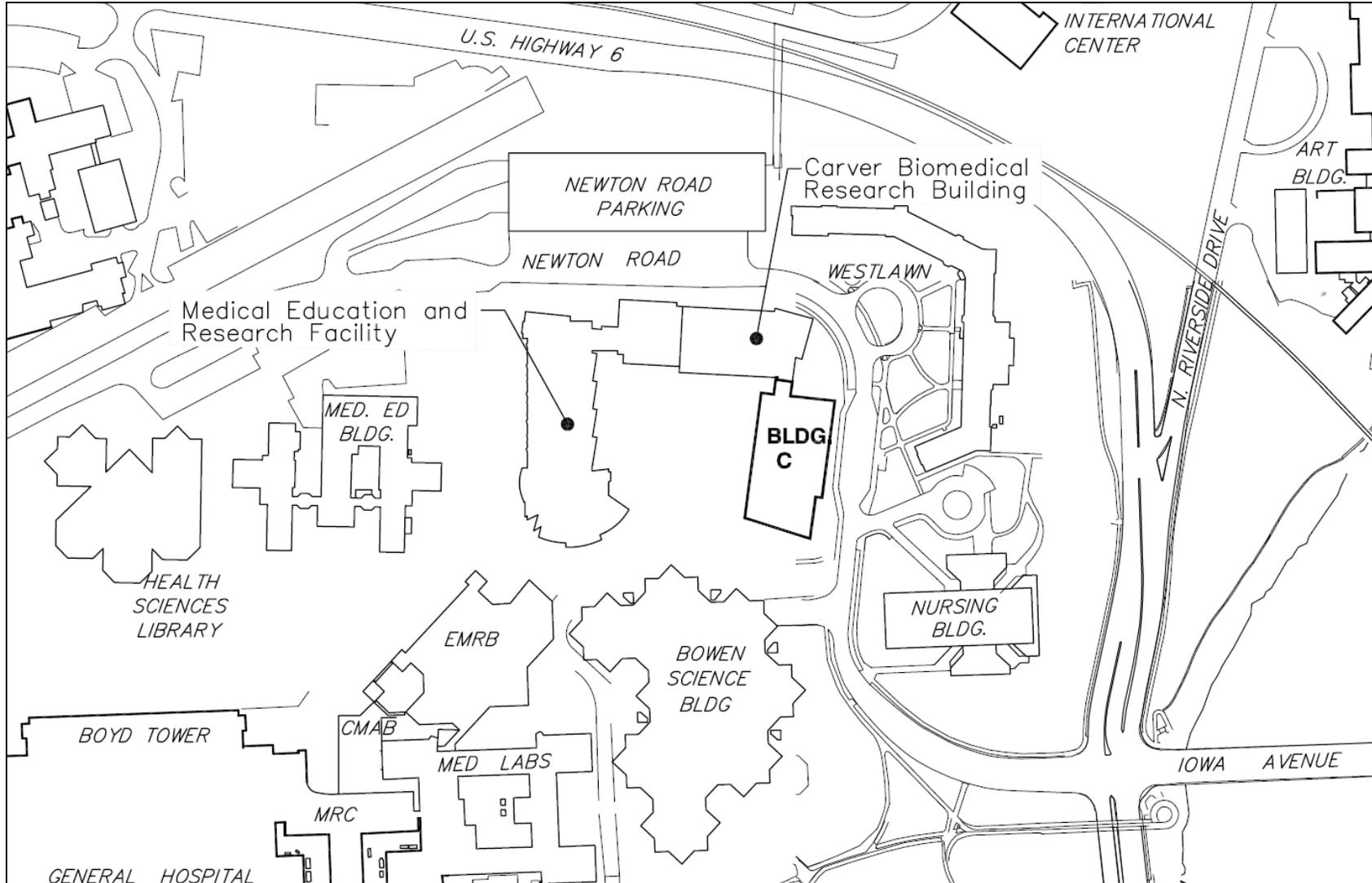
Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 84,800	Feb. 2007	Requested

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Project Budget

Construction	\$ 59,250
Design, Inspection, and Administration	
Consultants	11,000
Design and Construction Services	7,750
Contingencies	<u>6,800</u>
TOTAL	<u>\$ 84,800</u>



**THE UNIVERSITY OF IOWA**

3-Exhibits\BOR\clearCreekEase-  
ment.dwg, tab Phase4  
Plotted: January 8, 2007

THE UNIVERSITY OF IOWA

Health Sciences Campus – Building C



Scale: 1" = 200'  
PLOTTED 01-08-07

Health Sciences Building C – Interdisciplinary Research Facility  
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 proposed "Life Sciences Building" (Health Sciences Campus – "Building C") will provide a highly collaborative and interdisciplinary research environment where university investigators from across the entire campus will collaborate to explore basic scientific questions in the area of life sciences. This state-of-the-art facility will provide groups of investigators with common interests unsurpassed opportunities to integrate different methodological and technical approaches to fundamental, complex biologic and biomedical questions for the purpose of generating new knowledge.

The University of Iowa Strategic Plan places a priority on advancing research. Included in this plan is a goal to recruit and retain exceptional research scientists. An increase in laboratory space and access to new core facilities in life sciences beyond the bounds of individual colleges is required to meet this goal. The Carver College of Medicine (CCOM) alone intends to recruit approximately 50 additional researchers with high promise of being able to compete for National Institutes of Health (NIH) awards. "Building C" will provide in one single facility, located on the Health Sciences Campus, a unique environment where university scientists from different colleges and with common interests will collaborate to explore basic scientific questions in the area of life sciences. Critical areas of research interest will include cognitive and molecular neurosciences, cardiovascular research, imaging technologies, bioinformatics, bio-complexity and bio-defense. These thematic programs will include a spectrum of research from developmental biology to applied research and cover areas from cancer research and treatment to aging, obesity and women's health issues. Patient oriented research under the umbrella of the University of Iowa Institute for Clinical and Translational Science will provide the push for "bench to bedside" research which is a prominent focus of the NIH roadmap as it redirects a larger portion of its funding to support translational research.

Other Alternatives Explored: Neither the University nor the Colleges can provide sufficient space to meet the immediate or future needs for research space without the construction of new facilities. There is no other viable option to meet the identified need for additional research space on the Health Sciences Campus.

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

Financial Resources for Construction Project: Building "C" is proposed to be funded through a joint venture with the Federal Government, the University, and private gifts to the Carver College of Medicine. CCOM will rely on gifts (fundraising) for \$30 million. The University will also need program support from the state to accomplish the research goals that this proposed facility can accommodate.

Financial Resources for Operations and Maintenance: The University projects that construction of "Building C" and the research conducted therein will produce sufficient increased indirect cost recoveries to support the annual cost of operations and maintenance of the facility.

External Forces: The NIH has experienced unprecedented growth in the years between 2000 and 2006. Appropriations have increased from \$17.8 billion to \$28.4 billion during this time. This is a huge allocation for which University scientists can and should compete through focused recruitment and deliberate planning.

**Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600  
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 goal of this project is to renovate research laboratory space in the Bowen Science Building (BSB) for the Department of Anatomy & Cell Biology, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance research among faculty investigators in the area of anatomy and cell biology and the training of undergraduate students, graduate students and post-doctoral fellows in this field and related research areas. The renovation is aligned with the Carver College of Medicine and University of Iowa research goals.

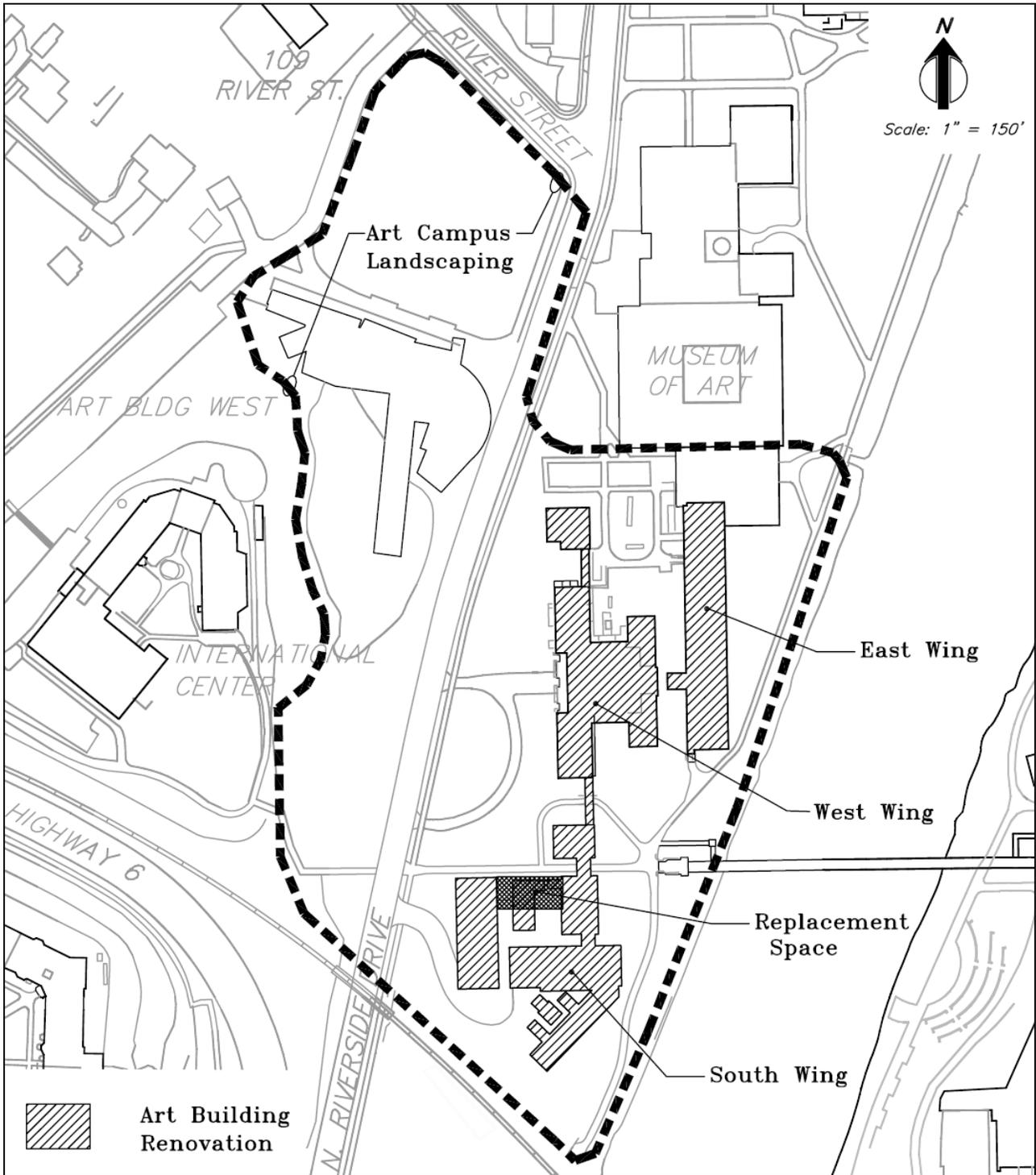
Other Alternatives Explored: The Bowen Science Building was occupied in 1972 and areas in the 1-400 and 1-600 cores on the first floor of the building are primarily original construction. These areas need to be renovated to meet modern scientific needs and to make more efficient use of the space. Renovation is more practical than the alternative of building a new research building. Relocation of the research laboratories in Anatomy & Cell Biology to another building is not a solution because there is no other space available to accommodate this research. The construction will be phased. During the construction the existing research will be accommodated in existing adjacent space until the renovation is completed.

Impact on Other Facilities and Square Footage: There will be no change in square footage as the project involves the renovation of existing laboratories.

Financial Resources for Construction Project: The project will be financed from Carver College of Medicine gifts and earnings.

Financial Resources for Operations and Maintenance: The space is currently maintained by University of Iowa Facilities Management and will continue to be.

External Forces: The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help meet the following goals: 1) accommodate the recruitment of new faculty, 2) retain faculty capable of competing for extramural research funding, 3) provide state of the art research facilities, and 4) sustain the commitment to training the next generation of scientists.



THE UNIVERSITY OF IOWA

Art Bldg Renovation.dwg  
Plotted: December 20, 2006  
Project # 0012101

Location Map:

Art Building Phase 2 -  
Renovation and Landscaping

Art Building – Phase 2 Renovation and Landscaping  
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 is the second phase in an effort to improve the quantity and quality of teaching space for the University's School of Art & Art History within the College of Liberal Arts and Sciences. Phase One involved the construction of the newly completed Art Building West.

Phase Two will complement the new building by renovating the existing Art & Art History facilities located between Riverside Drive and the Iowa River. The project will enable the studio arts programs to expand into spaces that were vacated by moves to the new building. It also enables the University to upgrade systems and maintenance items that are nearing the end of their serviceable life.

The School of Art and Art History consistently ranks as one of the top art programs in the nation. Completion of the Phase Two improvements will allow the School to continue operating at this level.

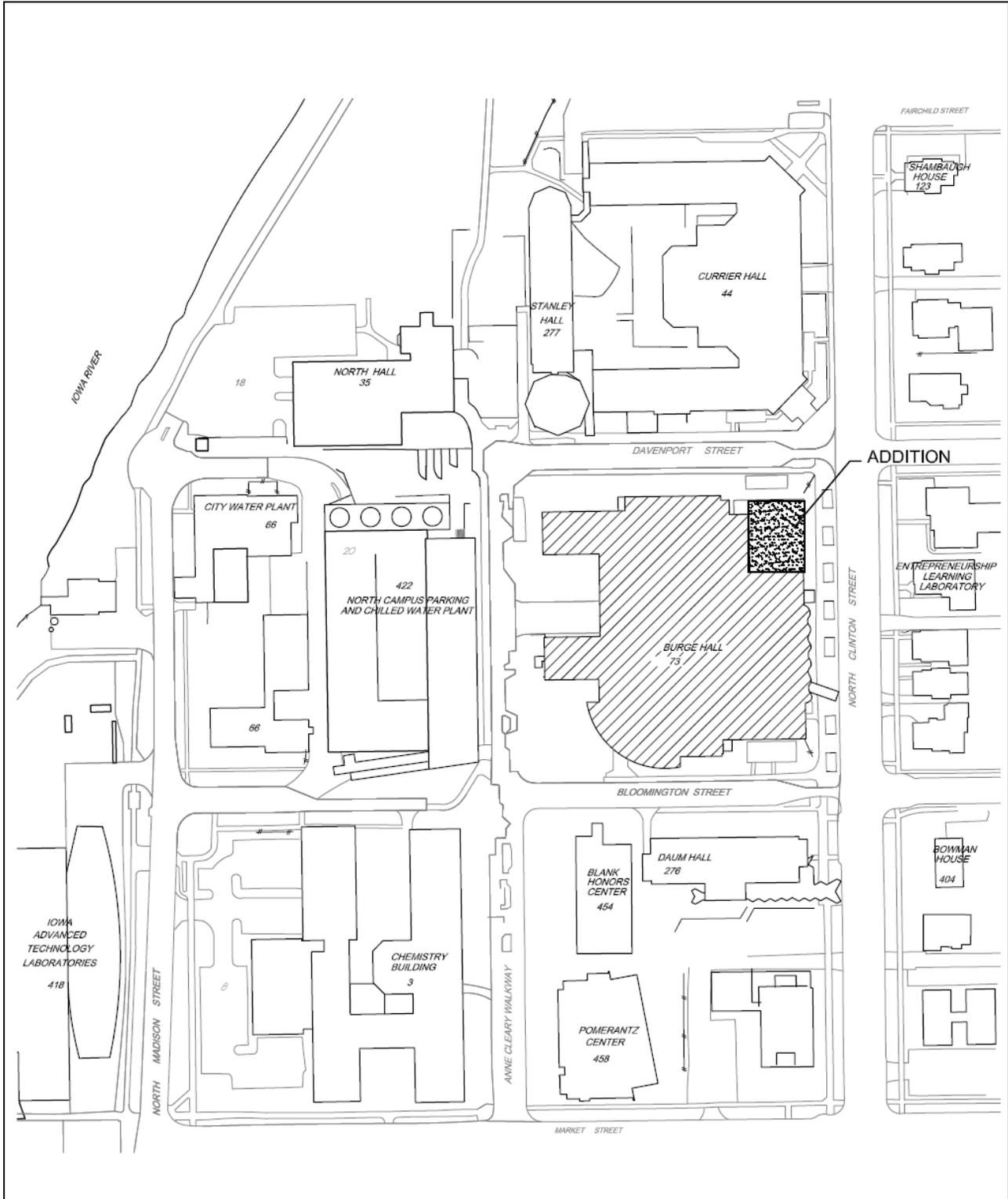
Other Alternatives Explored: The potential of demolishing the building and building a new facility was explored. It was concluded that the historical significance of the building and its importance to the character of the Arts Campus make it a viable candidate for renovation.

Impact on Other Facilities and Square Footage: The connecting bridge between the original Art Building and the East Print wing will be demolished. This will improve campus pathways and allow for improved ADA compliant access to both buildings.

Financial Resources for Construction Project: The source of funds will be state bonding authority, building renewal, TTI, gifts.

Financial Resources for Operations and Maintenance: Operating and Maintenance resources required will be similar to or less than existing allocations for these same areas.

External Forces: The Board of Regents, State of Iowa has made strong and clear commitments to capital renewal and deferred maintenance projects across campus. This project is in direct correspondence with these commitments.



	PROJECT TITLE				DRAWN	REVISIONS	<b>THE UNIVERSITY OF IOWA</b> Design & Construction Services 230 University Services Building Iowa City, Iowa 52242-1922 (319) 335-1283 fax (319) 335-2722	SHEET TITLE	Plan 1" = 150'-0"	<b>1</b>
	Burge Hall Addition									
BLDG. ABBRV.	BLDG. NO.	JOB NO.	DATE ISSUED	APPROVED						
B	73	05-801194	1/19/06	BAR						

Burge Hall – Construct Addition  
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan: The core values of the University include excellence, learning, community, diversity, integrity, respect and responsibility. Strategies to accomplish these core values include recruiting and retaining a student population, promoting effective learning environments and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University, and the residence hall experience, including participation in living-learning communities, contributes to students' persistence from first to second year.

The completion of current and proposed University Housing projects (Rienow Restroom Renovation Project, the Burge 1100 Corridor Rooms ADA Project and the Slater Renovation Project) will result in a reduction of ninety-two (92) beds from the housing stock. This project adds one hundred four (104) student beds to the housing stock in a much requested, non-traditional configuration (two double occupancy student rooms sharing a bathroom). The addition of the 104 beds will allow the University to offer a diversity of bed space on the east side of campus. While this series of projects maintains essentially the same number of beds in the system, the University continues to explore options for providing the benefits of residence hall living for more second year (and beyond) students.

The administrative divisions of University Housing currently reside in the lower level of Burge Hall. This project will create a much more accessible and inviting front door to University Housing by relocating the administrative offices to the first floor level providing easier more direct access for students, perspective students and parents.

Other Alternatives Explored: Two alternatives were explored and considered not acceptable.

One alternative considered not replacing the lost beds. This was not considered acceptable given the departmental goal to maintain housing market shares of underclass students.

Another alternative considered assigning three students in lieu of two students in existing student rooms. This alternative was not desirable from a living environment aspect.

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

Financial Resources for Construction Project: Dormitory Revenue Bonds.

Financial Resources for Operations and Maintenance: The source of funds to cover operating and maintenance costs will be covered by income generated from student room rent.

External Forces: Students want a variety of housing choices. This project will assist in retaining returning students by incorporating bed space of a non-traditional configuration. Two student rooms will share one bathroom in lieu of all student rooms on each floor sharing one central restroom.