

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Permission to proceed with project planning for the **Dental Science Building – Renovate Laboratories for Dows Institute** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, waiver of the architectural selection process, and the selection of InVision Architecture LTD, Waterloo, Iowa, to provide design services for the project.
2. Project descriptions and budgets for the **Oakdale Campus – Non-Energy Utility Infrastructure Improvements** (\$3,865,391), the **Oakdale Renewable Energy Plant – Mechanical Distribution** (\$3,084,000), and the **Kinnick Stadium – Drainage Improvements and Turf Replacement** (\$2,025,000) projects.

Executive Summary: The **Dental Science Building – Renovate Laboratories for Dows Institute** project would renovate and modernize the laboratories of the Dows Institute for Dental Research, which is the research organization of the College of Dentistry. The project would upgrade approximately 4,000 square feet of research space that has received minimal upgrades since construction of the Dental Science Building in 1973. The renovation will support contemporary research by providing large, open-plan laboratories to accommodate expanded research programs. This will result in greater efficiencies and improved access to resources, and will facilitate the interdisciplinary interaction that is fundamental to modern research practices.

The project is in accordance with the College of Dentistry Master Plan, presented in October 2007, which identifies the need for substantial renovation and expansion of the Dental Science Building to more efficiently respond to the requirements of modern dental patient care (including patient accessibility and changing patient populations); medical technology and research; and the need for additional instructional space to accommodate enrollment growth. The development of modern, efficient, and convenient facilities is necessary for the College to continue to attract outstanding students to meet the growing need for dentists across Iowa and the nation, and to continue to attract patients to support the College's clinical operations.

The University has proposed a two-phase project which includes construction of a clinic addition (Phase 1) at a cost of approximately \$17 million; the University received permission to proceed with the Phase 1 project in February 2008. Phase 2 includes the renovation of existing clinic and research areas and correction of deferred maintenance, at a cost of approximately \$20 million. While the Dows Institute laboratory renovations would fall under the Phase 2 project scope, the University wishes to proceed with this work prior to the Phase 1 project due to the receipt of funding from the Carver Charitable Trust.

The University requests permission to engage Invision Architecture LTD as the architect-of-record for the project. Invision was selected through the standard consultant selection process to be the architect-of-record for the Phase 1 project, which included the programming and schematic design for the Phase 2 renovation project; the latter includes the laboratories to be renovated as part of this project. Invision is thus very familiar with the area of the building to be renovated.

The estimated project cost of \$2 million would be funded by the Roy J. Carver Charitable Trust (\$1 million) and College of Dentistry gifts and earnings (\$1 million).

The **Oakdale Campus – Non-Energy Utility Infrastructure Improvements** project would develop the necessary utility infrastructure (data/telecommunications, domestic water, fire water, sanitary sewer and storm sewer systems) to support the construction of the State Hygienic Laboratory (under construction) and other buildings (currently in design) at the Oakdale Campus. The new utility systems would also be connected to existing Oakdale Campus buildings as individual building upgrades are completed.

The project budget of \$3,865,391 would be funded by the sale of Utility System Revenue Bonds, Utility System user charges, and from individual capital project budgets associated with this project.

The **Oakdale Renewable Energy Plant – Mechanical Distribution** project would install mechanical distribution piping to provide heating and cooling from the Oakdale Power Plant to the new buildings currently under construction or being designed for the Oakdale Campus.

The project budget of \$3,084,000 would be funded by the sale of Utility System Revenue Bonds, Utility System user charges, and capital assessments to the new projects planned for the University Research Park. The University also will be seeking federal and state grant support for developing renewable energy sources.

The **Kinnick Stadium – Drainage Improvements and Turf Replacement** project would replace the obsolete drainage system for the Kinnick Stadium playing field. The system was installed in 1989 and no longer provides adequate drainage due to plugged drainage tiles. The project would also include the associated replacement of storm main piping, and the upgrade or replacement of storm drainage systems for the east and west grandstands.

The project will require removal of the natural grass playing surface, which was installed during the 2006 football season. Following completion of the drainage improvements for the field, the University plans to install a synthetic turf to provide a consistent, state-of-the-art playing surface, with reduced life cycle and maintenance costs.

The project budget of \$2,025,000 would be funded by Athletics Department gifts and earnings.

Details of Projects:

Dental Science Building – Renovate Laboratories for Dows Institute

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
College of Dentistry Master Plan Report		Oct. 2007	Received
<u>Dental Science Building – Construct Addition – Phase 1</u>			
Permission to Proceed		Feb. 2008	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2008	Approved
<u>Dental Science Building – Renovate Laboratories for Dows Institute</u>			
Permission to Proceed		Feb. 2009	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2009	Requested

Oakdale Campus – Non-Energy Utility Infrastructure Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2008	Approved
Selection of Shive-Hattery, Cedar Rapids, IA		May 2008	Approved
Project Description and Total Budget	\$ 3,865,391	Feb. 2009	Requested

Project Budget

Construction	\$ 3,050,367
Planning and Design	510,270
Contingencies	<u>304,754</u>
TOTAL	<u>\$ 3,865,391</u>

Source of Funds: Utility System Revenue Bonds Utility
System user charges, and from individual capital project
budgets

Oakdale Renewable Energy Plant – Mechanical Distribution

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2008	Approved
Selection of Shive-Hattery, Cedar Rapids, IA		Feb. 2008	Approved
Project Description and Total Budget	\$ 3,084,000	Feb. 2009	Requested

Project Budget

Construction	\$ 2,486,680
Planning and Design	349,600
Contingencies	<u>247,720</u>
TOTAL	<u>\$ 3,084,000</u>

Source of Funds: Utility System Revenue Bonds Utility System user charges, and capital assessments to the new projects planned for the University Research Park

Kinnick Stadium – Drainage Improvements and Turf Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 2,025,000	Feb. 2009	Requested

Project Budget

Construction	\$ 1,610,823
Planning and Design	236,177
Contingencies	<u>178,000</u>
TOTAL	<u>\$ 2,025,000</u>

Source of Funds: Athletics Department Gifts and Earnings

Dental Science Building – Renovate Laboratories for Dows Institute

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 need to advance the College of Dentistry's progress and high standing in research was identified in a 2006 University of Iowa Academic Review of the College. The review strongly recommended the renovation, modernization and expansion of the research laboratories, located in the Dental Science Building which was constructed in 1973.

The proposed renovation is critical to the success of the College's oral research program and will enhance the program by:

- 1) improving current research capacity by providing well-equipped laboratory space that supports current research methods and facilitates research collaboration;
- 2) enabling the College to attract and retain top scientists/researchers, thus enhancing the college's research efforts with additional expertise, knowledge and funding; and
- 3) encouraging greater student engagement in the research mission of the College, and providing high quality training and experience for the students who will become tomorrow's researchers and practitioners.

Other Alternatives Explored: Over the past twenty years the College of Dentistry has recruited key faculty for research but due to inadequate laboratory facilities, has either lost the faculty or have been forced to locate the faculty to other research space in the College of Medicine. Without significant facility renovation the College's ability to retain and/or recruit new research faculty will be hindered.

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: 50% of the funding will be provided by The Roy J. Carver Charitable Trust and 50% of the funding will be provided by the College of Dentistry gifts and earnings.

Financial Resources for Operations and Maintenance: The source of funds to cover the operating and maintenance requirements will be existing Operations and Maintenance funds. The renovation may reduce maintenance costs due to enhanced efficiencies and modernized systems.

External Forces: The proposed renovation will play a critical role in maintaining and increasing external funding. National Institute of Health (NIH) grants are becoming extremely competitive in the area of molecular-genetics and typically require evidence of state-of-the-art facilities.