

Contact: Joan Racki/John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the following actions for **Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3rd Floor; Roy J. Carver Pavilion-Relocation of Cardiovascular Procedure Recovery Unit; John Colloton Pavilion-Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion;** and **UIHC-Relocation of Neurology and Neonatology Faculty Offices** projects:

1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for Gerdin, Attachment B for Cardiovascular Procedure, Attachment C for Processed Stores and Attachment D for Neurology);
2. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
3. Authorize permission to proceed with project planning including the selection of OPN Architects to provide design services for the Gerdin project and proceeding with the design professional selection process for the other projects.

Executive Summary:

The **Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3rd Floor** project would renovate the first and second floors plus build out the shelled third floor to provide upgraded collaborative study rooms, lounge spaces and tutoring rooms to better address the needs of student-athletes. In November 2001, the Board approved the selection of OPN Architects to design the original Gerdin Athletic Learning Center. Given OPN's past design experience and its knowledge of this facility, authorization to select OPN Architects as the design professional for this project is requested. The estimated project cost of \$5 million would be funded by Athletics Department gifts and earnings.

The **Roy J. Carver Pavilion-Relocation of Cardiovascular Procedure Recovery Unit** project would provide for the relocation of the Cardiovascular Procedural Recovery Unit from its current location on level three of South Wing to level four of the Roy J. Carver Pavilion. This space is adjacent to the catheterization labs and will enhance patient care as well as create several improved efficiencies. The estimated project cost of \$10 - \$11 million would be funded by UIHC Building Usage Funds.

The **John Colloton Pavilion-Material Services, Processed Stores Relocation to Support Central Sterilization Services Expansion** project would allow Central Sterilizing Services (CSS) to expand while consolidating Processed Stores multiple locations. Continuing growth in CSS operative procedures and patient census have necessitated more area for larger volumes of sterilized instruments and patient equipment. The estimated project cost of \$4 - \$5 million would be funded by UIHC Building Usage Funds.

Due to an increase in new faculty and clinic visits in the Department of Neurology and the Department of Pediatrics/Division of Neonatology, these departments greatly need to expand their

faculty and staff offices. The **UIHC-Relocation of Neurology and Neonatology Faculty Offices** project would provide for the construction of approximately 65 faculty and staff offices and their support spaces on levels eight of the John Colloton and John Pappajohn Pavilions. Neurology will move to level eight of JCP from level two of the Roy J. Carver Pavilion. The estimated project cost of \$7 million would be funded by UIHC Building Usage Funds.

Details of the Projects:

Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3rd Floor

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Receive Report
Design Professional Selection (OPN Architects, Cedar Rapids)		Feb. 2016	Requested

The existing three-story Gerdin Athletic Learning Center built in 2003 just southeast of the Field House (see Attachment E for map) can no longer accommodate the qualitative and quantitative needs of the Student-Athlete Academic Services program. Student-athletes require more collaborative study rooms as opposed to the large study hall space that exists. The building lacks student commons space which facilitates casual study and student-athlete interaction. The existing lounge “refueling station” is unable to provide sufficient nourishment that student-athletes may require between meals.

To resolve these issues, this project would renovate the first and second floors and build out the shelled third floor to provide upgraded collaborative study rooms, lounge spaces, tutoring rooms and refueling needs. Technology, electrical, mechanical and architectural systems will be enhanced.

Roy J. Carver Pavilion – Relocation of Cardiovascular Procedure Recovery Unit

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Receive Report

Currently, the Cardiovascular Procedural Recovery Unit (CPRU) on level three of South Wing (SW) must transport Catheterization Lab (cath lab) patients to an adjacent building and down one floor to reach the recovery unit. This creates unnecessary patient transport time, decreases patient safety and lowers staff efficiency.

To eliminate these issues, this project will move the CPRU to approximately 12,500 gross square feet next to the cath lab on level four of the Roy Carver Pavilion (RCP). The new CPRU location will accommodate private prep/recovery rooms, clinical work space and operational support space. Additionally, one incremental cath lab will be built adjacent to the five existing cath labs to maximize efficiency. Support and existing office spaces for the cath labs will be modified as needed.

The current occupants on level four of RCP, the Heart and Vascular Center (HVC), will vacate this space once its new location is ready in spring 2017 on level four of the John Pappajohn Pavilion. CPRU's vacated space on level three of South Wing will be used as a 23 hour/Short Stay unit.

John Colloton Pavilion – Material Stores, Processed Stores Relocation to Support Centralized Sterilization Services Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Receive Report

UIHC's Central Sterilizing Services (CSS) facility, currently located on the lower level of the John Colloton Pavilion (JCP), is experiencing significant growth and is substantially undersized. Through an analysis of options, it was determined that the optimal choice for CSS's expansion would be to move into the space adjacent to it which is currently occupied by Processed Stores.

Processed Stores would then relocate to second and third floors of the Shipping & Receiving Facility (SRF) to consolidate multiple storage locations. SRF provides the best available option for Processed Stores due to its load-bearing infrastructure and adjacency to the loading dock.

SRF offers an opportunity to enhance Processed Stores' efficiencies while enabling the timely expansion of CSS.

UIHC – Relocation of Neurology and Neonatology Faculty Offices

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Receive Report

Due to an increase in new faculty and clinic visits in the Department of Neurology and the Department of Pediatrics/Division of Neonatology, these departments greatly need to expand their faculty and staff offices. The Department of Neurology Clinic census has grown substantially in recent years. In the last five years, the number of clinic visits has increased almost 30 percent. Fourteen new faculty members and seven new multidisciplinary clinics have been added to the department during this period.

This project will resolve this issue by moving Neurology from level two to level eight of the Roy Carver Pavilion (RCP). The area abandoned by Neurology will be used meet growing needs for examination rooms and clinical functions. Neonatology will move from one area of level eight of the John Pappajohn Pavilion (JPP) to an infill space on the same level. The area abandoned by Neonatology will be returned to its original intended use as an extension of the main north-south corridor.

Neurology's vacated space on level two RCP will be used to expand the Department of Neurology Clinic and its growing need for examination rooms and related clinical functions. A request for Permission to Proceed with Planning for this expansion will be submitted to the Board at a later date. Neonatology's vacated space will be returned to its original intended use as an extension of the level eight north-south corridor between RCP and JPP.

Russell and Ann Gerdin Athletic Learning Center Renovation
and Build Out of 3rd Floor
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 University of Iowa Student-Athlete Academic Services (SAAS) department provides academic and personal support services to student-athletes as they make timely and satisfactory progress toward their degrees. The mission and philosophy of the office is dedicated to the development of the student-athlete as a "whole person". The renovation of the Gerdin Athletic Learning Center (GALC) will enhance Student Athlete Academic Services' ability to meet its strategic goal of supporting and augmenting the academic needs of student-athletes. The project will improve the facility by providing the type of learning environment (collaboration spaces, commons, etc.) that will promote success and expand student-athlete development.

Other Alternatives Explored: Alternatives to the renovation of the current GALC include building a new replacement facility, or creating multiple satellite centers. A new facility is not a viable option; it is cost prohibitive and land is not readily available. Investment in the current facility is much more cost effective and was originally designed to allow additional space through the inclusion of a shelled third floor. The current facility is centrally located making it accessible to all student athletes. Satellite, or additional facilities, would require expanded and duplicative services. Additional sites would fragment and reduce the quality of services and increase facility, operating, and program costs.

Impact on Other Facilities and Square Footage: None.

Financial Resources for Construction Project: Athletics department gifts and earnings.

Financial Resources for Operations and Maintenance: Operating and maintenance funding will continue to be provided by Athletics department operating funds.

External Forces Justifying Approval: There is pressure on all student-athletes to balance demands of a successful athletic career with that of academic excellence. The Gerdin Athletic Learning Center and the UI Student-Athlete Academic Services department play a major role in the academic success of the University's student-athletes. Student-athletes require more collaborative study rooms as opposed to the large study hall type spaces that exist in the facility today. The building is also lacking student commons space which facilitate casual study and student-athlete interaction. The existing "refueling station" is unable to provide sufficient nourishment that student-athletes may require in between meals. The proposed renovation and build out of the third floor will provide the additional space for a student commons and a vastly improved nourishment/lounge area.

Roy J. Carver Pavilion-Relocation of Cardiovascular Procedure Recovery Unit
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: Completion of this project will contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It will enhance the UI Hospitals' capabilities for fulfilling its patient care mission by enhancing the efficiency of care now provided to patients served in the Cardiac Catheterization Labs and by providing the necessary space to accommodate the projected growth in this service. The educational and research missions will also be enhanced through development of the necessary space to enable students, residents, and fellows to gain experience in accord with accrediting body standards and in a clinical environment featuring an efficient model for pre-procedural preparations, treatment, and patient recovery; and by providing the type of facilities required to conduct innovative research directed toward more clinically efficacious diagnosis and treatment of disease. The project is also supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014 – 2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone; 2) to advance world class discovery through excellence and innovation in biomedical and health services research; 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage; 4) to foster a culture of excellence that values, engages and enables our workforce; 5) to create an environment of inclusion where individual differences are respected and all feel welcome; and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: There are no alternatives that could be implemented that would address the consolidation, integration and future growth needs of the Cardiovascular Procedural Recovery Unit (CPRU), Catheterization Lab (cath lab), and Heart and Vascular Center (HVC). The evaluation of the site led to the conclusion that relocation of the CPRU to level four of RCP would provide the best option. In particular, this site offers an unparalleled opportunity to enhance efficiencies within the existing cath labs and HVC and enhance the program's ability to provide a highly efficient, cost-effective and patient friendly model for delivering care.

Impact on Other Facilities and Square Footage: The existing CPRU, located on level three of the SW, will be vacated and services will be relocated to level four of the RCP. The vacated space, which originally served as an acute patient nursing unit, will be used as a 23 hour/Short Stay unit to meet growing requirements for inpatient admissions and increased numbers of Emergency Department patients who require observation prior to determining their need for admission.

Financial Resources for Construction Project: The project will be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities will be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The expansion and consolidation of the CPRU with cardiac catheterization services is an important element in enabling the UIHC to meet requirements for serving growing numbers of patients requiring cardiac procedures. Patient care will be enhanced through expanded facilities and the design of these facilities will be focused on providing a comfortable and patient-friendly environment that is now a routine patient expectation. The project's design will meet all building codes and standards, as well as the standards set forth in the most recently published 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines have been adopted for hospital licensing and construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards. The design will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

John Colloton Pavilion-Material Services, Processed Stores Relocation
to Support Central Sterilization Services Expansion
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: Completion of this project will contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It will greatly enhance the UI Hospitals and Clinics' capabilities for fulfilling its patient care mission by providing the necessary space to accommodate expansion of critical support services required for patient care. The educational and research missions will also be enhanced through development of the necessary space to assure students, residents and fellows receive their clinical experience in efficiently operated facilities and in accord with accrediting body standards. The project also is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014 – 2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone; 2) to advance world class discovery through excellence and innovation in biomedical and health services research; 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage; 4) to foster a culture of excellence that values, engages and enables our workforce; 5) to create an environment of inclusion where individual differences are respected and all feel welcome; and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: There are no alternatives that could be implemented that would address the need for expansion of Central Sterilizing Services (CSS) and the infrastructure and future growth needs of Processed Stores. The evaluation of storage within UIHC led to the conclusion that levels two and three of the Shipping & Receiving Facility (SRF) will provide the best available option due to this facility's load-bearing infrastructure and adjacency to the loading dock. This offers an unparalleled opportunity to enhance efficiencies while enabling the timely expansion of CSS.

Impact on Other Facilities and Square Footage: The existing Processed Stores facilities, located on the lower level of the John Colloton Pavilion, will be vacated and services will be relocated to the second and third levels of SRF and an off-site leased warehouse. All vacated space will be reallocated to Central Sterilizing Services to enable an upgrade and expansion to their existing facility. Thus, no facilities will be abandoned in undertaking this project.

Financial Resources for Construction Project: The project will be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities will be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The relocation of Processed Stores to second and third floors of SRF and an off-site leased warehouse is necessary to meet the continuing growth in operative

procedures and patient census that necessitate larger volumes of sterilized instruments and patient equipment. The design of facilities developed through this project will meet all building codes and standards, including those in the recently published 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as the basis for regulating hospital construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards. The design will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

UIHC – Relocation of Neurology and Neonatology Faculty Offices
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: Completion of this project will contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It will enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing the necessary space to accommodate offices for Neurology faculty so that their current office suite can be converted to clinic space. It will also provide offices for Neonatology faculty so the area in which their offices are currently located can be converted to corridor/circulation space that will provide access to offices developed within the John Pappajohn Pavilion (JPP) infill area. The project also is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014 – 2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone; 2) to advance world class discovery through excellence and innovation in biomedical and health services research; 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage; 4) to foster a culture of excellence that values, engages and enables our workforce; 5) to create an environment of inclusion where individual differences are respected and all feel welcome; and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: Following completion of studies to identify UIHC's future facility requirements and determining that a major emphasis should be placed on consolidating non-clinical functions outside of the primary clinical areas, a number of potential locations for relocating offices were assessed. These are located within the General Hospital, Boyd Tower, and other non-clinical areas throughout the UIHC. The evaluation of these sites led to the conclusion that development of faculty and staff offices in an area that could be created by infilling space between levels seven and eight of JCP and Pomerantz Family Pavilion (PFP) to the south and the mechanical penthouses to the west of these buildings would provide the best option. In particular, the location offers an opportunity to co-locate several faculty and staff office suites from a number of clinical departments in an "off-stage" environment while enabling clinicians and other staff to attend to their duties in a timely manner. Utilization of level eight of the JCP and JPP infill is also the most cost effective option because construction will occur in a space that is largely shelled and does not require the organization to identify new space to accommodate relocated existing occupants.

Impact on Other Facilities and Square Footage: The existing faculty and staff offices within the Department of Neurology, located on level two of RCP, will be relocated to level eight of the JCP infill area. Vacated space on level two RCP includes faculty and staff offices and a library/conference room. All vacated space will be used to expand the Department of Neurology Clinic and meet growing needs for exam rooms and related clinical functions. A request for Permission to Proceed with Planning for the proposed Neurology Clinic expansion will be submitted to the Board of Regents, State of Iowa, at a later date. The area currently occupied by the Neonatal faculty offices will be returned to its intended use as an extension of the level eight north-south corridor.

Financial Resources for Construction Project: The project will be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost

of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities will be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The relocation of faculty and staff offices from the Department of Neurology to level eight of the JCP, JPP infill area is an important element in enabling the UIHC to meet all components of its tripartite mission. Patient care will be enhanced through expanded clinic facilities for the Department of Neurology. Conversion of the vacated office space into clinic facilities will enable the UIHC to meet the increasing demand for clinical services. The project's design will meet all building codes and standards, as well as the most recently published 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate hospital construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and standards.

Gerdin Athletic Learning Center Site Map

