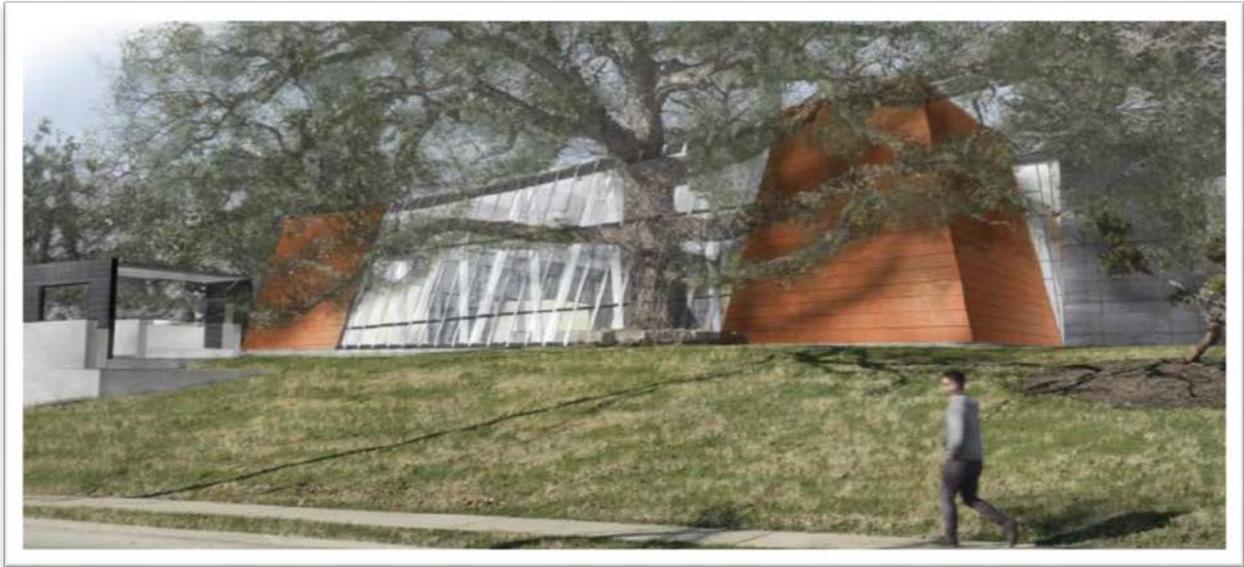


Contact: John Nash

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

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

1. Following actions for the **Riverside Recital Hall – Remodel Space** project; a major capital project as defined by Board policy:



Riverside Recital Hall – Remodel Space project: looking southwest

- a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Approve the schematic design (see Attachment B) and project description and budget (\$5,395,000) for the **Riverside Recital Hall – Remodel Space** project with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
2. Project description and budget (\$3,200,000) for the **Hancher Footbridge – Construct New Footbridge and Raze Existing** project and ratify the Executive Director's approval to use the design-build-bridging project delivery method in lieu of the traditional design-bid-build process.
  3. Utilization of the construction manager at risk project delivery method for the **Iowa River Landing - Medical Office Building Extension Development** project in lieu of the construction manager-agent project delivery method approved by the Board at the September 2016 meeting.

**Executive Summary:**

The **Riverside Recital Hall – Remodel Space** project would renovate all 14,637 square feet of the Riverside Recital Hall transforming it into a highly functional and attractive office environment for the University of Iowa Foundation (see Attachment B for project location). The project budget of \$5,395,000 would be funded by Treasurer’s Temporary Investment Income. Those funds would be recaptured through a lease with the Foundation as described in Property and Facilities Committee Agenda Item 8 of this docket.

The **Hancher Footbridge – Construct New Footbridge and Raze Existing** project would construct a new footbridge and demolish the existing footbridge (see Attachment C). The University requests ratification of the Executive Director’s approval to use the design-build-bridging project delivery method in lieu of the traditional design-bid-build process. The project budget of \$3,200,000 would be funded by Building Renewal and Treasurer’s Temporary Investment Income Funds.

The University of Iowa Hospitals and Clinics requests approval to use the construction manager at risk project delivery method on the **Iowa River Landing - Medical Office Building Extension Development** project in lieu of the construction manager-agent project delivery method approved by the Board at the September 2016 meeting. It would be located directly south of the existing Iowa River Landing facility (see Attachment D). The project budget is approximately \$100,000,000 and would be funded by hospital revenue bonds, gifts, and University Hospital Building Usage Funds.

**Details of the Projects:**

**Riverside Recital Hall – Remodel Space**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2016	Received Report
Design Professional Selection (OPN Architects, Cedar Rapids)		Oct. 2016	Not Required*
Design Professional Agreement (Schematic Design-Record Documents)	\$ 373,500	Dec. 2016	Not Required*
Program Statement		Jan. 2017	Not Required*
Schematic Design		Feb. 2017	Requested
Project Description and Budget	5,395,000	Feb. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Feb. 2017	Receive Report

\* Approved by Executive Director, consistent with Board policies.

The Foundation is in need of additional office space for 44 staff. This design provides that plus room for future growth. The renovated space would include a mixture of private offices, workstations, and bench work environments. Large and small conference rooms, a printing area, a training room, and huddle offices for breakout collaboration would also be included. The Riverside Recital Hall is across the street (North Riverside Drive) from the Foundation’s principal place of business, the Levitt Center for University Advancement.

The interior requires a full renovation of walls, ceilings, lights, HVAC and electrical upgrades, and all interior finishes. The exterior requires a new roof, windows, and exterior cladding. The site and landscaping improvements would provide ADA upgrades, benches, planting areas, and a better sense of entry by utilizing a new entrance canopy and upgraded site lighting.

Project Budget

Planning, Design & Management	\$ 684,352
Construction	3,246,701
Furniture & Equipment	725,000
Contingency	738,947
<u>Total</u>	<u>\$ 5,395,000</u>

Source of Funds: Treasurer’s Temporary Investment Income  
recouped through a lease with the Foundation

Construction is estimated to be complete Spring 2018.

**Hancher Footbridge – Construct New Footbridge and Raze Existing**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Shive Hattery, Iowa City)		Sept. 2016	Not Required*
Design Professional Agreement (Design-Build-Bridging Documents)	\$ 32,000	Dec. 2016	Not Required*
Use of the Design-Build-Bridging Delivery Method		Oct. 2016	Not Required*
Project Description and Budget	3,200,000	Feb. 2017	Requested

\* Approved by Executive Director, consistent with Board policies.

The existing 54-year-old Hancher Footbridge was built in 1963. It is severely deteriorated and in need of major repairs including a concrete deck replacement, handrail replacement, and lighting improvements. A study found that replacement of the bridge did not cost substantially more than repairing it. Replacing the bridge would extend the service life of the new structure and reduce deferred maintenance costs. Replacement would also improve pedestrian circulation by changing the bridge alignment.

Once the new footbridge is completed, the existing footbridge would be demolished and sidewalks would be constructed to align with the new footbridge.

These factors were considered when recommending the design-build-bridging delivery method:

- Maximize collaboration between the design and construction professionals to improve project outcomes.
- Maximize the project scope for the project budget available. Construction costs are capped and minimum project requirements are outlined in bridging documents.
- Maximize coordination of design and construction schedules to accelerate the overall project schedule offering the greatest flexibility and collaboration amongst the phases. Allows early procurement of materials while required permitting processes and mussel survey/relocation is conducted prior to bridge construction.
- Assure construction professionals are selected that have the necessary experience and specialized knowledge and expertise for working in the Iowa River as this project requires.

Project Budget

Planning, Design & Management	\$ 291,350
Construction	2,658,650
Contingency	250,000
<u>Total</u>	<u>\$ 3,200,000</u>

Source of Funds: Building Renewal and Treasurer's Temporary Investment Income Funds

Construction is estimated to be complete in Summer 2018.

**Iowa River Landing - Medical Office Building Extension Development**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study (Building Massing Study) (ZGF Architects; Seattle, WA)	\$ 63,340	Apr. 2015	Not Required*
Feasibility Study (Phasing Strategies) (ZGF Architects; Seattle, WA)	142,800	Feb. 2016	Not Required*
Permission to Proceed with Project Planning		Sept. 2016	Approved
Utilization of Construction Manager-Agent (Pre-Construction Services only)		Sept. 2016	Approved
Design Professional Selection (Neumann Monson, Iowa City)		Jan. 2017	Not Required*
Utilization of Construction Manager at Risk Delivery Method		Feb. 2017	Requested

\* Approved by Executive Director, consistent with Board policies.

After taking into consideration site logistics, infrastructure requirements, state, county, city, and local code compliance, infrastructure costs, project budget, schedule, constructability, UIHC requests permission to use the construction manager at risk project delivery method for pre-construction and construction services in place of the construction manager-agent project delivery method for pre-construction services approved by the Board at the September 2016 meeting.

**UNIVERSITY OF IOWA  
Riverside Recital Hall - Remodel Space  
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 Foundation's sole purpose is to provide private support to the University of Iowa in order to assist it in meeting institutional goals. The Foundation shares the Levitt Center for University Advancement with the University of Iowa Alumni Association. At this time, the Foundation is out of office space to house additional development officers required to meet the increasing needs of the University.

Other Alternatives Explored: After working with University leadership, the first option explored was to occupy space within the UIHC Health Care Support Services Building (HSSB) located near the Oakdale campus. However, UIHC realized it had greater space needs than originally planned and the Foundation agreed to continue looking at other options. The Foundation was then approached by University leadership to consider the former St. Thomas More facility - the Riverside Recital Hall - that would become available after the School of Music relocated to the new Voxman Music Building in the Fall of 2016. The Riverside Recital Hall is across the street from the Foundation's primary place of business – the Levitt Center.

Facilities abandoned, transferred, or demolished: This project would not result in the abandonment, transfer or demolition of existing facilities.

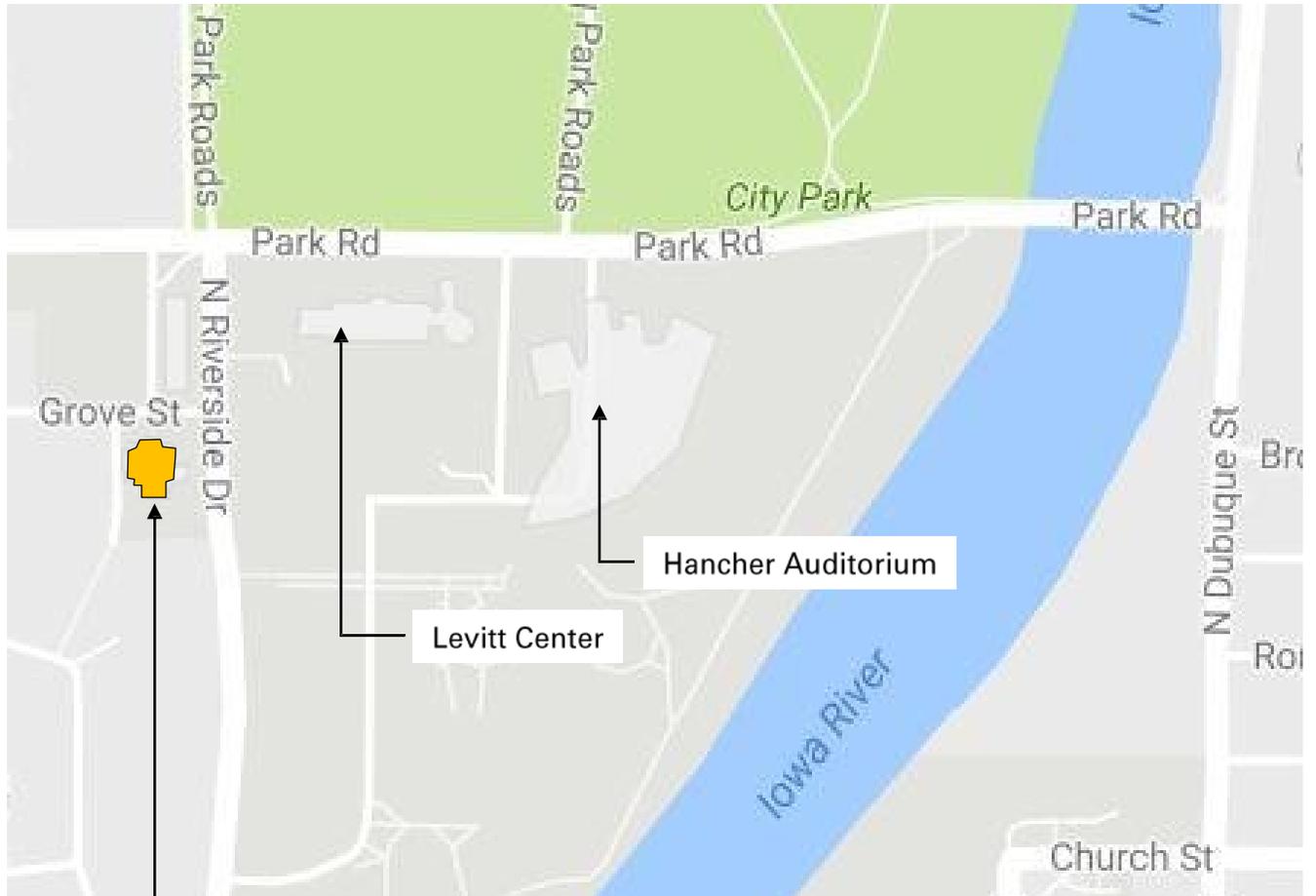
Financial Resources for Construction Project: The University would fund the capital cost of the renovation through Treasurer's Temporary Investment Income. The Foundation would lease the property from the University.

Financial Resources for Operations and Maintenance: Operations and maintenance responsibilities for this facility would be addressed in the Foundation's lease agreement.

External Forces Justifying Approval: As private support continues to be an important revenue source for the University of Iowa, the Foundation can continue to raise more funds in a cost effective way if it can hire and house the necessary staff.

UNIVERSITY OF IOWA  
Riverside Recital Hall - Remodel Space  
Schematic Design

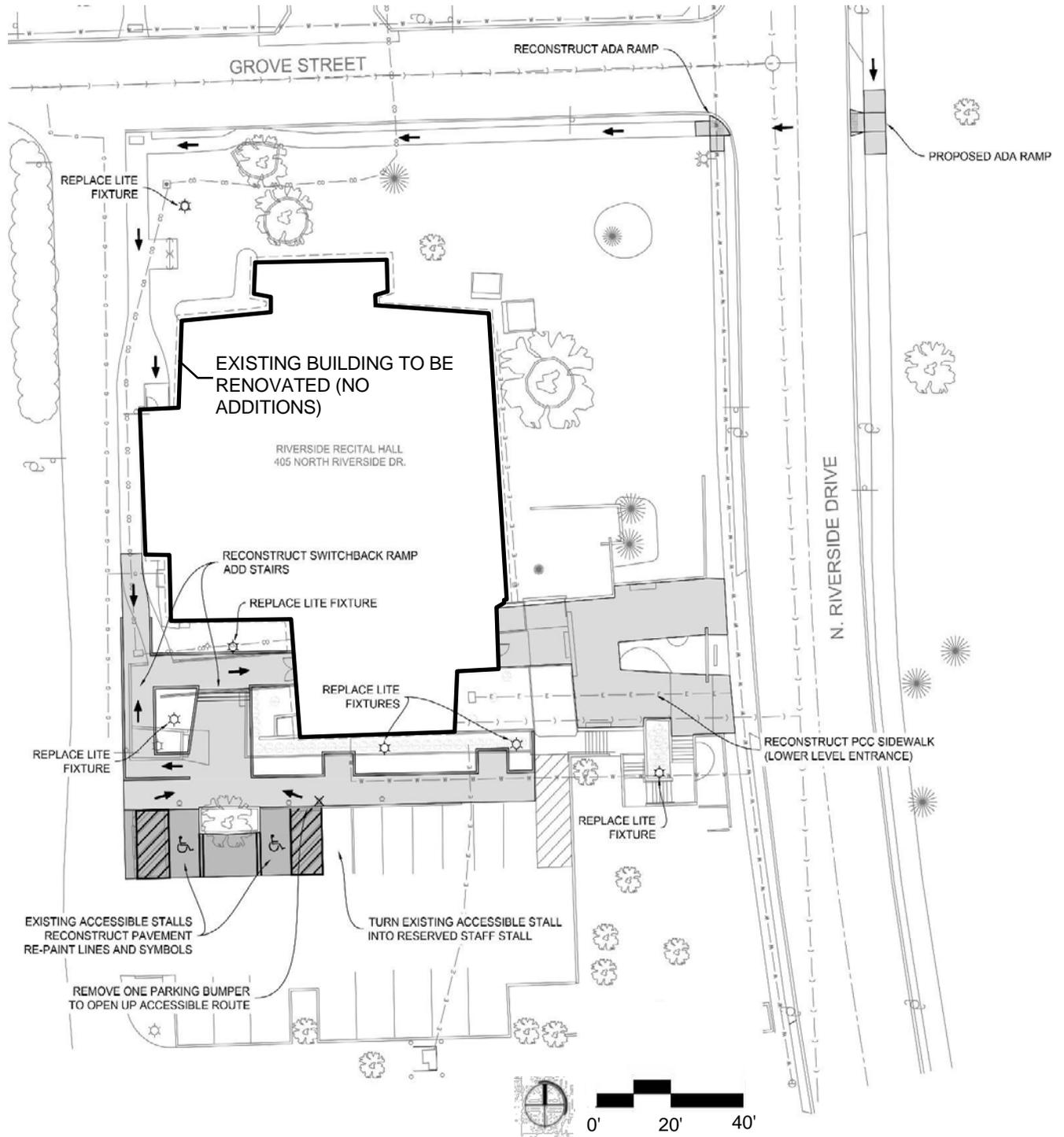
Project Location



**Project Location:**  
Riverside Recital Hall  
405 N. Riverside Drive  
Iowa City, Iowa



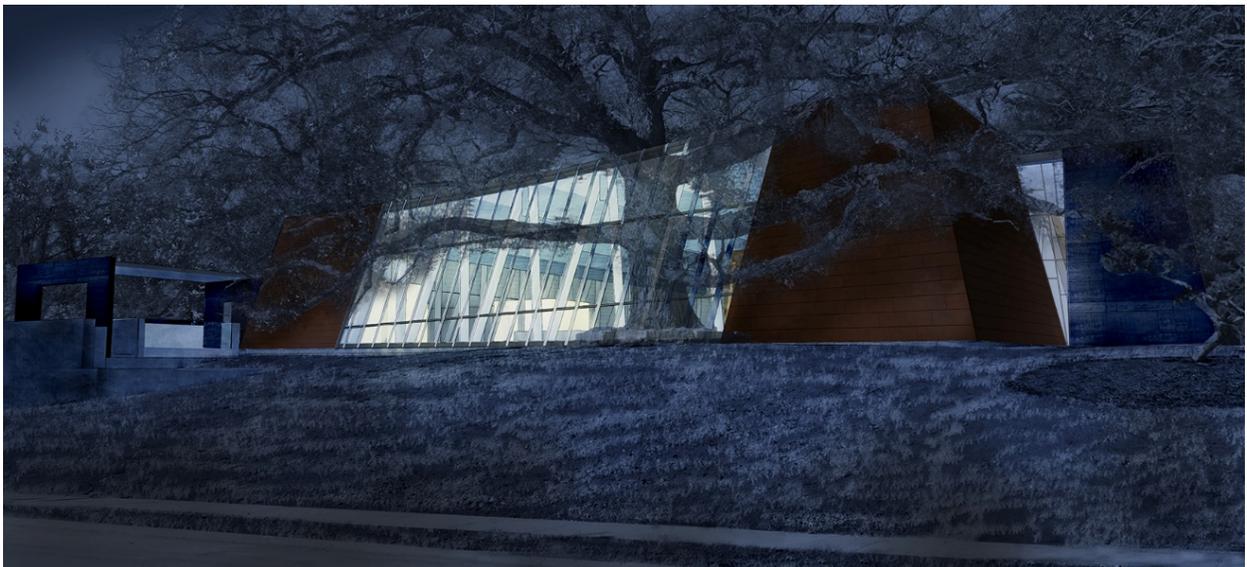
Site Plan



**Exterior Renderings**



View from Riverside Drive, looking southwest



Night view from Riverside Drive, looking southwest

Exterior Renderings



east elevation



Exterior seating area, southeast corner

Exterior Renderings



New southwest entry at corner, looking northeast



New southwest entry at stair, looking north

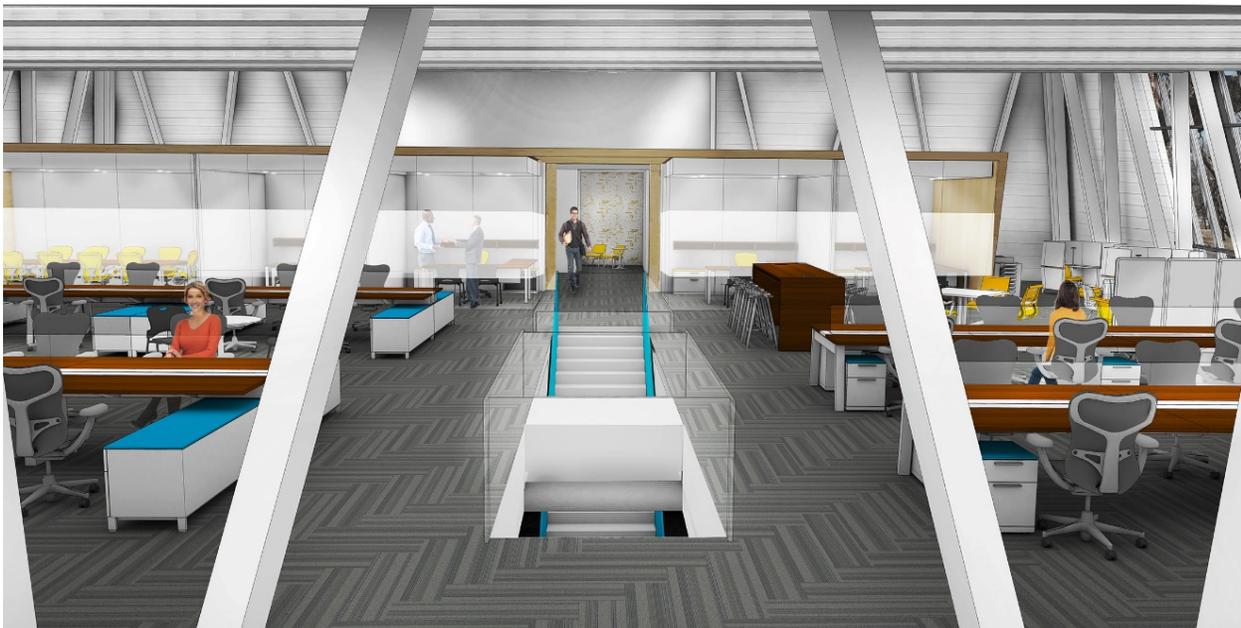


New southwest entry at ramp, looking east

Interior Renderings



Upper Level – open office view looking northeast



Upper Level – open office view looking north from south entry

**Interior Renderings**

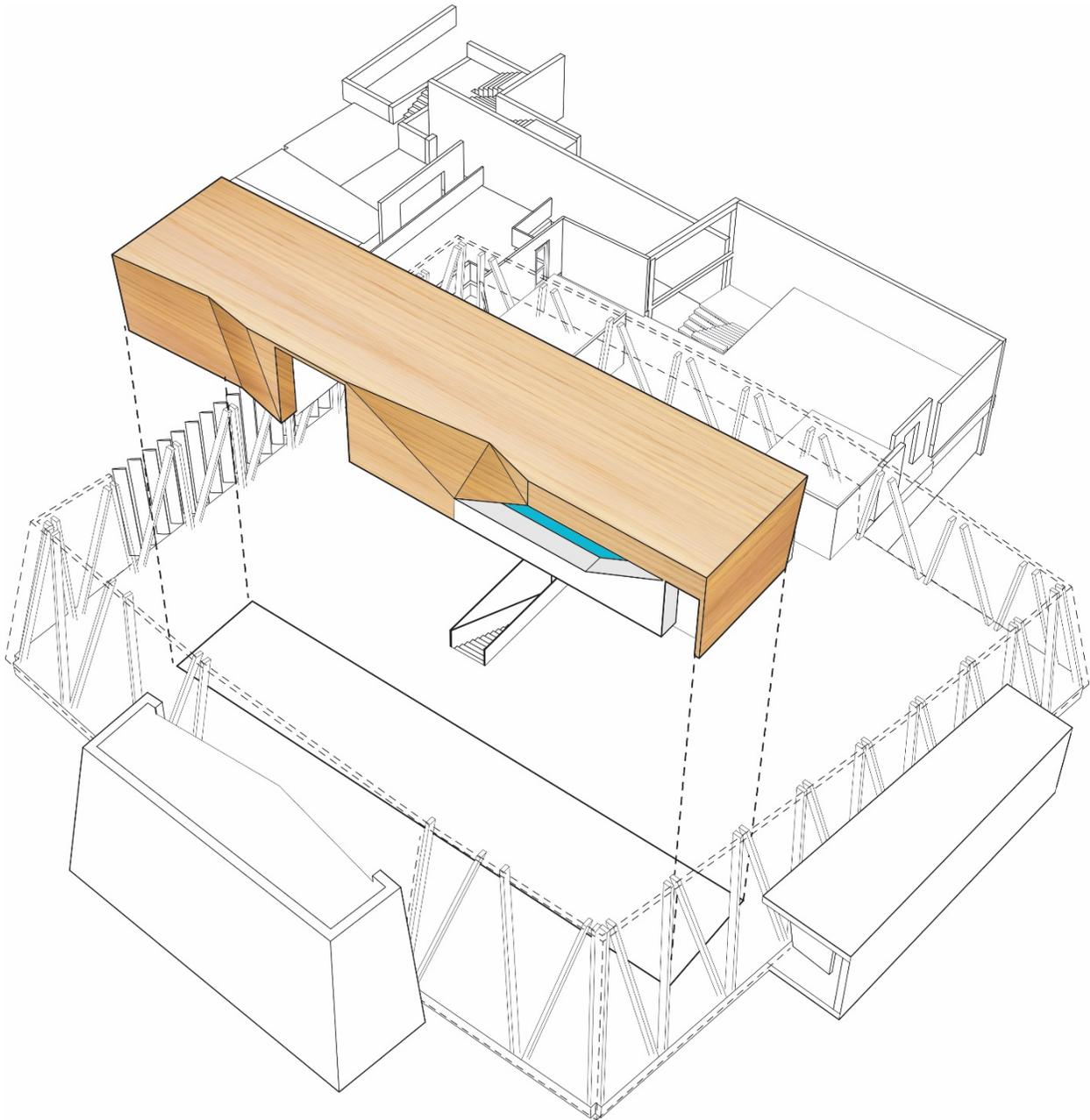


Upper Level – view of kitchenette looking southeast



Lower Level – open office view looking northeast

3D Rendering



Exploded axonometric diagram showing office shell concept, looking southeast

Floor Plan



1 UPPER LEVEL FLOOR PLAN

0' 16' 32'

Floor Plan



1 LOWER LEVEL FLOOR PLAN



UNIVERSITY OF IOWA  
Hancher Footbridge – Construct New Footbridge and Raze Existing Map



UNIVERSITY OF IOWA  
Iowa River Landing - Medical Office Building Extension  
Development Map



Monday, May 23, 2016  
Document Name: 20160523\_IRL\_South



1" = 200'

Location Map:  
Coralville  
Iowa River Landing