

Contact: John Nash

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 **Hillcrest Residence Hall – Renovate Student Living Space** project, including the design professional selection process.



University of Iowa's Hillcrest Residence Hall,
West side of the Iowa River looking southwest

2. Schematic Design, Project Description and Budget for the:
 - **UIHC John W. Colloton Pavilion – Renovate Post-Anesthesia Care Unit** (\$3,500,000),
 - **UIHC John W. Colloton Pavilion – Upgrade Elevator F** (\$3,250,000) and the
 - **UIHC John W. Colloton Pavilion – Upgrade Elevator H** (\$3,250,000) projects with the understanding that approval is authorization to proceed with construction.
3. Revised Project Description and Budget for the:
 - **UIHC MRI Suite Safety and PET/MRI Expansion and Renovation** (\$15,175,000, previously \$5,400,000) and the
 - **UIHC Interventional Radiology Support Space Renovation** (\$6,925,000, previously \$3,800,000) projects with the understanding that approval is authorization to proceed with construction.

**SUI project #1 of 6
Hillcrest Residence Hall – Update Student Living Space**

Executive Summary: This project would replace floor, wall and ceiling finishes in student rooms, corridors, lounges and elevator lobbies throughout the 80-year-old Hillcrest Residence Hall. Starting in the summer of 2020, construction would occur over four summers. This estimated project budget of \$8,500,000 would be funded by University Housing Renewal and Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2019	Requested

The project would include replacing aging doors, flooring, closet systems, drywall, paint and window treatments and creating additional study space. This work would be consistent with the University's goal to re-invest wisely in existing facilities in order to extend the useful lives of buildings and provide a high-quality student experience on campus.

Housing over 820 students, Hillcrest Residence Hall is the largest residence hall on the west side of the Iowa River. It spans over 267,000 square feet and provides fully furnished single, double and triple occupancy rooms. It includes a dining facility, a fitness center, laundry and a convenience store.

**SUI project #2 of 6
UIHC John W. Colloton Pavilion – Renovate Post-Anesthesia Care Unit**

Executive Summary: This project would add seven adult Post-Anesthesia Care Unit (PACU) recovery bays to the fifth floor of the John W. Colloton Pavilion. This project budget of \$3,500,000 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: Current Facility Guidelines Institute (FGI) standards for hospitals and health care facilities state that UIHC should have 54 adult PACU recovery bays or 1.5 times their 36 operating rooms. With their current 19 bays, there is a need for 35 more. This project would provide seven of those 35 from unused pediatric recovery bays that moved to the University of Iowa Stead Family Children's Hospital. The remaining 26 needed out of the 54 bays would be constructed through future projects.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Invision Architecture, Des Moines		Sep. 2018	Not Required*
Design Professional Agreement			
➤ Schematic Design – Construction Services	\$ 162,630	Oct. 2018	Not Required*
Program Statement		Jan. 2019	Not Required*
Schematic Design		Feb. 2019	Requested
Project Description and Budget	\$3,500,000	Feb. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

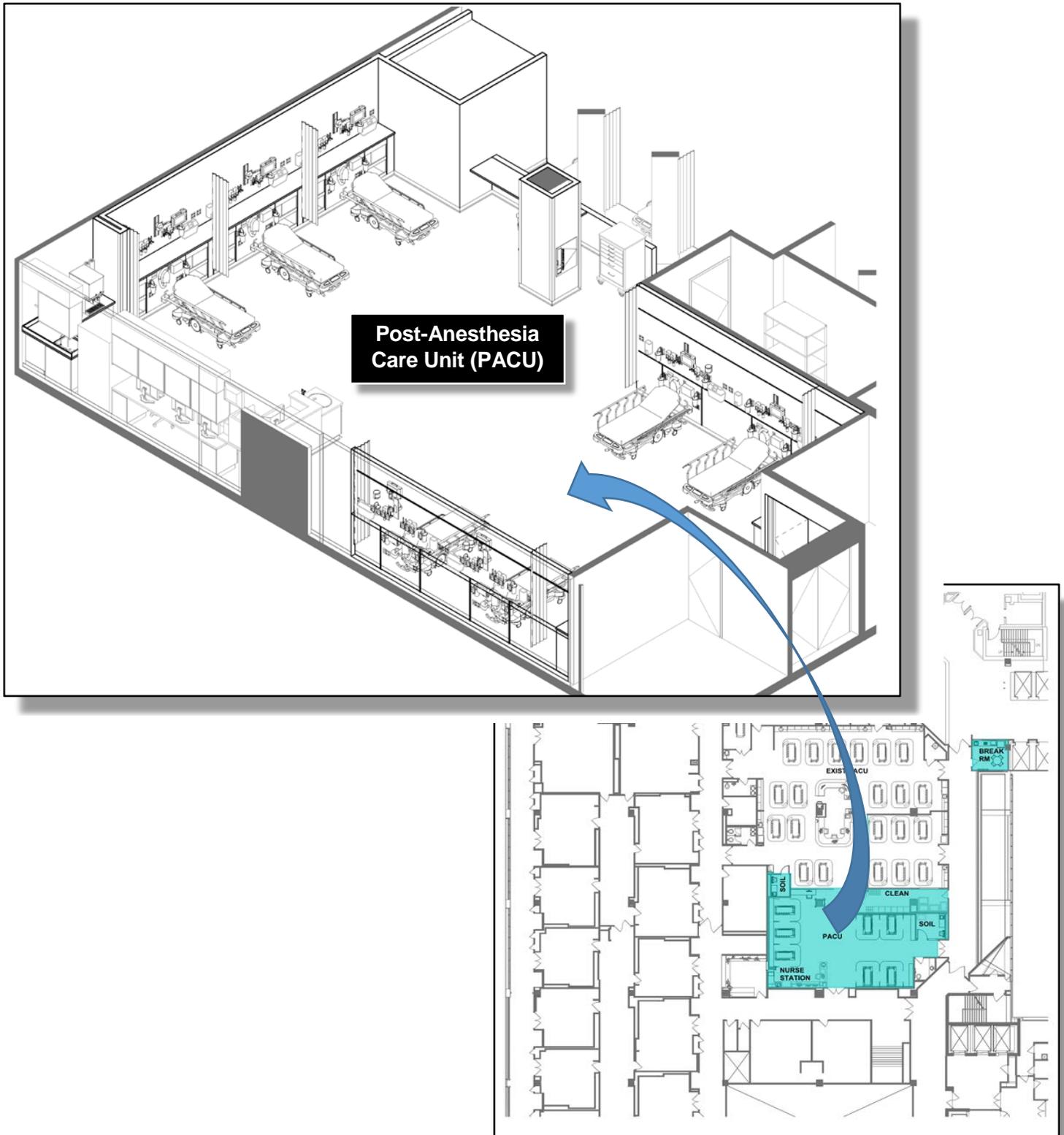
Planning, Design & Management	\$ 510,000
Construction	1,945,000
Furniture & Equipment	845,000
Contingency	200,000
Total	\$ 3,500,000

Source of Funds

University Hospitals Building Usage Funds and/or Bond Proceeds

Project Schedule

Design: Winter 2018 through Spring 2019
Construction: Summer 2019 through Fall 2019



UIHC John W. Colloton Pavilion – Renovate Post-Anesthesia Care Unit,
Fifth floor of the John W. Colloton Pavilion

**SUI project #3 of 6
UIHC John W. Colloton Pavilion – Upgrade Elevator F**

Executive Summary: This project would substantially upgrade four elevators within John W. Colloton Pavilion’s Elevator F bank. The project budget of \$3,250,000 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: These elevators is over 30 years old. The elevator cars are powered by old technology that are neither energy efficient nor easy to repair, due to the limited availability of parts and service.

This upgrade would include replacement of hoist motors, geared machinery, cables, interior finishes in the elevator cars, car doors, elevator button panels, floor indicators, elevator lobby finishes and cooling for the upper machine room.

To maintain patient and visitor circulation, only two elevators would be upgraded at a time.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Shive Hattery, Inc. of Iowa City		Nov. 2017	Not Required*
Design Professional Agreement			
➤ Schematic Design - Construction Services	\$ 160,340	Dec. 2018	Not Required*
Project Description and Budget	\$3,250,000	Feb. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design & Management	\$ 370,000
Construction	2,600,000
Contingency	260,000
Total	\$ 3,250,000

Source of Funds

University Hospitals Building Usage Funds and/or Bond Proceeds

Project Schedule

Design: Winter 2018 through Fall 2019
Construction: Fall 2019 through Summer 2021

**SUI project #4 of 6
UIHC John W. Colloton Pavilion – Upgrade Elevator H**

Executive Summary: This project would substantially upgrade four elevators within John W. Colloton Pavilion’s Elevator H bank. The project budget of \$3,250,000 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: These elevators is over 30 years old. The elevator cars are powered by old technology that are neither energy efficient nor easy to repair, due to the limited availability of parts and service.

This upgrade would include replacement of hoist motors, geared machinery, cables, interior finishes in the elevator cars, car doors, elevator button panels, floor indicators, elevator lobby finishes and cooling for the upper machine room.

During construction, only two elevators would be upgraded at a time to maintain patient and visitor circulation.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Shive Hattery, Inc. of Iowa City		Nov. 2017	Not Required*
Design Professional Agreement			
➤ Schematic Design - Construction Services	\$ 152,500	Dec. 2018	Not Required*
Project Description and Budget	\$3,250,000	Feb. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design & Management	\$ 370,000
Construction	2,600,000
Contingency	260,000
Total	\$ 3,250,000

Source of Funds

University Hospitals Building Usage Funds and/or Bond Proceeds

Project Schedule

Design: Winter 2018 through Fall 2019
Construction: Fall 2019 through Summer 2021

SUI project #5 of 6

John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation

Executive Summary: This revised budget would add the cost of a sixth PET-MRI scanner and associated equipment (\$7 million alone) to the project. The PET-MRI scanner was previously planned to be purchased separately through the university’s purchasing department. The revised project budget of \$15,175,000, an increase of \$9,775,000, would be funded by University Hospitals’ Building Usage Funds and/or Bond Proceeds.

Background: This project would remodel the existing MRI Suite on Lower Level 1 (basement) of the John Colloton Pavilion mainly to accommodate one additional PET-MRI scanner. It would also increase patient and staff safety by reconfiguring MRI ‘zones’ and intentionally limiting access to those who are trained in MRI safety procedures and screened for ferrous metals. In addition, a nearby light court would be enclosed.

The sixth PET-MRI scanner would make it possible for clinicians to see soft tissue, cellular activity and metabolism simultaneously. This combined functionality would allow clinicians to detect early cellular changes before any soft tissue changes can be identified, thus making it easier to pinpoint the area of abnormal cell growth.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Approved
Design Professional Selection		Jan. 2017	Not Required*
➤ Heery International, Iowa City			
Design Professional Agreement	\$ 444,800	Feb. 2017	Not Required*
➤ Schematic Design – Record Documents			
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Approved
Project Description and Budget	5,400,000	Apr. 2017	Approved
Revised Project Description and Budget	\$15,175,000	Feb. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

	Original (Apr. 2017)	Revised (Feb. 2019)
Planning, Design & Management	\$ 633,000	\$ 1,380,000
Construction	4,216,000	5,990,000
Furniture & Equipment	130,000	7,220,000
Contingency	421,000	585,000
Total	\$ 5,400,000	\$ 15,175,000

Source of Funds

University Hospitals Building Usage Funds and/or Bond Proceeds

Revised Project Schedule

Design: Spring 2017 through Winter 2018
Construction: Winter 2019 through Fall 2020

**SUI project #6 of 6
Interventional Radiology Support Space Renovation**

Executive Summary: This revised budget would allow combine two projects on level three of UIHC’s John Colloton and John Pappajohn Pavilions. The revised budget of \$6,925,000, an increase of \$3,125,000, would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: The first project, the \$3.4 million “**Level 3 JPP – Radiology Support Space Renovation**” project received Permission to Proceed with Project Planning from the Board in June 2016. It would relocate Department of Radiology’s offices and support space only from one area of John Pappajohn Pavilion’s Level 3 to a new shell space on that same level. The shell space was built as part of the connector to the University of Iowa Stead Family Children’s Hospital.

The second project, the \$3.8 million “**Interventional Radiology Support Space Renovation**” project received budget approval from the Board in December 2017. It would renovate the Department of Radiology, alleviating a bottleneck in patient throughput. A contiguous interventional radiology space including 15 recovery bays, renovated reception and waiting areas, four restrooms, two consultation rooms and nurse stations would be built.

By combining these two projects, approximately \$275,000 would be saved. It would add \$1.4 million in medical and IT equipment, not part of any previous Board approval.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Heery International, Des Moines		Jul. 2017	Not Required*
Design Professional Agreement			
➤ Schematic Design-Record Documents	\$ 280,000	Jul. 2017	Not Required*
Program Statement		Nov. 2017	Not Required*
Schematic Design		Dec. 2017	Approved
Project Description and Budget	3,800,000	Dec. 2017	Approved
Revised Project Description and Budget	\$6,925,000	Feb. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

	Original (Dec. 2017)	Revised (Feb. 2019)
Planning, Design & Management	\$ 450,000	\$ 777,000
Construction	3,000,000	3,985,000
Furniture & Equipment	300,000	1,771,000
Contingency	50,000	392,000
Total	\$ 3,800,000	\$ 6,925,000

Source of Funds

University Hospitals Building Usage Funds and/or Bond Proceeds

Revised Project Schedule

Design: Winter 2017 through Winter 2018

Construction: Summer 2019 through Winter 2019