

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Permission to Proceed with Project Planning for the:
 - **Carver-Hawkeye Arena - Wrestling Practice and Operations Expansion** and the **UIHC – Roy J. Carver Pavilion – Upgrade Elevators in E and EE Banks** projects, including the design professional selection process.
2. Revised Permission to Proceed with Project Planning for the:
 - **UIHC - Iowa River Landing - Medical Office Building Extension Development** project under the new project title of the **UIHC – North Liberty Medical Office Building Development** project, including permission to utilize Neumann Monson Architects of Iowa City as the design professional for the remainder of the project and to use the Construction Manager at Risk delivery method.
3. Schematic Design, Project Description and Budget for the:
 - **UIHC – Pomerantz Family Pavilion – Expand Level 3 Cancer Center** (\$3,286,000) project with the understanding that approval is authorization to proceed with construction.

**SUI project #1 of 4
Carver-Hawkeye Arena - Wrestling Practice and Operations Expansion**

Executive Summary: This project would build a new 37,000 square foot, two-level wrestling practice and operations facility. This new structure would provide additional workout facilities, training areas, locker rooms, office space and direct access into Carver-Hawkeye Arena, where intercollegiate wrestling competition would continue. The estimated project budget of \$17 million to \$20 million would be funded by Athletics Department Gifts.

Background: The University of Iowa wrestling program has been training and competing in the 15,077 seat Carver-Hawkeye Arena, since it opened in 1983. Since then, the arena has been utilized by the University’s major indoor sports, including men’s and women’s basketball, volleyball and wrestling. This shared facility is at capacity, forcing each sport to compete for space and court time. While there was an addition built in 2011, it supports basketball and volleyball only.

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The space wrestling occupies in Carver-Hawkeye Arena, includes wrestling training rooms and the Dan Gable Wrestling Complex, featuring three mats, a locker room, sauna, weightlifting facilities and retractable bleachers. Bordered by men’s and women’s basketball and volleyball, space is limited, outdated and needs to be upgraded to assure continued success of the program. This project would expand the wrestling program’s square footage substantially and provide new space needed for wrestling conditioning, training, locker rooms and meetings.

- The University of Iowa Hawkeyes wrestling program has been a national powerhouse since the mid-1970s.
- Iowa captured nine straight NCAA titles from 1978 to 1986, winning 23 of the last 43.
- Over the past 46 years, Iowa has crowned 72 individual NCAA champions and boasts 284 All-Americans, more than any school in the nation.
- The Hawkeyes have hosted several conference and national tournaments.
- In April 2018, Carver-Hawkeye Arena hosted the United World Wrestling (UWW) World Cup, an international dual tournament featuring the top eight wrestling teams in the world.



Project location to be determined.

SUI project #2 of 4
Roy J. Carver Pavilion – Upgrade Elevators in E and EE Banks

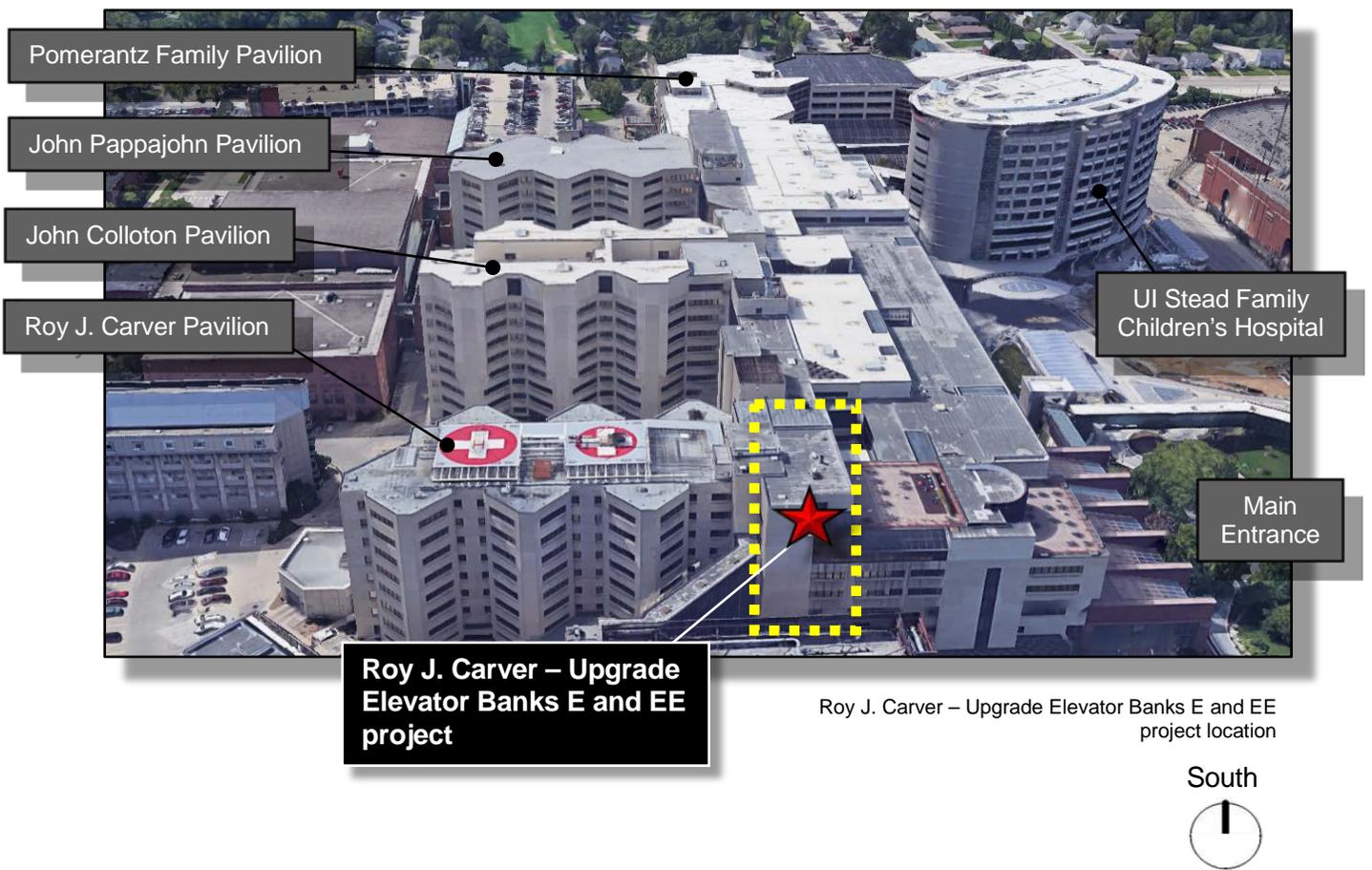
Executive Summary: This project would substantially upgrade six elevators in the UIHC Roy J. Carver Pavilion. The estimated project budget of \$5,000,000 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: These six elevators are located on or near UIHC’s main corridor. They are over 30 years old and are powered by old technologies, which are neither energy efficient nor easy to repair, due to the limited availability of parts and service.

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Elevator upgrades would include replacing motors that hoist the elevators, cables, elevator car finishes, elevator car buttons, floor illuminators, elevator door equipment and, possibly, cooling for the elevator machine rooms. Fire doors would be added to the corridors to create elevator lobbies. If the budget allows, there would be upgrades to the lobby floors and wall protectors.

To maintain patient services and visitor circulation, elevator upgrades would be staggered.



SUI project #3 of 4
UIHC – North Liberty Medical Office Building Development

Executive Summary: The University requests approval to revise the Permission to Proceed with Project Planning approved by the Board of Regents in September 2016. The project would construct a new medical facility in North Liberty. Cost figures would be developed as planning and design proceeds. The project would be funded by a combination of Hospital Revenue Bonds, Gifts and Hospital Building Usage Funds.

Additionally, approval of the Construction Manager at Risk delivery method and a waiver of the design professional selection process is requested in order to continue to work with Neumann Monson Architects of Iowa City.

- Board's *Policy Manual* §2.3 section 7B/ii/h states that an institution with proper justification (next page) may request a waiver of the selection process to use a specific design consultant, rather than utilizing a selection committee.

Background: The original project, entitled “Iowa River Landing (IRL) – Medical Office Building Extension Development,” was a proposal to expand the existing IRL medical office building facilities in Coralville to allow the University’s nationally recognized orthopedic research, education and clinical operations to relocate away from the main UIHC complex. As noted at that time, orthopedic services were experiencing significant growth and were located in geographically disparate and outmoded facilities, which were overcrowded and difficult to access for mobility-challenged patients. While remaining committed to meeting these identified needs of Iowans, the design work was placed on hold during early planning of the project in order to conduct a more thorough study of options, resulting in an alternative recommendation.

Based upon thoughtful consideration of a host of variables, including the heightened patient demand experienced across all UIHC services, it was determined that undertaking this construction at a more expansive location would offer the opportunity to increase the scope of services, and better meet the needs of Iowans in a timely manner. This revised project would provide for development of a health care complex located on university-owned land in North Liberty. This nearly 60-acre site is bordered on the north by Forevergreen Road, on the east by Coral Ridge Avenue/Highway 965, on the west by a residential development and on the south by the future extension of Wheaton Road and a mixed-use development.

This revised Permission to Proceed with Project Planning includes the first phase of building and land development at the North Liberty site. While Orthopedics is still a component of this medical facility, the first phase would also include a Level 4 Emergency Treatment Center, urgent care services, outpatient clinics, diagnostic services, surgical suites, acute inpatient beds and associated support services, all aimed at improving patient access and decompressing the congested main UIHC complex. For additional phases associated with full development of this site, the University would come back to the Board for approval.

The project would advance our tripartite mission, affording space to integrate teaching and research with the clinical services at this site. This co-location would accelerate medical progress and leverage the close collaboration between the University’s outstanding clinicians and researchers for the benefit of our patients and students.

The North Liberty location would provide direct, visible and convenient access for patients and visitors to both Interstate 380 via the new Forevergreen interchange 1.5 miles to the west and to North Liberty, Coralville and Iowa City via Coral Ridge Avenue/Highway 965 to the east. The initial building is anticipated to be approximately 300,000 gross square feet and would include shelled-in space for future completion.

Patient and staff parking would be provided on adjacent surface lots within the property. The building would be planned and located on the site in such a way to make future expansion minimally disruptive; and to maximize land efficiency and patient access.

1. Waiver of Design Professional Selection Process: The University requests approval to continue to work with Neumann Monson Architects (NMA) of Iowa City for the design services.

NMA was selected from seven firms in 2016 as the architect-of-record for the design of UIHC's Iowa River Landing – Medical Office Building Extension Development through a standard and public Board of Regents consultant selection process. At that time, UIHC expressed a strong preference for this firm based on its track record of successful projects at the University, as well as the UIHC.

As the Iowa-based architect selected for the original project, NMA brings experience and a knowledge base that affords UIHC a “flat learning curve” for an efficient execution of the professional services required for this project. The University, being satisfied with NMA's performance to date and quality of services on the previous project and currently on the North Liberty Program and Site Development study, proposes that NMA be retained in an effort to acknowledge their understanding of established design principles, documentation and administrative processes specific to this project. The extensive time and effort needed to execute a new selection process would not be cost effective for all parties, nor would the process likely yield a more beneficial outcome.

Conversely, the University does intend to work with NMA to utilize a formal selection process for hiring NMA's sub-consultants. Those sub-consultants may include, but are not limited to, design services for healthcare planning, mechanical, electrical, plumbing, technology, food service planning and landscape architecture.

2. Use of the Construction Manager at Risk Delivery Method: The University requests approval to utilize a Construction Manager at Risk (CMR) delivery method. The CMR firm would be selected using the Board Office's formal selection process as described in the Board of Regents' “Alternative Delivery Method Guidelines” and would provide pre-construction and construction management services for the project.

Advantages of the Construction Manager at Risk delivery method include:

1. better project cost control by collaborating with the Owner and Design Professional early on during design phase, and then establishing the entire construction cost at a Guaranteed Maximum Price (GMP);
2. schedule acceleration due to execution of work in multiple bid packages;
3. enhanced construction oversight starting early in the design process and
4. reduced number and size of change orders.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Approved
Design Professional Selection, seven proposals submitted			
➤ Neumann Monson, Iowa City		Jan. 2017	Not Required*
Neumann Monson DP Agreement			
Program & Site Development Study	\$1,256,670	Aug. 2019	Not Required*
Utilization of Construction Manager at Risk Delivery Method		Feb. 2020	Requested
Waiver of the Design Professional Selection Process		Feb. 2020	Requested
Revised Permission to Proceed with Project Planning		Feb. 2020	Requested

* Approved by Executive Director, consistent with Board policy.



UIHC – North Liberty Medical Office Building Development project location



SUI project #4 of 4
UIHC – Pomerantz Family Pavilion – Expand Level 3 Cancer Center

Executive Summary: The project would expand and renovate over 5,400 square feet of the Pomerantz Family Pavilion’s third floor. This expansion is possible due to the relocation of some Women’s Health Department services to a satellite medical facility. The project budget of \$3,286,000 would be funded by Hospital Building Use Funds.

Background: The project would remodel reception and waiting, exam, consultation, diagnostic, treatment, restroom and support spaces. Some spaces would require only minor updates to accommodate new uses, while others would require significant renovation. The project requires phasing to allow the outpatient clinics to remain operational. Medical equipment and furniture would be acquired as needed.

Oncology infusions are continuing to increase in time and complexity. This trend is expected to continue, due to an aging population and increased cancer incidence in UIHC’s primary service area. Considering existing patient volumes and future projections, the current facility is not able to support the projected growth without expansion. After weighing the options of expanding at this location or at a satellite community-based oncology practice, expanding at UIHC’s main complex was preferred, due to the existing infrastructure of support services available.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ CBRE Heery, Inc., Iowa City		Nov. 2019	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$ 158,800	Dec. 2019	Not Required*
Program Statement		Jan. 2020	Not Required*
Schematic Design		Feb. 2020	Requested
Project Description and Budget	\$3,286,000	Feb. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

	<u>Budget</u>
Planning, Design & Management	\$ 332,300
Construction	2,188,250
Furniture & Equipment	553,750
Contingency	211,700
Total	\$ 3,286,000

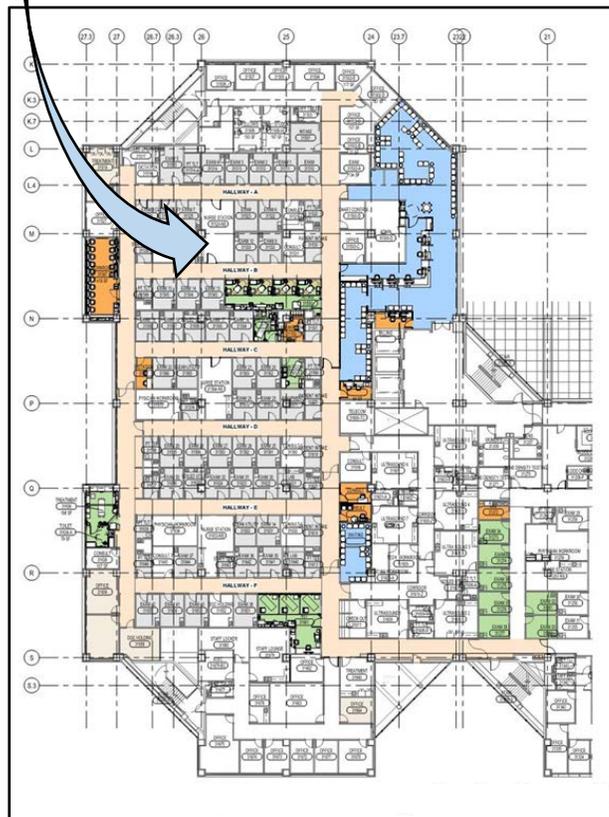
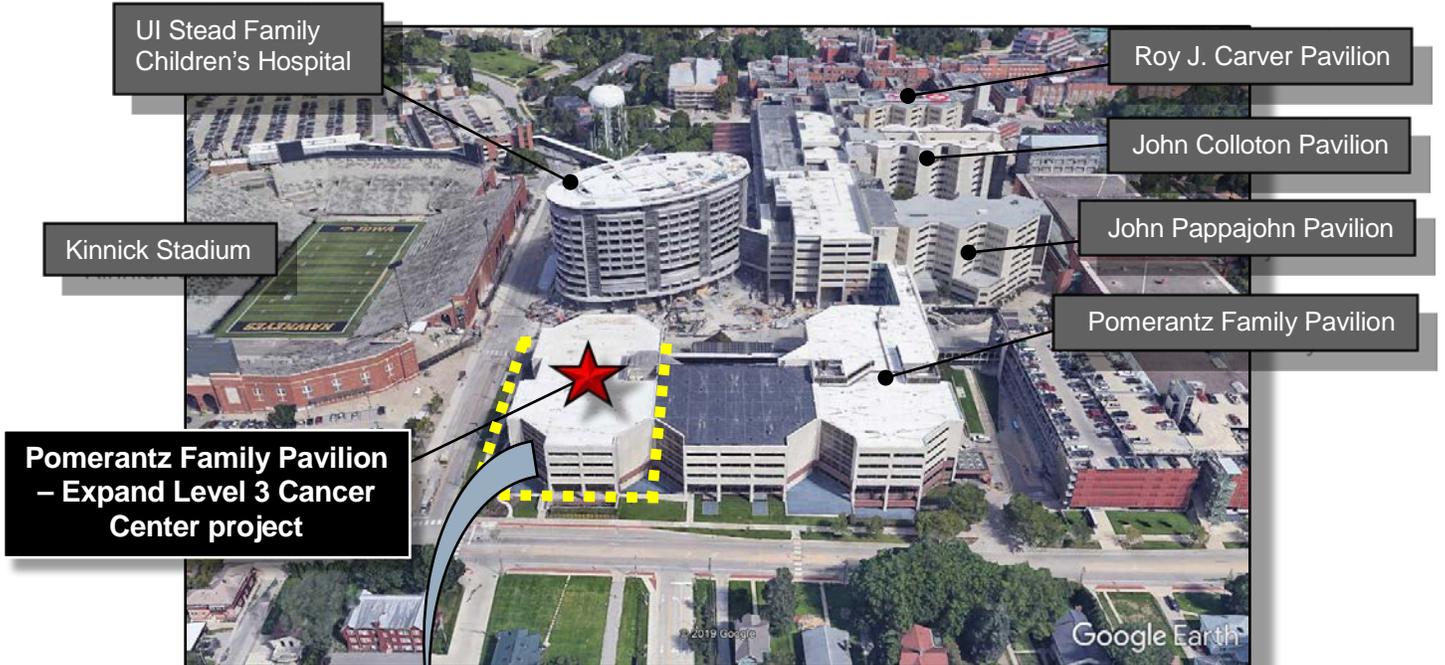
Source of Funds

University Hospitals Building Usage Funds,
Hospital Revenue Bond proceeds may also be used to fund part of the project

Schedule

Construction: Summer 2020 – Summer 2021

Schematic Design: Location and Level 3 Floor Plan



UIHC – Pomerantz Family Pavilion –
Expand Level 3 Cancer Center Floor Plan