

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the:
 - **Hardin Library for Health Sciences – Renovate Levels 1 through Level 3** and
 - **Pharmaceutical Sciences Research Building – Renovate North Wing** projects, including retaining CMBA Architects of Des Moines for the Hardin Library project and the Design Professional Selection Process for the Pharmaceutical Sciences project.
2. Project Description and Budget for the:
 - **UIHC Pomerantz Pavilion – Install New Linear Accelerator – Vault C** (\$3,739,133) project with the understanding that approval is authorization to proceed with construction.
3. Revised Project Description and Budget for the:
 - **UIHC Roy Carver Pavilion – Expand Heart and Vascular Cath Labs** project (\$30,600,000, up from \$28,000,000) with the understanding that approval is authorization to proceed with construction.

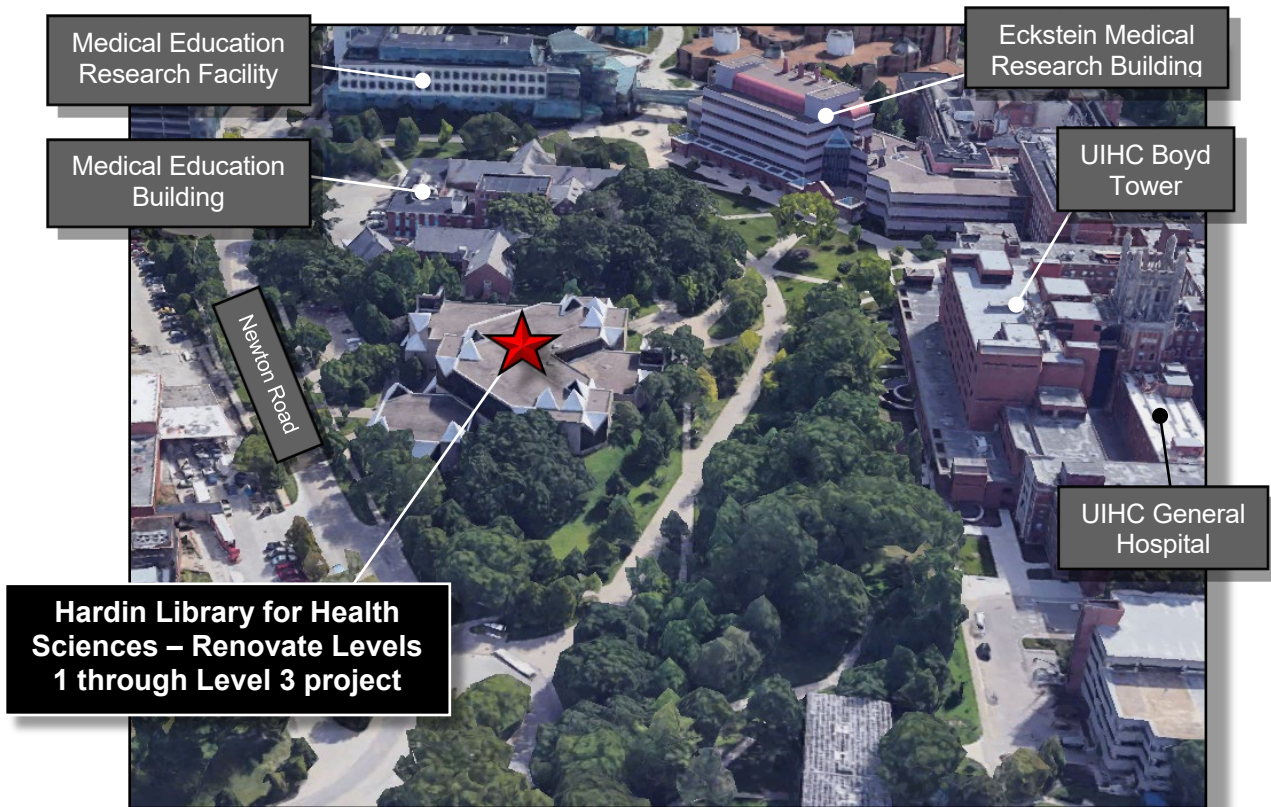
SUI project #1 of 4
Hardin Library for Health Sciences – Renovate Levels 1 through Level 3

Executive Summary: This project would renovate 27,000 square feet on levels one through three of the three-story Hardin Library for Health Sciences building. The estimated project budget of \$5,500,000 to \$7,000,000 would be funded by Treasurer’s Temporary Investment Income and/or Building Renewal.

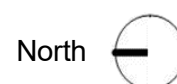
The University conducted a formal Design Professional search for the feasibility study associated with this project and included the option in the Request for Qualifications to utilize the selected Design Professional for design services associated with this project. Subsequently, the University requests Board approval to retain CMBA Architects of Des Moines for this project.

Background: Built in 1974, the Hardin Library for Health Sciences combined the previously separate medical, dental, pharmacy, nursing and speech pathology collections. It now serves as the combined research needs of the University of Iowa Colleges of Dentistry, Medicine, Nursing, Pharmacy, Public Health, the University of Iowa Hospitals & Clinics (including related allied-health education programs), and the Department of Communication Sciences and Disorders.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Feb. 2021	Requested



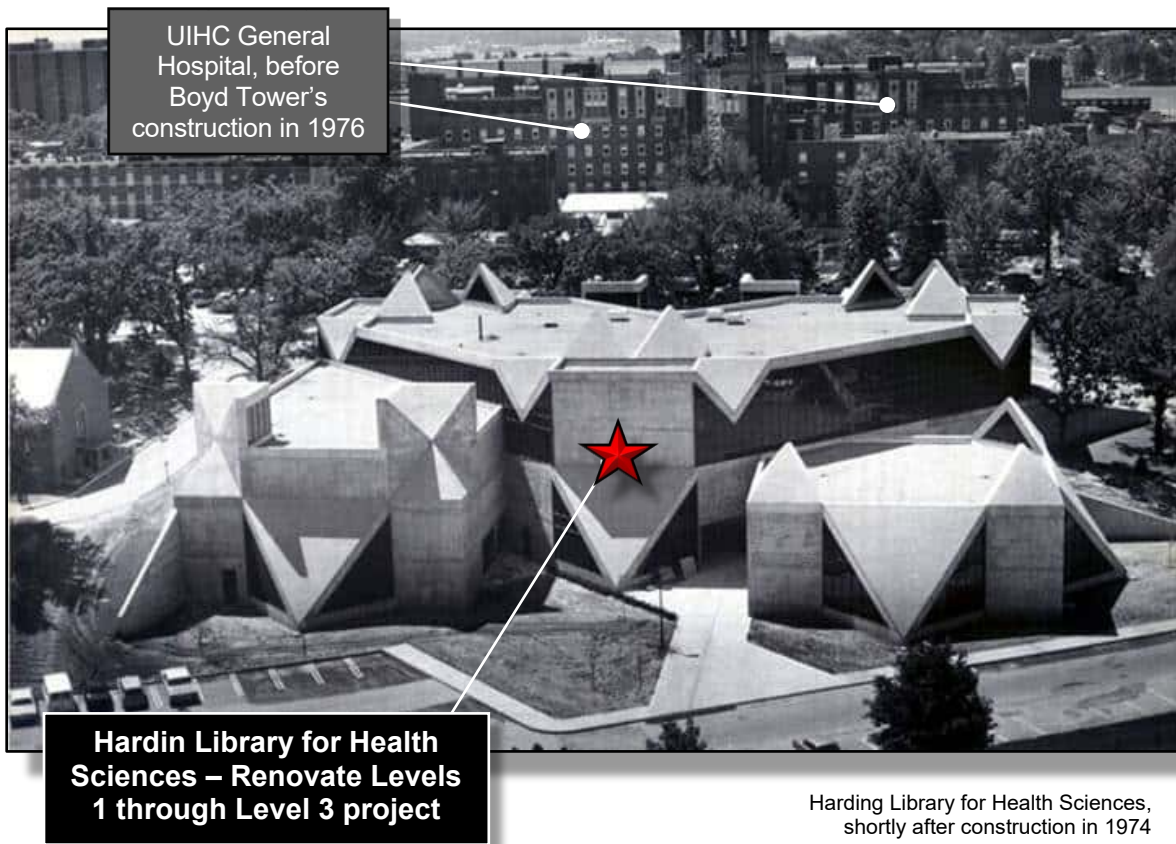
University of Iowa, west campus,
looking east



There have been no comprehensive renovation projects in this 92,000 square foot building, since it was originally constructed in 1974.

This project would improve building use, improve space utilization, and remove \$2,000,000 in deferred maintenance by consolidating library programs on Levels 2 and 3, and repurposing Levels 1 and 2 for academic and research services and the Office of Environmental Health & Safety.

The UI's Office of Environmental Health & Safety, currently located in four separate buildings on the west campus, would be relocated to this building. Those four structures, antiquated and functionally obsolete, would be later razed later through a separate project, further reducing the University's deferred maintenance backlog.



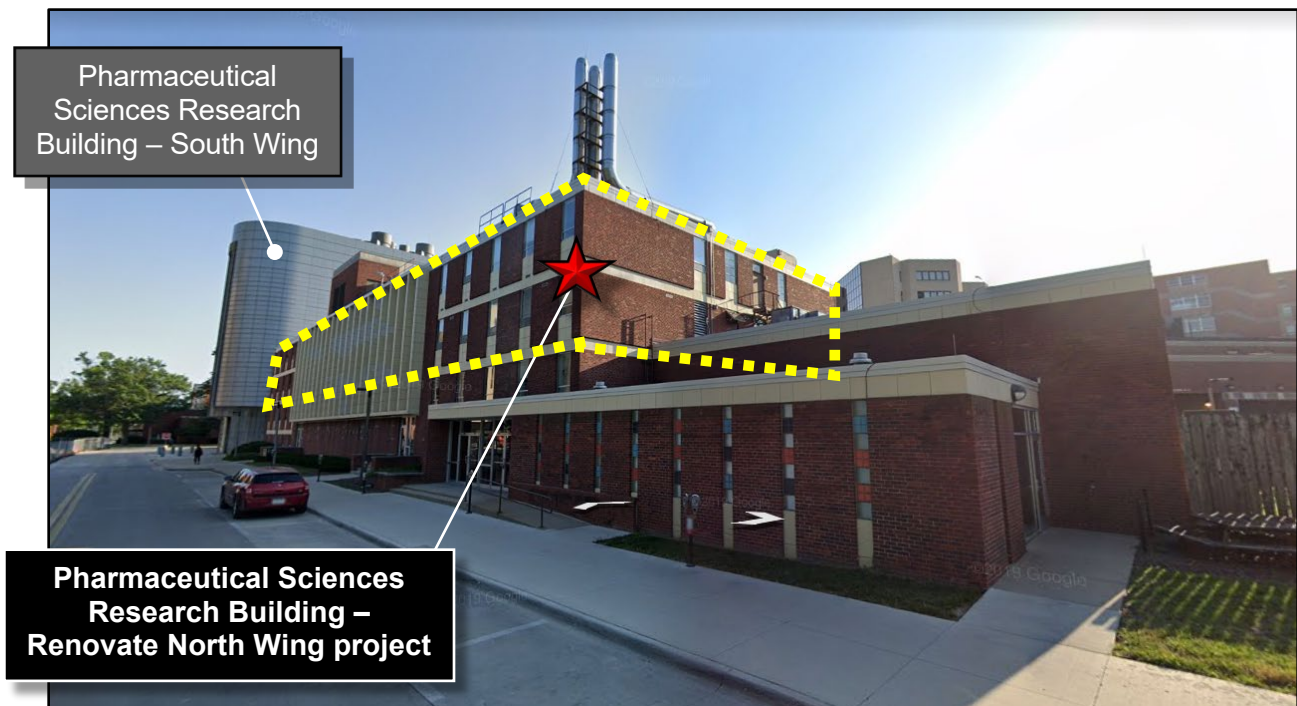
**SUI project #2 of 4
Pharmaceutical Sciences Research Building – Renovate North Wing**

Executive Summary: This project would convert 21,000 square feet of laboratory space on the upper two floors of the north wing of the Pharmaceutical Sciences Research Building into office space. The estimated project budget of \$4,500,000 to \$5,500,000 would be funded by Treasurer’s Temporary Investment (TTI) Income and Building Renewal.

Background: With the completion of the new College of Pharmacy Building, space became available in the Pharmaceutical Sciences Research Building, previously known as the ‘Pharmacy Building.’ The north wing was scheduled for demolition once the new College of Pharmacy Building was complete; however, further study indicated repurposing this facility from laboratory space to office space would extend the life of the building and assist with the University’s master plan, which includes the razing of the Westlawn building to the northeast. Razing Westlawn would eliminate \$20 million in deferred maintenance and reducing operating costs by \$900,000 annually.

To get the maximum amount of use out of this 60-year-old building, renovated space would become a mixture of private and open offices, meeting rooms and conference rooms. Work would include upgrading the HVAC and electrical systems also.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Feb. 2021	Requested



Pharmaceutical Sciences Research Building, built in 1961: looking southwest

SUI project #3 of 4
UIHC Pomerantz Pavilion – Install New Linear Accelerator- Vault C

Executive Summary: This project would replace a Siemen's Linear Accelerator with a new Versa HD Linear Accelerator in Vault C of the Radiation Oncology Suite in the Pomerantz Family Pavilion. The project budget of \$3,739,122 would be funded by University Hospitals Building Usage Funds and/or Hospital Revenue Bonds.

Background: Cancer treatment service volumes have continued to grow significantly. New patient starts have increased 17.4% from fiscal year 2018.

Installation of this linear accelerator would allow UIHC to effectively accommodate increased patient volumes during regular clinic hours, while minimizing patient wait times. In addition, this unit would allow standardization to occur within the two existing units, simplify processes for overall efficiency and provide the capability to seamlessly move patients between accelerators in the event a unit would require service, thus minimizing treatment disruptions to patients.



UIHC Pomerantz Family Pavilion, built in 1996: looking northeast

North



Work includes build-out of a false wall behind the new equipment to properly store patient materials and equipment supplies, updating casework in support of new equipment, updating the monitor station, upgrading the speaker system, modifying the existing concrete floor, updating control room space with better ergonomics and increasing storage space.

Project Summary

	Amount	Date	Board Action
Design Professional Selection			
➤ Shive Hattery Architecture + Engineering, Iowa City		Dec. 2020	Not Required*
Invision Architecture Agreement			
➤ Schematic Design only	\$18,500	Jan. 2021	Not Required*
Shive Hattery Amendment #1			
➤ Design Development – Record Documents	pending	pending	Not Required*
Project Description and Budget	\$3,739,122	Feb. 2021	Requested

* Approved by Executive Director, consistent with Board policy.



Versa HD Linear Accelerator, radiation machine for cancer patients

Project Budget

Planning, Design & Management	\$ 282,606
Construction	880,402
Furniture & Equipment	2,491,814
Contingency	84,300
Total	\$ 3,739,122

Source of Funds

University Hospitals Building Usage Funds and/or Hospital Revenue Bonds

Schedule

Construction: Spring 2021 - Fall 2021

SUI project #4 of 4
UIHC Roy Carver Pavilion – Expand Heart and Vascular Cath Labs (revised budget)

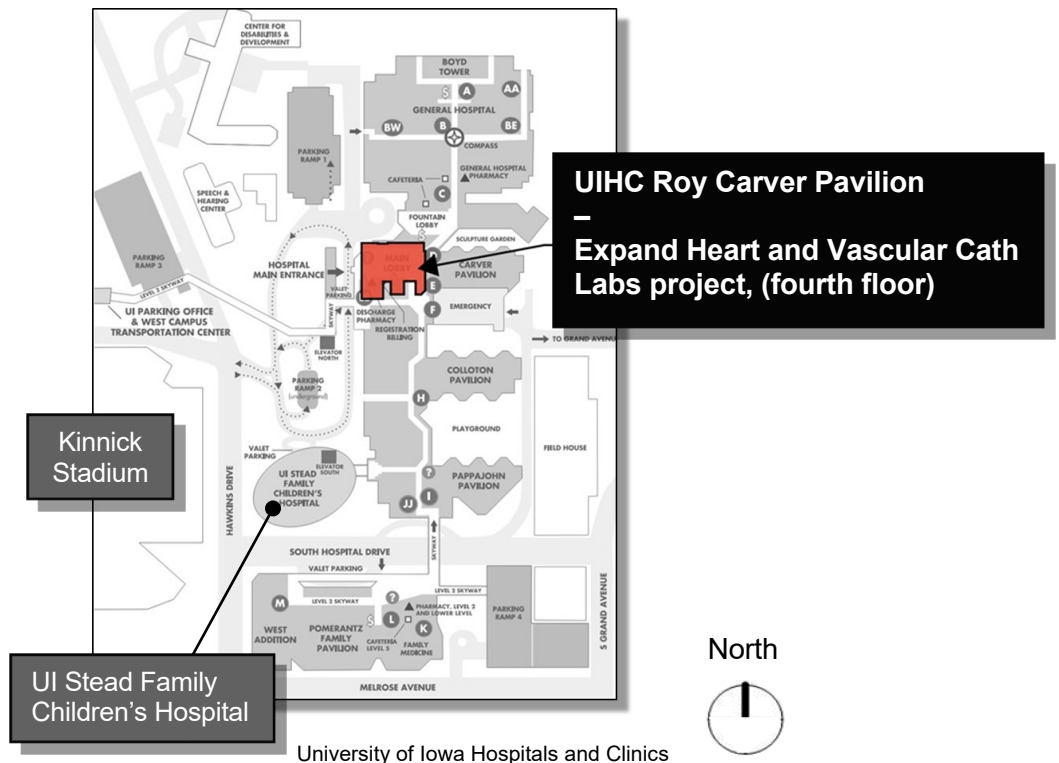
Executive Summary: In November 2020, the Board approved the original \$28,000,000 project budget.

After receiving five bids on February 9, 2021, that were higher than expected, the University requests Board approval to increase the project budget to \$30,600,000, an increase of \$2,600,000. The revised project budget would be funded by University Hospitals Building Usage Funds and/or Hospital Revenue Bonds.

The scope of the project is unchanged. It would renovate and expand over 16,300 square feet of the existing Heart and Vascular Cath Lab on fourth floor of the UIHC Roy J. Carver Pavilion.

Background: The project would renovate and replace equipment in four existing cath labs, build two new cath labs with new equipment, maintain one cath lab with no renovations, decommission two cath labs for future expansion and identify a future tenth cath lab, just south of Cath Lab 5 (see floor plan).

Additionally, this renovation and expansion project would build a new charge desk, relocate an office, construct a workroom and solve a building code issue by eliminating a dead-end corridor. HVAC and electrical improvements, including new air handling units and automatic electrical transfer switches to support 10 cath labs, would be a part of this project. Wall, floor and ceiling finishes and furniture upgrades would be included.



Background: Cardiovascular disease continues to be the leading cause of death for Americans. The UIHC has experienced significant growth in Heart and Vascular (H&V) volumes in recent years and these volumes continue to trend upward.

H&V is comprised of seven main specialties, each followed by the projected percent of growth over the next 10 years: General Cardiology (36%), Interventional (54%), Structural Heart (90%), Electrophysiology (20%), Heart Failure (28%), Adult Cardiac Surgery (28%) and Vascular Surgery (28%).

The current facility is outdated, run down and not able to fully support current volumes, let alone projected growth. In addition, as equipment gets more sophisticated, it also gets larger, making it increasingly difficult to effectively place it in existing smaller rooms. This project would provide the space needed to support current and future growth needs.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Nov. 2019	Approved
Design Professional Selection			
➤ Invision Architecture, Waterloo		Apr. 2020	Not Required*
Invision Architecture Agreement			
➤ Pre-Design through Record Documents	\$1,137,300	May 2020	Not Required*
Program Statement		Oct. 2020	Not Required*
Schematic Design		Nov. 2020	Approved
Project Description and Budget	\$28,000,000	Nov. 2020	Approved
Revised Project Description and Budget	\$30,600,000	Feb. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budgets

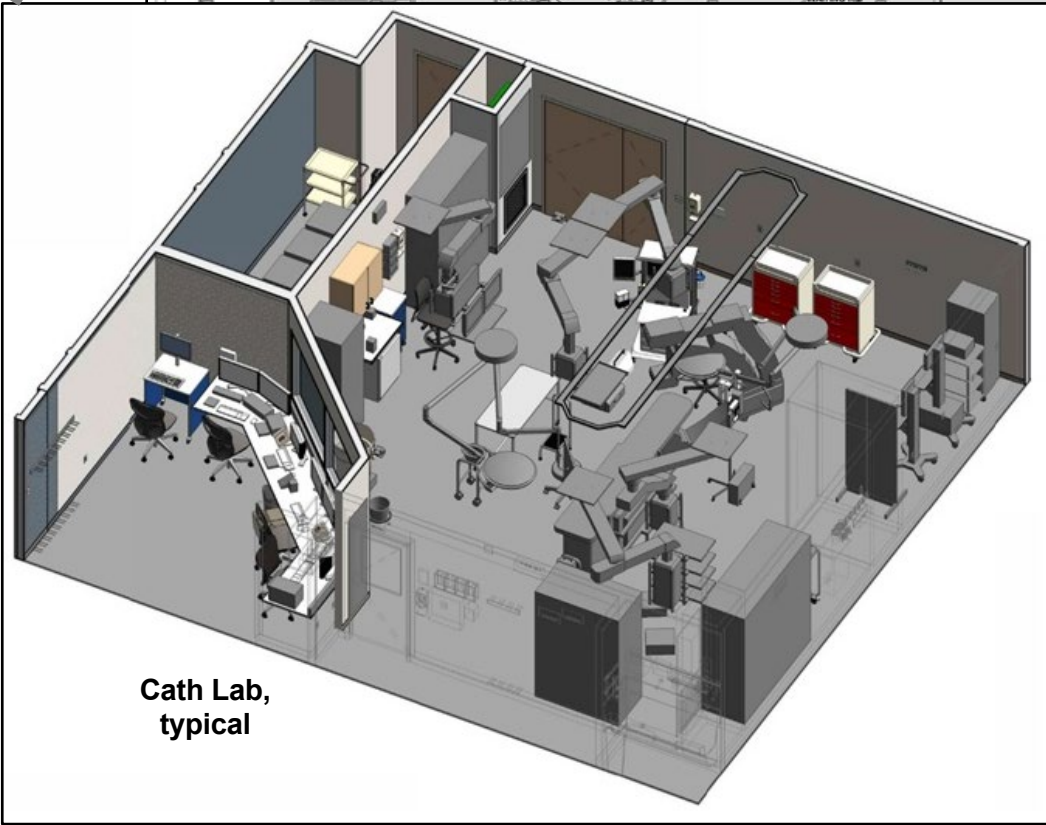
	Original (Nov. 2020)	Revision #1 (Feb. 2021)
Planning, Design & Management	\$ 2,545,220	\$ 2,830,105
Construction	18,306,180	20,410,830
Furniture & Equipment	5,465,000	5,465,000
Contingency	1,683,600	1,894,065
Total	\$ 28,000,000	\$ 30,600,000

Source of Funds

University Hospitals Building Usage Funds and/or Hospital Revenue Bonds

Schedule

Construction: early 2021 - Summer 2022

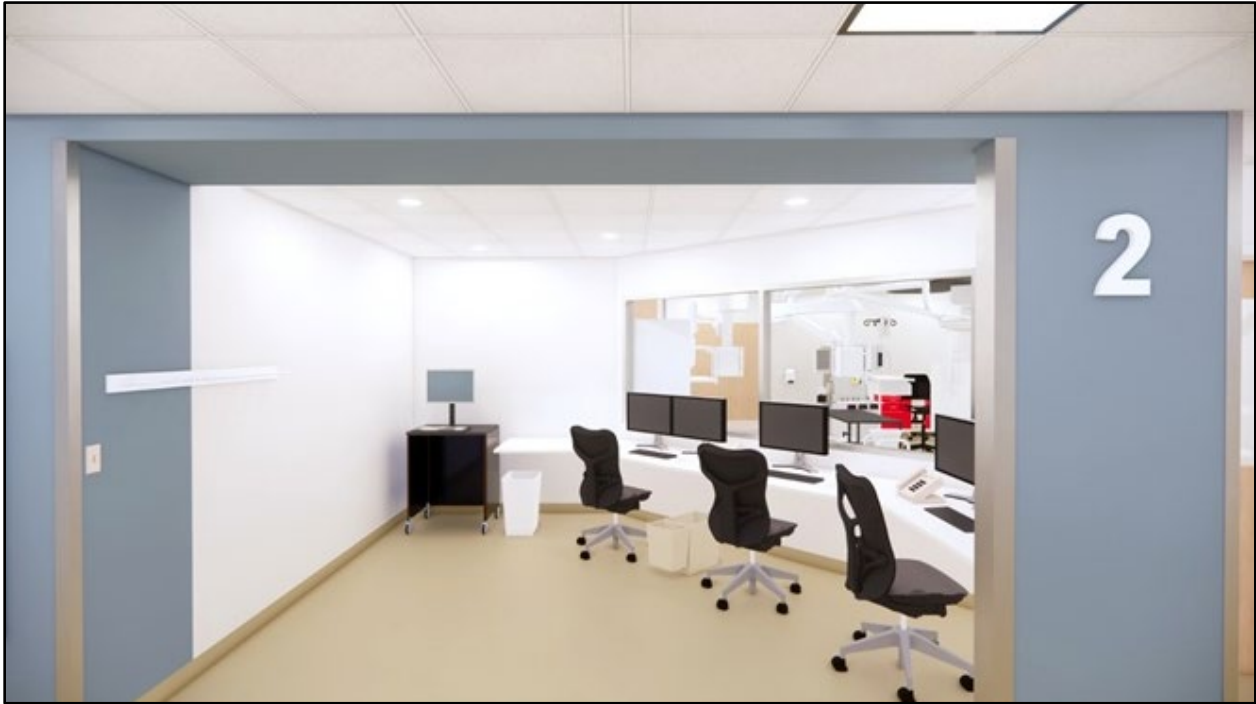


Cath Lab,
typical

- ROOM USE**
- DIAGNOSTIC / TREATMENT
 - STAFF WORK
 - STAFF SUPPORT
 - BUILDING SUPPORT
 - SEMI-RESTRICTED CORRIDOR
 - CIRCULATION
 - NO WORK

UIHC Roy J. Carver Pavilion,
Fourth Floor





Cath Lab Control Room 2, view from Control Hallway



Cath Lab Control Hallway, looking east