

Contact: John Nash

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

**Actions Requested:** Recommend the Board approve the:

1. Schematic Design, Project Description and Budget for the:
  - **Iowa Wrestling Training Facility – Construct Building** (\$26,500,000) and the
  - **State Hygienic Laboratory at the University of Iowa – Construct New BSL-3 Laboratory with Additional Support Space** (\$10,000,000) projects with the understanding that approval is authorization to proceed with construction.
2. Project Description and Budget for the:
  - **UIHC – Replace Bridge Windows** (\$3,600,000) project with the understanding that approval is authorization to proceed with construction.
3. Use of the Construction Manager at Risk project delivery method for the:
  - **UIHC – Replace Windows** (Children’s Hospital Bed Tower) project.

**UI project #1 of 4  
Iowa Wrestling Training Facility – Construct Building**

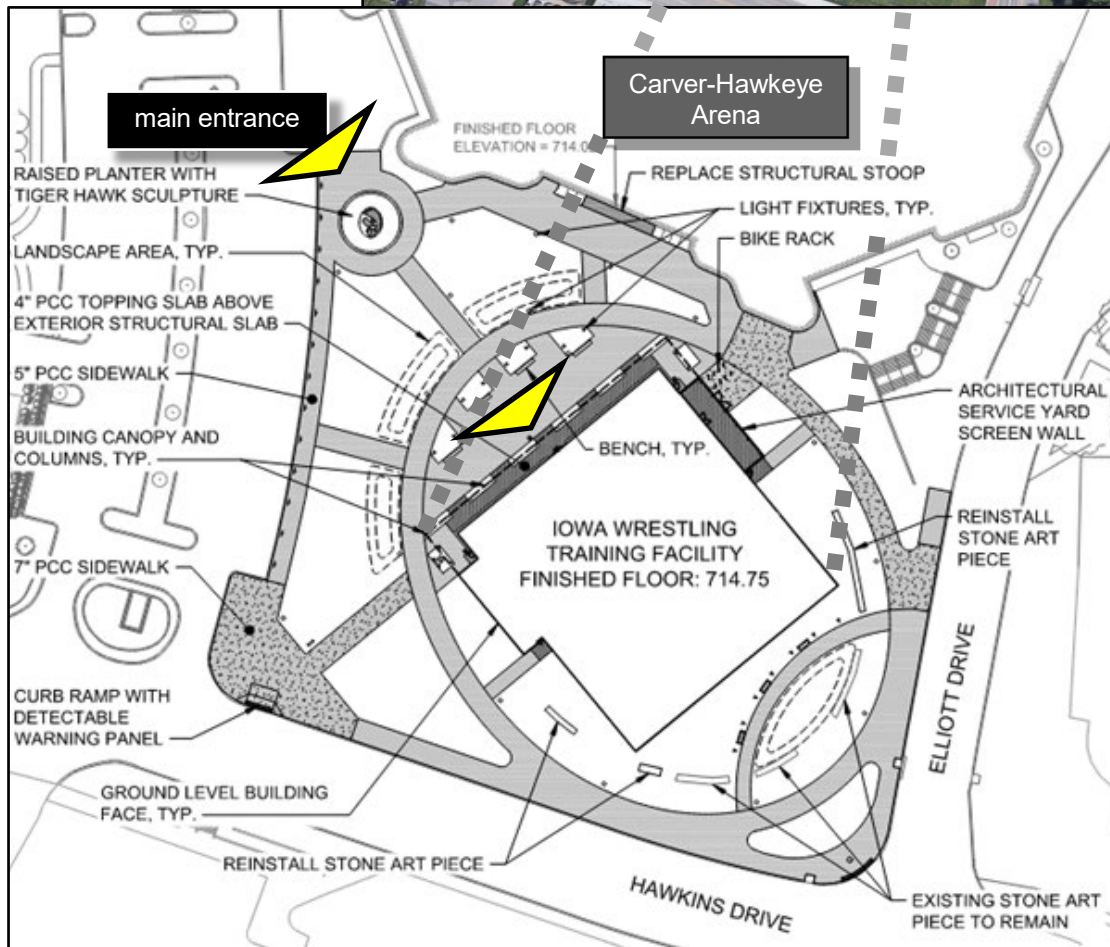
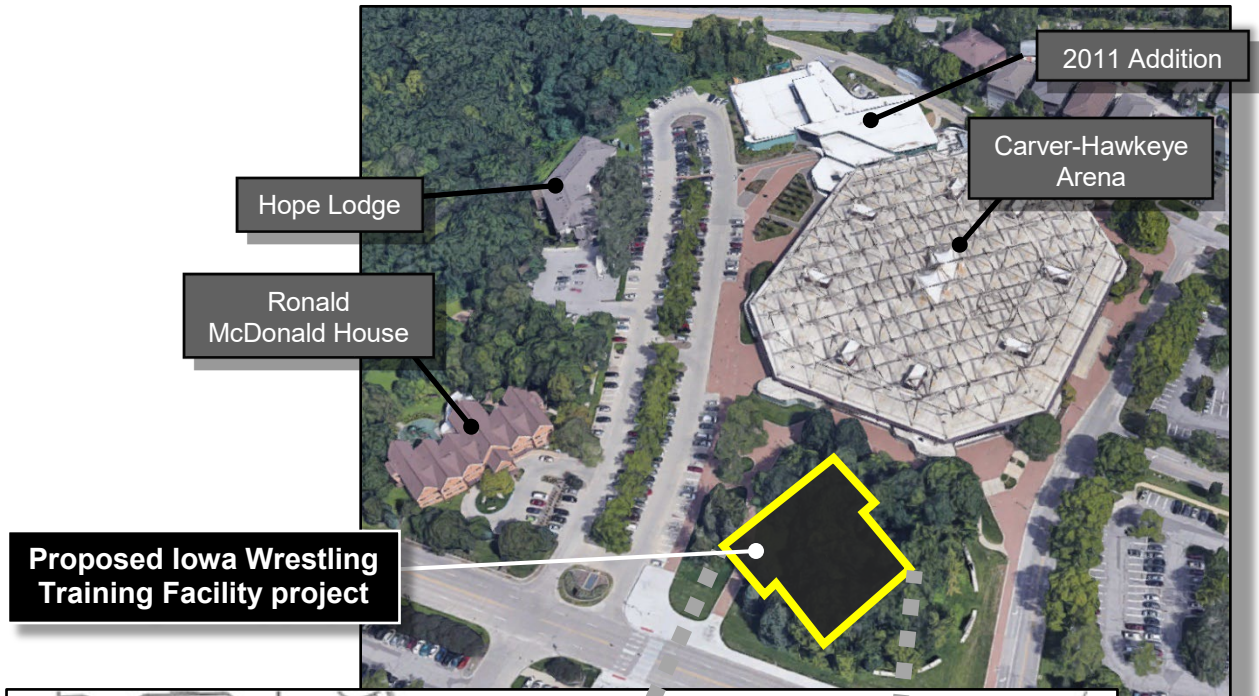
**Executive Summary:** This project would build new 38,500 square foot, two-level wrestling practice and operations facility. It would be directly connected to Carver-Hawkeye Arena, where men’s and women’s intercollegiate wrestling matches would take place. The \$26,500,000 project budget would be funded by Athletics Department Gifts.

**Background:** This new facility would include locker rooms, a wrestling practice room, strength/conditioning space, training and therapy rooms, and wrestling operation offices. It would also include a dedicated underground tunnel from the new facility to Carver-Hawkeye Arena for wrestling matches and events.



Main Entrance, looking southeast at night

Specifically, the facility would include a steel framed structure over concrete foundations, concrete and steel-stud framed walls, curtainwall exterior walls, fire suppression, fire alarm, HVAC, power, lighting, telecommunications, plumbing, audio-visual systems, interior partitions, doors, casework and wall/ceiling/floor finishes. Site work would include site clearing, grading, landscaping, site furnishings and sustainable stormwater management. The tunnel connection to Carver-Hawkeye Arena would be constructed using excavation and hand-mining methods.



Site plan

The University of Iowa is home to one of the most accomplished men’s wrestling programs in the NCAA and the first women’s wrestling program in a Power 5 conference.

Completion of this project would provide University of Iowa Athletics with a modern, high-quality and sufficiently sized facility to support their nationally recognized wrestling program. As the quality of space directly influences the success of the program, the planned space would provide the needed resources to be a national leader in men’s and women’s wrestling, and would strengthen recruiting activities, donor cultivation and alumni events.

**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2020	Approved
Design Professional Selection, three proposals			
➤ Neumann Monson Architects, Iowa City		Nov. 2021	Not Required*
Neumann Monson Architects Agreement			
➤ Pre-Design – Record Documents	\$1,945,818	Dec. 2021	Not Required*
<b>Schematic Design</b>		<b>Feb. 2022</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$26,500,000</b>	<b>Feb. 2022</b>	<b>Requested</b>

**Proposed Source of Funds**

100% funded by UI Athletic Department Gifts

**Proposed Project Budget**

Planning, Design & Management	\$ 3,432,281
Construction	20,079,985
Equipment & Furniture	995,000
Contingency	1,992,734
<b>Total</b>	<b>\$26,500,000</b>

**Operating & Maintenance Costs**

Annually \$190,000

**Proposed Schedule**

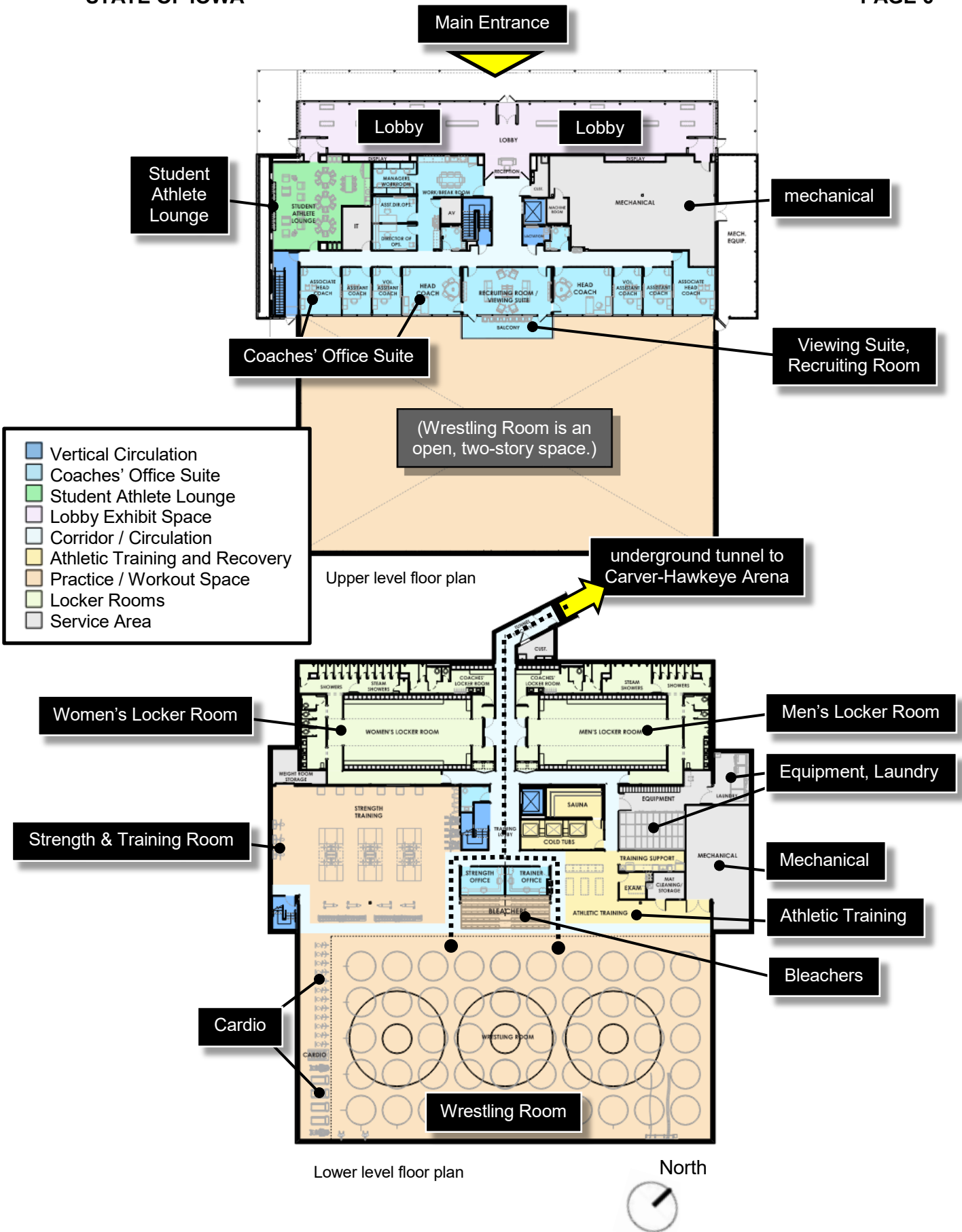
Construction: June 2022 – April 2024



View from Hawkins Drive, looking north



View from Hawkins Drive, looking north at night





Main entrance at night, looking east



**UI project #2 of 4  
State Hygienic Laboratory at the University of Iowa –  
Construct New BSL-3 Laboratory with Additional Support Space**

**Executive Summary:** This project would build new 7,330 square foot, two-level addition to the southeast corner of the State Hygienic Laboratory. The \$10,000,000 project budget would be 100 percent funded by Federal grants from the Center for Disease Control and Prevention (CDC).

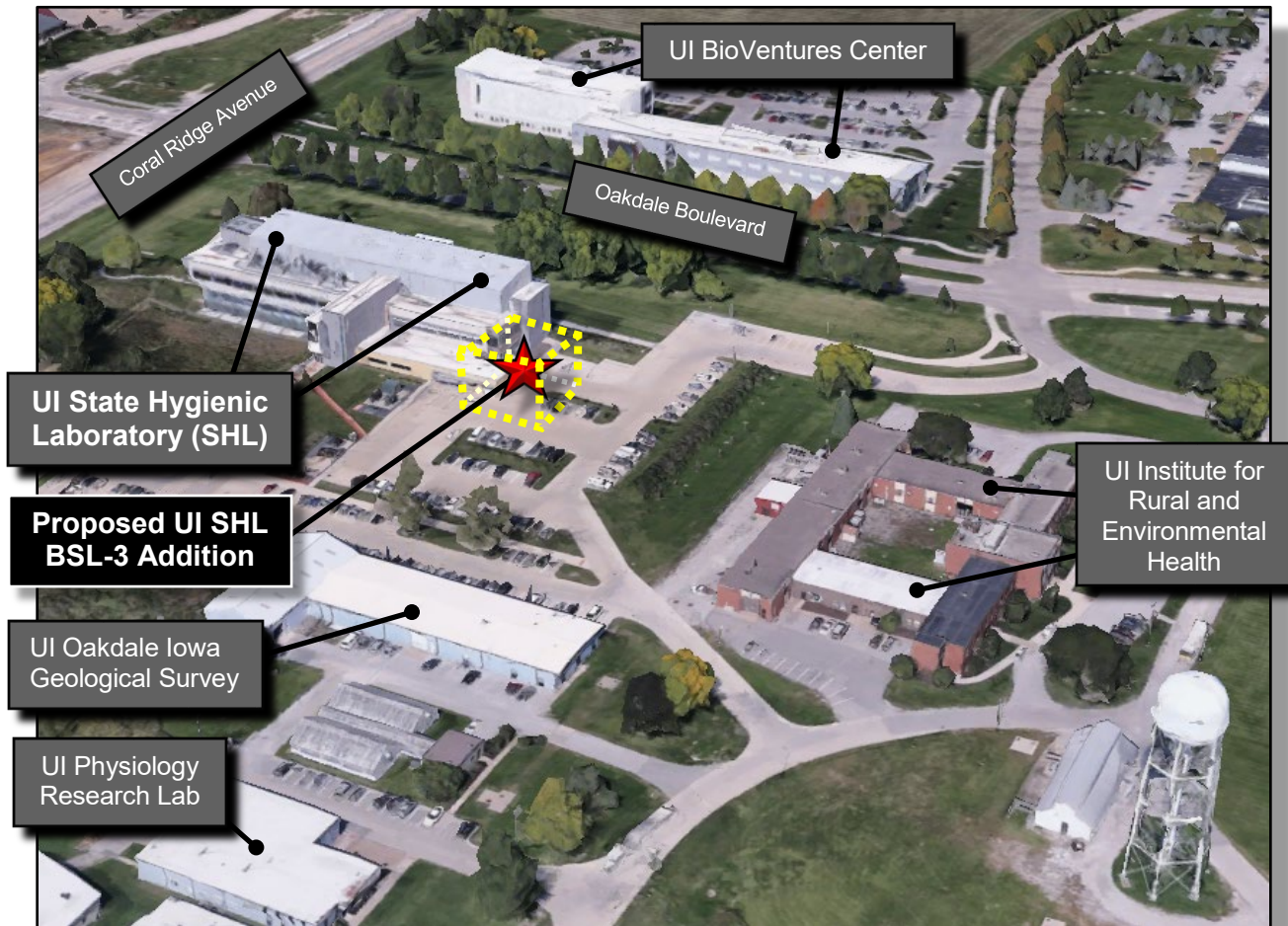
In January 2022, the Board approved Permission to Proceed with Project Planning, which included an estimated project budget of \$9,200,000. Since then, additional equipment has been added to the project, increasing the project budget to \$10,000,000.

The project continues to be 100 percent funded by Federal grants from the Centers for Disease Control and Prevention (CDC), which total over \$10,000,000.



Main Entrance, looking southwest

The project would house a new BSL-3 lab on the second level with adjacent support spaces. A new sample intake lab and lobby would be on the ground level. A new mechanical penthouse atop the second story roof would be dedicated to this new space. Construction would include new walls, ceiling, lights, flooring, HVAC, power and data. The project would also include laboratory equipment to support the new BSL-3 lab.



Project site, looking northwest

North



**Background:** The mission of the State Hygienic Laboratory at the University of Iowa is to protect and improve the quality of life by providing reliable environmental and public health information. As the state's public health and environmental laboratory, the Hygienic Laboratory serves all of Iowa's 99 counties through disease detection, environmental monitoring, and newborn and maternal screening. In addition, the SHL serves as a reference lab in the CDC's Laboratory Response Network (LRN), both biological and chemical.

Having a BSL-3 lab is requirement for the LRN designation. As an LRN reference laboratory, SHL supports clinical laboratories and Homeland Security agencies throughout the state of Iowa to rule out or confirm select agents and toxins of clinical and environmental agents.

Sufficient BSL-3 lab space is also a critically important factor enabling the SHL to be recognized as a member of the USDA Food Emergency Response Network (FERN). As a FERN member, SHL supports food-related emergencies involving biological, chemical or radiological contamination of food. SHL regularly performs testing in support its LRN and FERN

missions. BSL-3 laboratory space is required for these responsibilities and the need for this level of laboratory capability is increasing.

<b>Project Summary</b>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection, five proposals "Indefinite Services Agreement" for Architectural Laboratory Design Services			
➤ RDG Planning & Design, Des Moines		Dec. 2021	Not Required*
Permission to Proceed with Project Planning		Jan. 2022	Approved
Use of Construction Manager at Risk Delivery Method		Jan. 2022	Approved
RDG Planning & Design Agreement			
➤ Schematic Design – Design Development	\$175,750	Jan. 2022	Not Required*
<b>Schematic Design</b>		<b>Feb. 2022</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$10,000,000</b>	<b>Feb. 2022</b>	<b>Requested</b>

**Proposed Source of Funds**

100% funded by Federal grants from the Center for Disease Control (CDC)

**Proposed Project Budget**

Planning, Design & Management	\$ 1,194,000
Construction	7,561,000
Equipment & Furniture	495,000
Contingency	750,000
<b>Total</b>	<b>\$10,000,000</b>

**Operating & Maintenance Costs**

Annually \$81,000

**Proposed Schedule**

Equipment and Material Procurement: March 2022

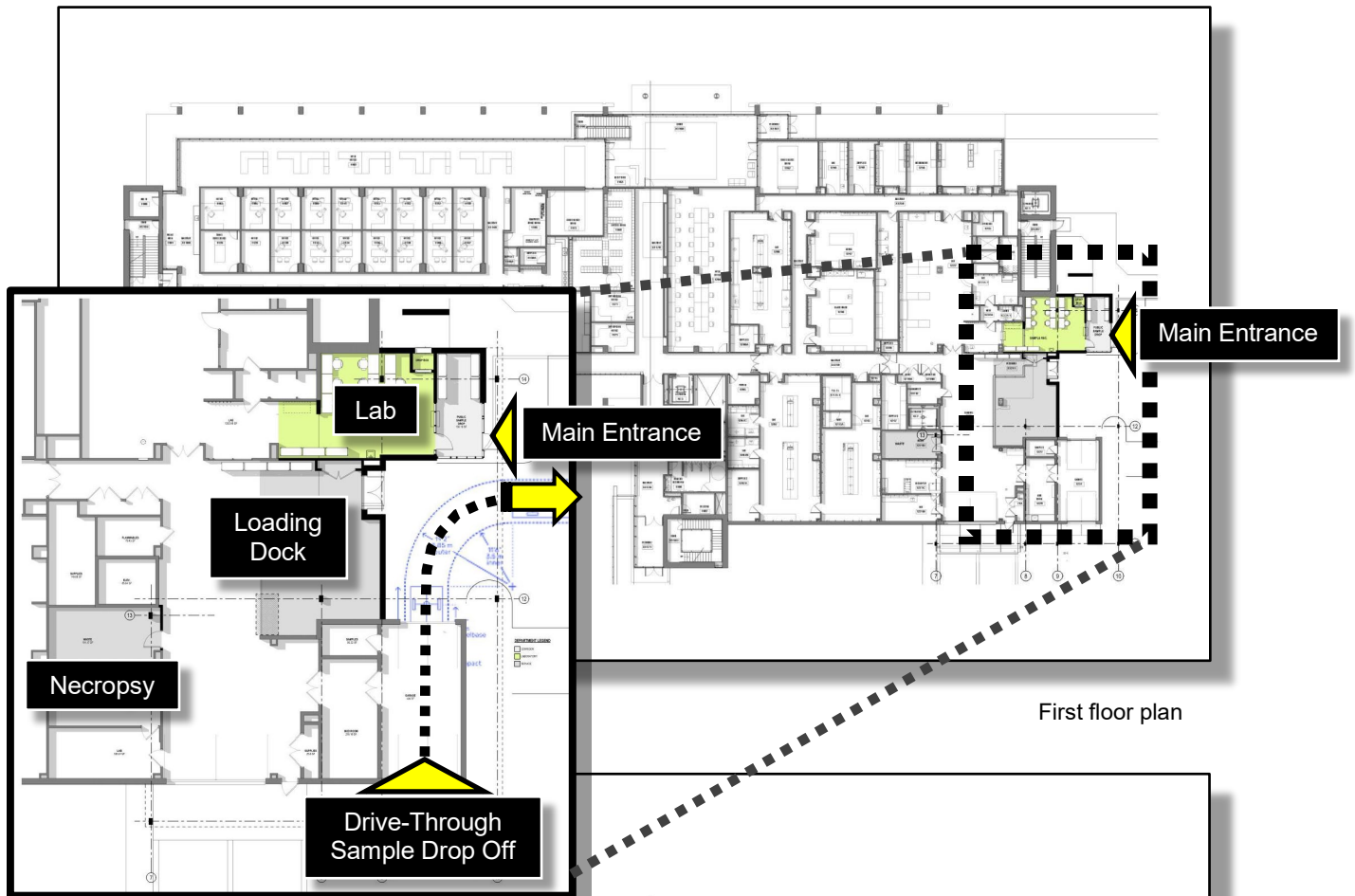
Construction: May 2022 – June 2023



Main Entrance, looking west



Looking northwest



First floor plan



Second floor plan



Loading Dock and Drive-Through Sample Drop Off, looking north



Looking northeast

**UI project #3 of 4  
UIHC – Replace Bridge Windows**

**Executive Summary:** This project would replace windows on the connecting bridge between the University of Iowa Stead Family Children’s Hospital and the John Pappajohn Pavilion (JPP). The \$3,600,000 project budget would be funded through University Hospital Building Usage Funds as the University seeks reimbursement from the responsible parties.

**Background:** In 2017, the University of Iowa Stead Family Children’s Hospital and the connecting bridge to JPP were completed and delivered using multiple prime contractors through the Construction Manager – Agent project delivery method. Since completion, there have been sufficient issues with the windows in the connecting bridge to establish that the window system needed to be replaced to ensure the long-term performance specified in the design. Issues that have arisen include development of blemishes, delamination and cracking.

Supported by the Board in June 2020, the University mitigated potential safety hazards by installing a protective film on all problematic windows and continues to actively monitor those windows.

**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2021	Approved
Design Professional Selection, 1 proposal S/L/A/M Collaborative, Iowa City		Apr. 2021	Approved
S/L/A/M Collaborative Agreement Schematic Design & Glass Testing Samples	\$170,090	Jun. 2021	Not Required*
Emergency Construction Contract Marv’s Glass dba MGSI, Iowa City	\$771,516	Oct. 2021	Not Required*
Ratification of Emergency Contract Authorization for Marv’s Glass		Nov. 2021	Approved
S/L/A/M Collaborative Amendment #1 Additional Study of Alternative Window Types	\$37,200	Jan. 2022	Not Required*
<b>Project Description and Budget</b>	<b>\$3,600,000</b>	<b>Feb. 2022</b>	<b>Requested</b>

**Proposed Source of Funds**

University Hospital Building Usage Funds,  
until the University secures reimbursement from the responsible parties

**Proposed Schedule**

Construction: Due to long glass fabrication lead times, construction is estimated to not start until September 2022. Completion is targeted for June 2023.

**UI project #4 of 4**  
**UIHC – Replace Windows** (Children’s Hospital Bed Tower)

**Executive Summary:** The University requests Board approval to employ the Construction Manager at Risk project delivery method. Advantages are listed on the next page.

This project would replace patient room windows and certain other identified non-performing windows on the University of Iowa Stead Family Children’s Hospital. Costs would be funded through University Hospital Building Usage Funds until the University secures reimbursement from the responsible parties.

**Background:** In 2017, the University of Iowa Stead Family Children’s Hospital (SFCH) and the connecting bridge to JPP was completed and delivered using multiple prime contractors through the Construction Manager – Agent project delivery method. Since completion, there have been sufficient issues with the windows in SFCH to establish that the window system needed to be replaced to ensure the long-term performance specified in the design. Issues that have arisen include development of blemishes, delamination, and cracking.

Supported by the Board in October 2021, the University mitigated potential safety hazards by installing a protective film by hiring Marv’s Glass of Iowa City (see below) on all problematic windows and continues to actively monitor those windows.

**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2021	Approved
Design Professional Selection, 1 proposal S/L/A/M Collaborative, Iowa City		Apr. 2021	Approved
S/L/A/M Collaborative Agreement Schematic Design & Glass Testing Samples	\$170,090	Jun. 2021	Not Required*
Emergency Construction Contract Marv’s Glass dba MGSI, Iowa City	\$1,341,821	Oct. 2021	Not Required*
Ratification of Emergency Contract Authorization for Marv’s Glass		Nov. 2021	Approved
S/L/A/M Collaborative Amendment #1 Additional Study of Alternative Window Types	\$37,200	Jan. 2022	Not Required*
<b>Use of Construction Manager at Risk Delivery Method</b>		<b>Feb. 2022</b>	<b>Requested</b>

**Proposed Source of Funds**

University Hospital Building Usage Funds,  
until the University secures reimbursement from the responsible parties.

**Advantages of Construction Manager at Risk Project Delivery Method:**

The UI requests Board approval to employ the Construction Manager at Risk (CMR) Delivery Method in lieu of the Construction Manager as Agent Delivery Method to allocate project risks to the appropriate party (CMR, Design Professional or the University), get the best value for our project dollars and attain the best overall facility, based on the following advantages as required in the Board's *Policy Manual* §2.3, section 6c:

- contractor's early design participation would assist the Design Professional with complex window design decisions, associated cost estimating and scheduling.
- contractor's familiarity from design into construction allows for better understanding of existing conditions and fewer unforeseen and unwanted contract change orders.

**Other University of Iowa Construction Manager at Risk projects:**

1. UI Kinnick Stadium and Paul W. Brechler Press Box - Renovate North Stands completed August 2019
2. UIHC JCP – Upgrade Main Operating Room Building Controls & Telecom Room completed December 2020
3. UIHC – John Pappajohn Pavilion – Expand Level 5 Main Operating Room under construction, complete summer 2023
4. State Hygienic Laboratory at the University of Iowa - Construct New Bio-Safety Level 3 Laboratory with Additional Support Space, Construction Manager at Risk selection underway, complete June 2023
5. UIHC at Forevergreen Road under construction, complete summer 2025
6. UIHC Centralized Emergency Power Generation Facility – Expand Facility Construction Manager at Risk selection underway, completion to be determined