

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Project Description and Budget for the:
 - **UIHC – Roy J. Carver Pavilion – Upgrade Elevator D Bank** (\$4.7 million) and the
 - **UIHC – Replace Windows** (\$45 million) projects with the understanding that approval is authorization to proceed with construction.

**UI project #1 of 2
UIHC – Roy J. Carver Pavilion – Upgrade Elevator D Bank**

Executive Summary: The University of Iowa requests Board approval of the Project Description and Budget to upgrade three elevators and their lobbies in Elevator D Bank of the UIHC Roy J. Carver Pavilion (RCP). The \$4.7 million project budget would be funded by University Hospitals Building Usage Funds.

Background: All three elevators serve RCP’s Lower Level through Level 8, while only the third elevator extends to Level 9 to serve UIHC AirCare and provide access to the helipad.

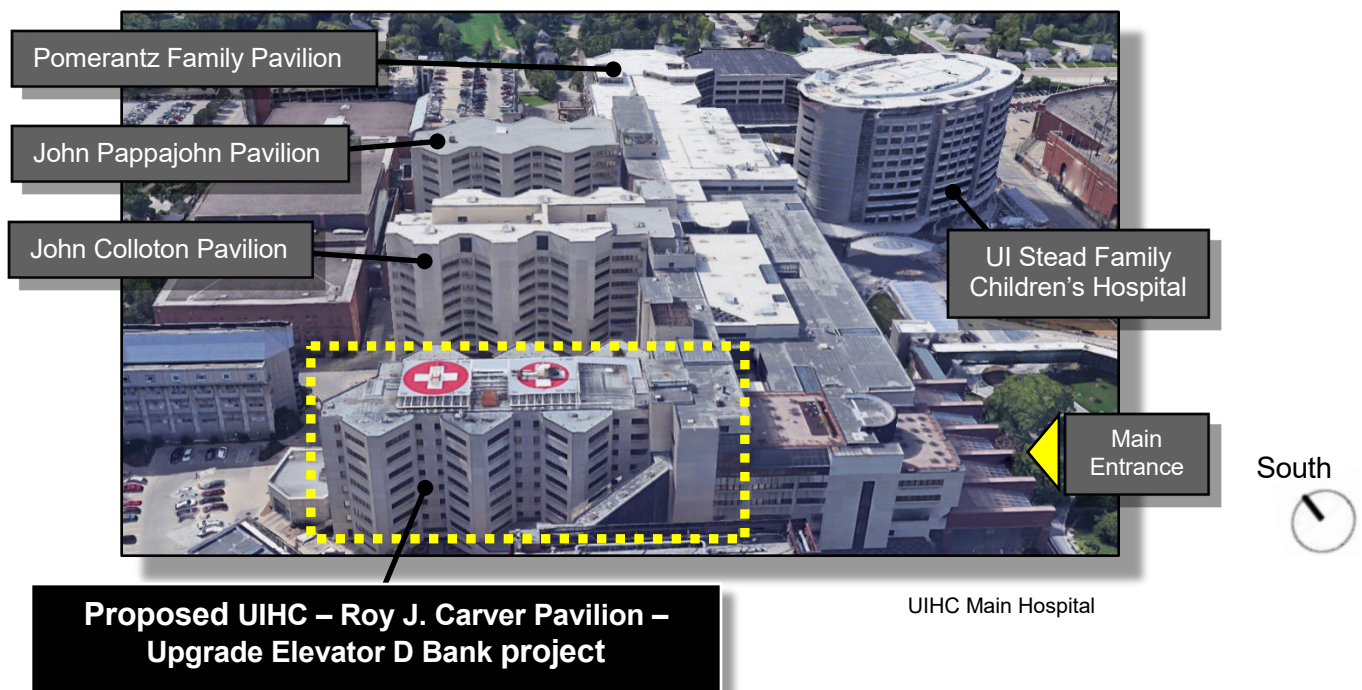
These elevator upgrades would include replacement of the elevator control systems, hoist assemblies, doors, operators, cables, call buttons and electrical panels. Elevator lobby improvements would include new doors, walls, ceilings, floors, wall finishes, lights and air diffusers. This project would not cause any building occupants to be moved.

Elevators are critical infrastructure to UIHC’s overall operations. They require periodic modernizations to maintain safety, patient experience and elevator maintainability. Elevator D Bank elevator cars and controllers were last modernized 22 years ago. Core elevator machinery is original to the building and over 40-years-old.

Project Summary

	Amount	Date	Board Action
Design Professional Selection, Indefinite Services Agreement for Architectural Maintenance Shive Hattery, Incorporated, Iowa City		Jul. 2022	Not Required*
Shive Hattery Agreement, Pre-Design Services only	\$45,000	Jul. 2022	Not Required*
Permission to Proceed with Project Planning		Nov. 2022	Approved
Project Description and Budget	\$4,700,000	Feb. 2023	Requested

* Approved by Executive Director per Board policy.



UI project #2 of 2
UIHC – Replace Windows

Executive Summary: With the Board’s approval of Permission to Proceed with Project Planning in April 2021, initial planning proceeded on replacement of windows on levels 4 and 5 of University of Iowa Stead Family Children’s Hospital (SFCH) and the Connector Bridge leading to the John Pappajohn Pavilion of University of Iowa Hospitals & Clinics. Since that approval additional window issues have surfaced on other levels of SFCH necessitating window replacement on levels 3 through 11. Ongoing inspection and protective film/mechanical retainer installation is in place to ensure safety until the window replacement can be performed. The \$45 million project budget would be funded by University Hospitals Building Usage Funds.

Window replacement on the entire Connector Bridge is also included in this scope and budget.

Background: SFCH is experiencing systemic issues with the windows failing to perform consistent with the agreed upon specifications. These issues include development of delamination and cracking.

On the advice of SFCH’s outside window experts, SGH, the University installed a protective film and mechanical clips on all windows that have been identified as potential safety hazards to provide additional protection to assure the safety of all patients, visitors, and staff. The University, along with SGH, actively monitors all windows.

Project Budget	
Planning, Design & Management	\$ 3,700,000
Construction	37,300,000
Contingency	4,000,000
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Total	\$45,000,000

Proposed Source of Funds
University Hospital Building Usage Funds

Proposed Schedule
Construction: Spring 2023 to Fall 2025

Approval would combine the following three existing window projects into one project called “UIHC – Replace Windows.”

- UIHC Replace Windows
- UIHC Window Safety Film Installation
- UIHC Replace Bridge Windows

UIHC - Replace Windows

	Amount	Date	Board Action
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 #1 of 2 Schematic Design & Glass Testing Samples	\$ 170,090	Jun. 2021	Not Required*
Design Professional Selection, Indefinite Services Agreement Simpson, Gumpertz & Heger (SGH), Waltham, Massachusetts		Nov. 2021	Not Required*
SGH Agreement #1 of 3 Building Envelope Commissioning	368,000	Nov. 2021	Not Required*
S/L/A/M Collaborative Amendment #1 Study of Alternative Window Types	37,200	Jan. 2022	Not Required*
Use of Construction Manager at Risk (CMR) Project Delivery Method		Feb. 2022	Approved
CMR Selection, 3 proposals: selected JE Dunn, Des Moines Preconstruction Services, Staffing, Site and Gen. Conditions-tower	1,971,311	Jul. 2022	Not Required*
JE Dunn Amendment #1 Preconstruction Services, Staffing, Site and Gen. Conditions-bridge	1,028,657	Sep. 2022	Not Required*
Project Description and Budget	\$ 45,000,000	Feb. 2023	Requested

UIHC Window Safety Film Installation

	Amount	Date	Board Action
Emergency Construction Contract-Safety Film Marv's Glass, Iowa City	\$ 771,516	Oct. 2021	-
Project Description and Budget	1,341,821	Oct. 2021	Not Required*
Emergency Construction Contract-Safety Film Board Ratification		Nov. 2021	Approved
Design Professional Selection, Indefinite Services Agreement SGH, Waltham, Massachusetts		Dec. 2021	Not Required*
SGH Agreement #2 of 3 Construction Documents – Record Documents	113,000	Jan. 2022	Not Required*

UIHC Replace Bridge Windows

	Amount	Date	Board Action
Design Professional Selection, Indefinite Services Agreement S/L/A/M Collaborative, Iowa City		Feb. 2022	Not Required*
S/L/A/M Collaborative Agreement #2 of 2 Design Development – Record Documents	\$ 161,310	Feb. 2022	Not Required*
Project Description and Budget	3,600,000	Feb. 2022	Approved
Design Professional Selection, Indefinite Services Agreement SGH, Waltham, Massachusetts		Apr. 2022	Not Required*
SGH Agreement #3 of 3 Building Envelope Commissioning	285,000	Apr. 2022	Not Required*
Project Description and Budget	3,600,000	Feb. 2022	Approved