

Contact: John Nash

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

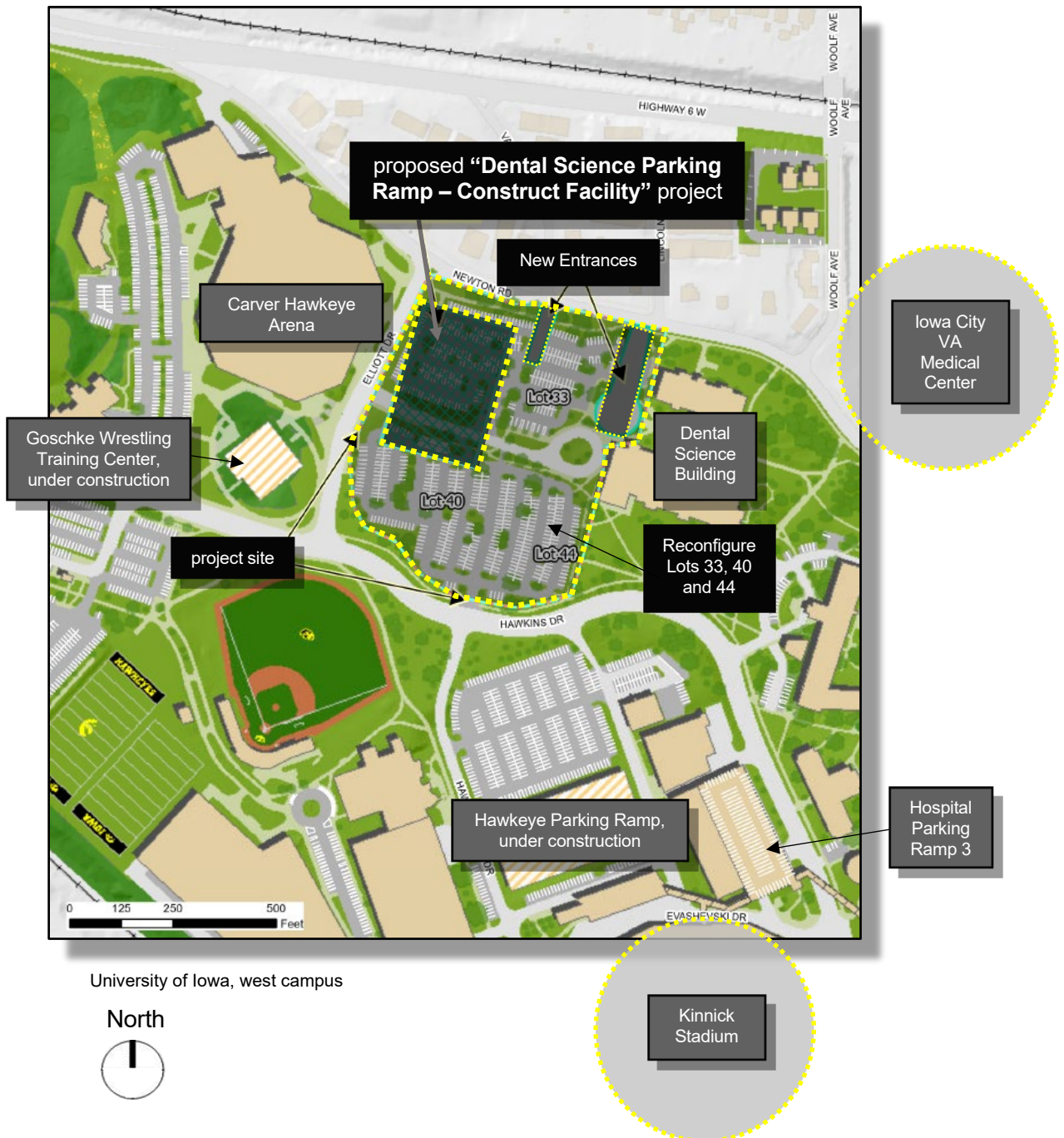
**Actions Requested:** Recommend the Board approve the proposed:

1. Permission to Proceed with Project Planning for the:
  - **Dental Parking Ramp – Construct Facility** project.
2. Schematic Design, Project Description and Budget for the:
  - **UIHC – Stead Family Children’s Hospital Level 7 Expand NICU** (\$41 million),
  - **Medical Research Center – Renovate Space for Pathology** (\$2.15 million) and
  - **Iowa Memorial Union – Restore Richey Ballroom** (\$2.4 million) projects with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
  - **UIHC Roy J. Carver Pavilion – Replace Air Handling Unit**, (\$2.6 million) with the understanding that approval is authorization to proceed with construction.

UI project #1 of 5  
**Dental Parking Ramp – Construct Facility**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Permission to Proceed with Project Planning to construct a 1,000 to 1,200 stall parking ramp west of the College of Dentistry. Surface parking lots 33, 40 and 44 would be reconstructed and reconfigured for 500 to 550 parking stalls. Also, two Newton Road entrance drives to the College of Dentistry would be reconfigured.

The estimated project budget of \$55,000,000 to \$60,000,000 would be funded by Parking Improvement and Replacement Funds.



**Background:** The project would help alleviate parking pressure that exists on the west campus. The anticipated net parking capacity increase would be approximately 800 parking stalls.

### Project Summary

	Date	Board Action
<b>Permission to Proceed with Project Planning</b>	<b>Feb. 2024</b>	<b>Requested</b>

With the addition of the new Health Sciences Academic Building and new UIHC Inpatient Bed Tower alone, there is a need for 500 to 700 stalls on the west side of campus to meet current demand and anticipated growth.

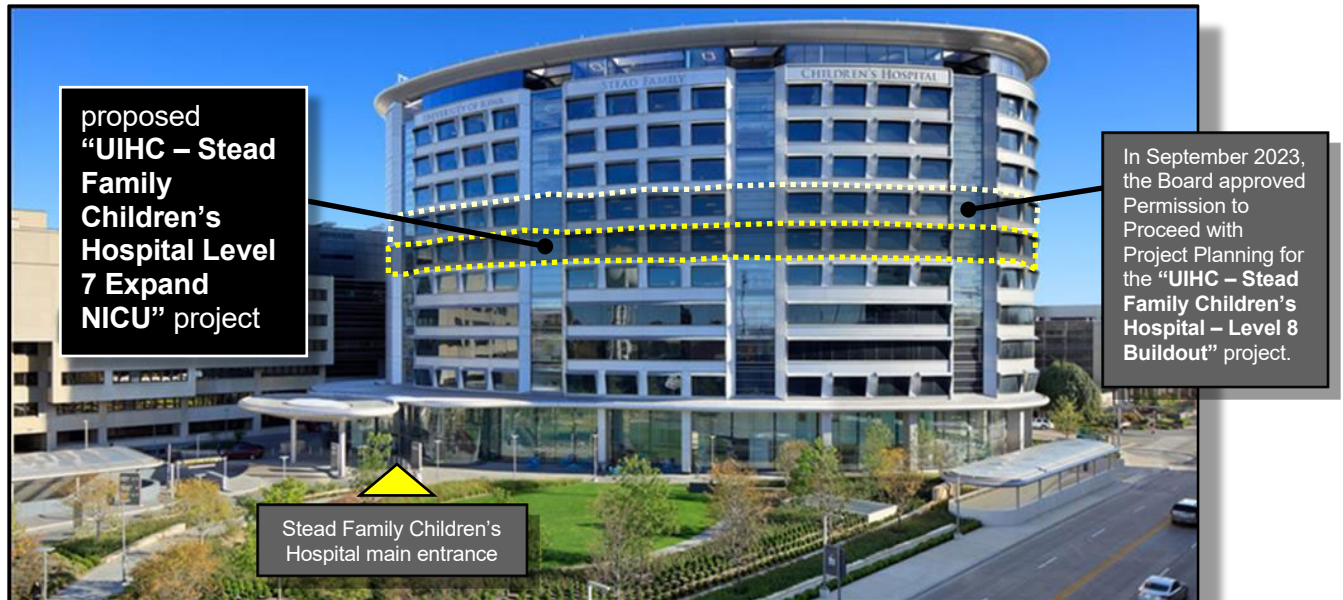
The net gain from the new Hawkeye Ramp, now under construction northwest of Kinnick Stadium, is 100 stalls. Hospital Parking Ramp 3, northeast of Kinnick Stadium, would become a patient-only ramp like Hospital Parking Ramps 2 and 4.

Building this new parking ramp in this location would allow UI Parking and Transportation to move parking for Athletics, Dentistry and the VA hospital to the north of Newton Road, eliminating crosswalks and opening space for UIHC growth near the future UIHC Inpatient Bed Tower. Additional space is also needed for the new Goschke Family Wrestling Training Center and special events. It also helps to make up parking displaced by the new water tower relocation south of the Goschke Family Wrestling Training Center.

The University of Iowa is in discussions with the nearby Iowa City VA Medical Center which is interested in leasing space from this ramp which would significantly help fund the project.

UI project #2 of 5  
**UIHC – Stead Family Children’s Hospital Level 7 Expand NICU**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to expand the NICU (Neonatal Intensive Care Unit) in the Stead Family Children’s Hospital (SFCH) by building out the entirety of Level 7, currently shell space. The \$41 million project budget would be funded by University Hospitals Building Usage Funds.



University of Iowa Stead Family Children’s Hospital,  
 looking southeast

**Background:** Built in 2017, the NICU of the Stead Family Children’s Hospital (SFCH) was located on the sixth floor. The seventh and eighth floors of the SFCH were strategically constructed as shelled spaces with plans to build them out in the future.

This project’s seventh floor buildout would have a similar layout as the NICU on sixth floor. The seventh floor NICU would have 28 additional NICU patient rooms, a new milk/formula mixing room and all supportive rooms/spaces required for this added NICU operation. To avoid future disruptions to the seventh floor and prepare for the upcoming buildout of the eighth floor, infrastructure connections would be run to the eighth floor. In September 2023, the Board approved Permission to Proceed with Project Planning for the buildout of the eighth floor.

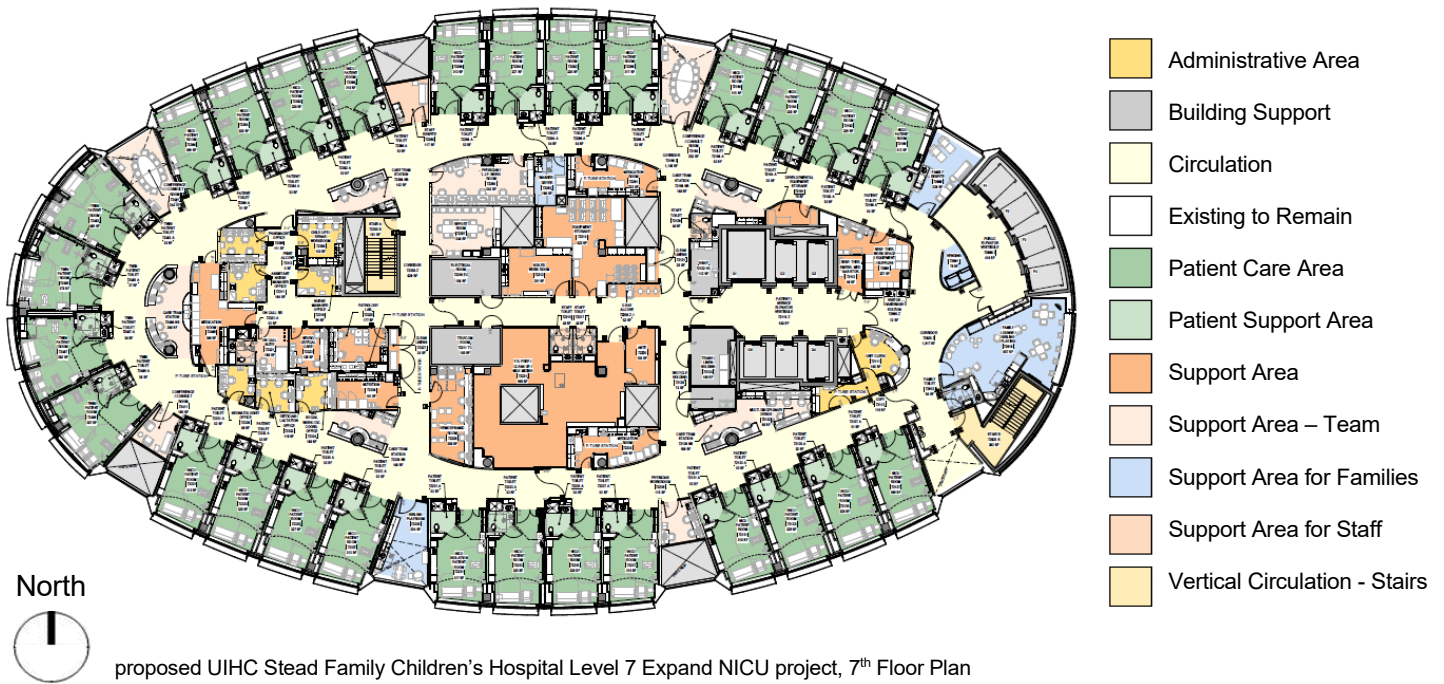
Since the buildouts of the seventh and eighth floors will have overlapping construction schedules, the University and its future contractors will be carefully coordinating both projects.

While this project’s Permission to Proceed with Planning, approved by the Board in April 2023, did include the building of an additional story atop the six-story bridge connection to the John Pappajohn Pavilion, that is no longer required by UIHC.

**Project Summary**

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Apr. 2023	Approved
Waiver of Design Professional Selection Process			
➤ SLAM Collaborative, Iowa City		Apr. 2023	Approved
SLAM's Agreement			
Schematic Design only	\$ 215,100	May 2023	Not Required*
SLAM's Amendment #1			
Design Development – Record Documents	1,887,830	Sep. 2023	Not Required*
Program Statement		Jan. 2024	Not Required*
<b>Schematic Design</b>		<b>Feb. 2024</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>41,000,000</b>	<b>Feb. 2024</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.



- Administrative Area
- Building Support
- Circulation
- Existing to Remain
- Patient Care Area
- Patient Support Area
- Support Area
- Support Area – Team
- Support Area for Families
- Support Area for Staff
- Vertical Circulation - Stairs

**Project Budget**

Planning, Design and Management	\$ 3,800,000
Construction	28,000,000
Equipment	6,500,000
Contingency	2,700,000
Total	\$ 41,000,000

**Source of Funds**

University Hospitals Building Usage Funds

**Schedule**

Construction: Spring 2024 to Fall 2026

UI project #3 of 5  
**Medical Research Center – Renovate Space for Pathology**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate areas on First Floor of the Medical Research Center for use by the Department of Pathology and the core histology laboratory within the Carver College of Medicine. The \$2.15 million project budget would be funded by Carver College of Medicine Gifts and Earnings.

**Background:** The Medical Research Center was built in 1957. Although portions of the building have been renovated, this area has physical deficiencies that negatively affect the ability to perform ongoing research, compete for contracts and sustain funding for future research endeavors.

The project would include new flexible lab space, HVAC/plumbing improvements and improvements to lab support areas, equipment zones and administrative offices.

**Project Summary**

	Amount	Date	Board Action
Design Professional Selection, 5 proposals			
➤ Invision Architecture, Des Moines		May 2020	Not Required*
Invision Architecture Agreement + 2 amendments			
➤ Schematic Design – Record Documents	\$186,329	May 2023	Not Required*
<b>Project Description and Budget</b>	<b>\$2,150,000</b>	<b>Feb. 2024</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.

**Project Budget**

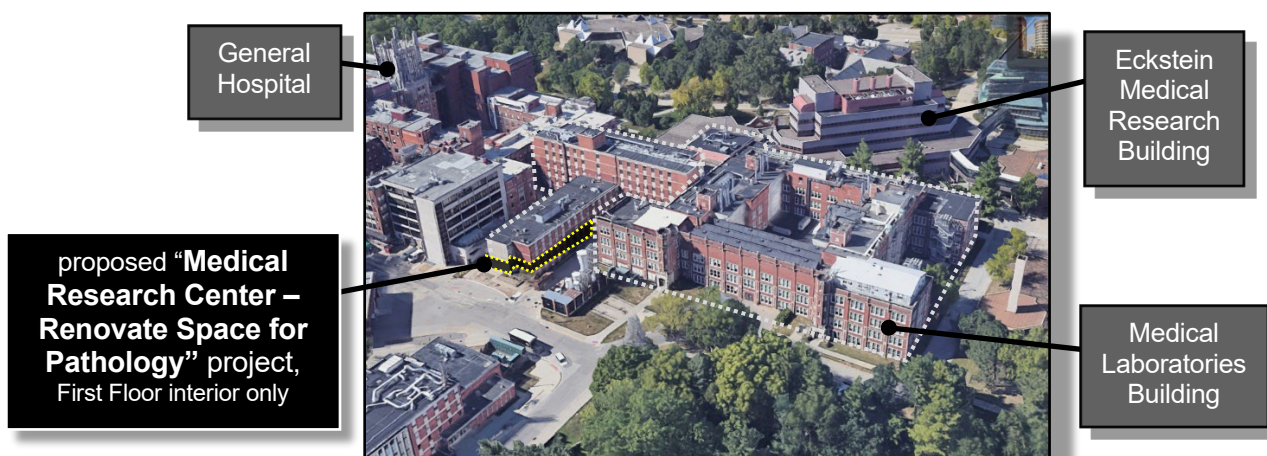
Planning, Design and Management	\$ 350,000
Construction	1,600,000
Furniture & Equipment	50,000
Contingency	150,000
<b>Total</b>	<b>\$ 2,150,000</b>

**Source of Funds**

Carver College of Medicine Gifts and Earnings

**Construction**

Spring 2024 to Fall 2024

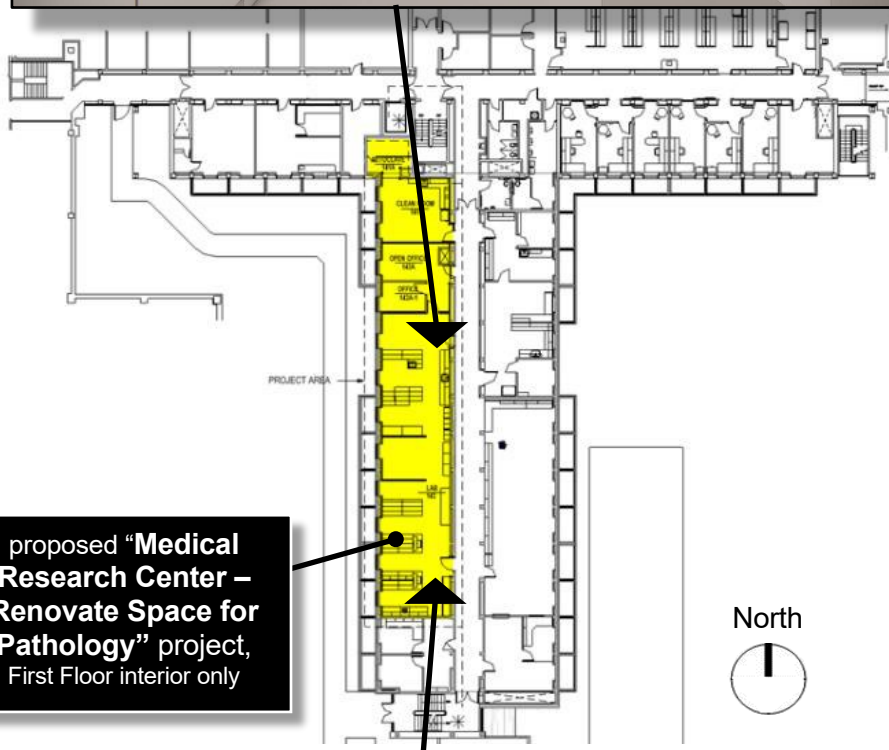


UIHC Campus, west side of the Iowa River, looking northwest

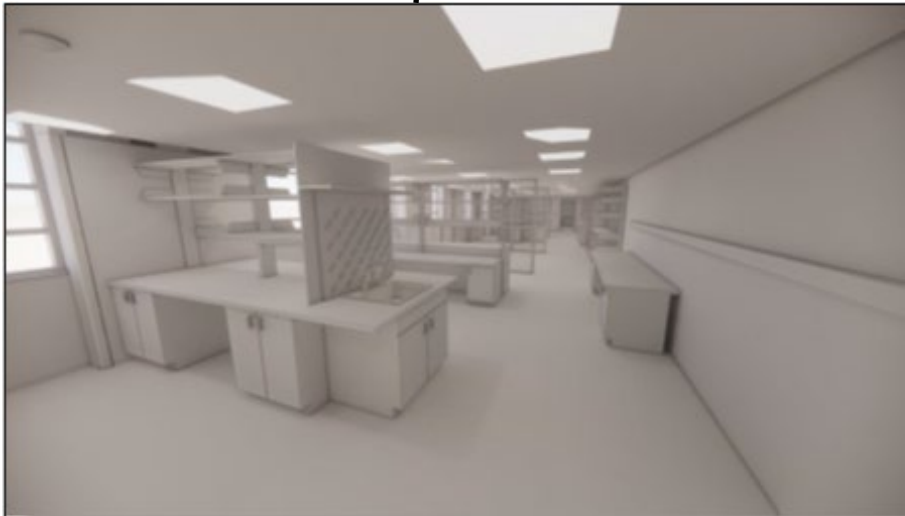
North



looking south



proposed "Medical Research Center – Renovate Space for Pathology" project, First Floor interior only



looking north

UI project #4 of 5  
**Iowa Memorial Union – Restore Richey Ballroom**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to restore the R. Wayne Richey Ballroom on third floor of the Iowa Memorial Union back to its pre-flood state. The \$2.4 million project budget would be funded by University Funds.

**Background:** After the 2008 flood on the University of Iowa campus, the Richey Ballroom was renovated in 2009 into temporary art museum space for the UI Museum of Art. This temporary space displayed parts of the art collection while the new University of Iowa Stanley Museum of Art was under construction. It also provided important on-campus Museum Studies teaching space while the balance of the art collection was displayed and stored off-campus. With completion of the new Stanley Museum of Art in 2022, this museum gallery space is no longer needed.

The project would restore the 5,100 square foot, 300-occupant ballroom and three smaller adjacent rooms to their pre-flood state for students, faculty, staff and the public. Work primarily would include restoring the ballroom’s original 1925 barrel vault ceiling, establishing a new ballroom entrance to improve circulation and wayfinding, and installing new interior finishes.

**Project Summary**

	Amount	Date	Board Action
Design Professional Selection, 5 proposals			
➤ Invision Architecture, Des Moines		Jul. 2023	Not Required*
Invision Architecture Agreement			
➤ Schematic Design only	\$ 40,419	Aug. 2023	Not Required*
Invision Architecture Amendment #1			
➤ Design Development – Record Documents	185,550	Dec. 2023	Not Required*
<b>Project Description and Budget</b>	<b>2,400,000</b>	<b>Feb. 2024</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.

**Project Budget**

Planning, Design and Management	\$ 346,000
Construction	1,846,000
Contingency	208,000
<b>Total</b>	<b>\$ 2,400,000</b>

**Source of Funds**

University Funds

**Schedule**

Construction: Spring 2024 to Fall 2024





University of Iowa Memorial Union, looking northwest



Proposed "Iowa Memorial Union – Richey Ballroom Renovation" project





UI project #5 of 5  
**UIHC Roy J. Carver Pavilion – Air Handling Unit 9 Replacement**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Project Description and Budget to replace one air handling unit on Lower Level of the Roy J. Carver Pavilion. The \$2.6 million project budget would be funded by University Hospital Building Usage Funds.

➤ \$1.5 million in building renewal costs would be eliminated through this project.

**Background:** As part of Roy J. Carver Pavilion’s (RCP) original construction in 1979, Air Handling Unit 9 has served RCP’s Neurology Clinic. This air handling unit has well outlived its useful life, and is experiencing ongoing reliability and energy efficiency issues.

**Project Summary**

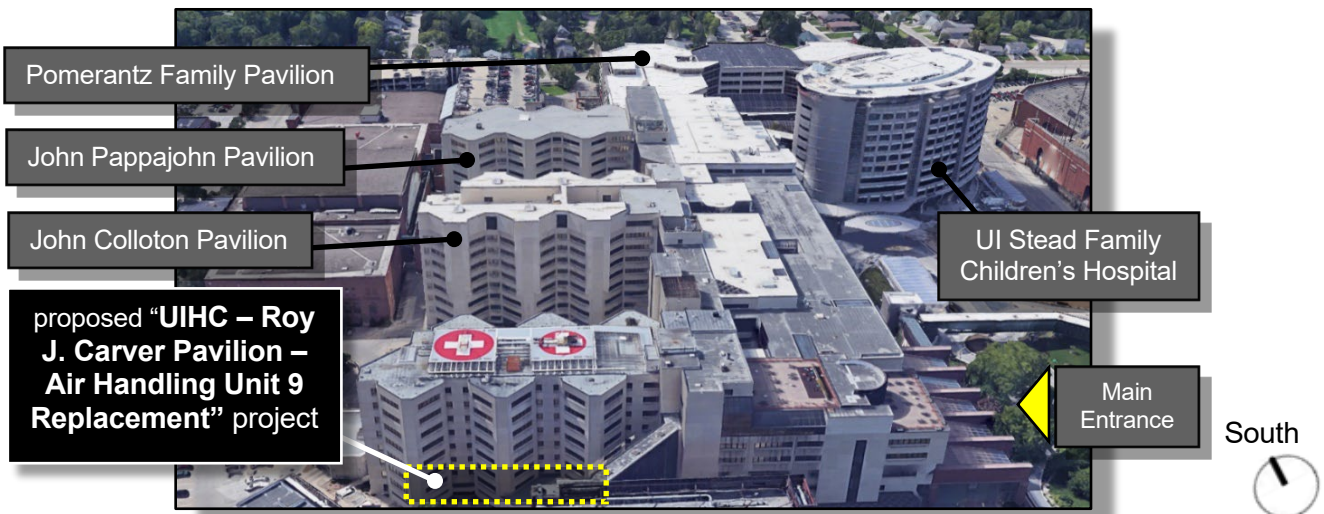
	Amount	Date	Board Action
Design Professional Selection, Indefinite Services Agreement for UIHC Building Systems for Mechanical, Electrical ➤ West Plains Engineering, Cedar Rapids		Nov. 2017	Not Required*
West Plains Engineering Agreement Schematic Design – Record Documents	\$ 102,000	Mar. 2020	Not Required*
<b>Project Description and Budget</b>	<b>2,600,000</b>	<b>Feb. 2024</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design and Management	\$ 345,000
Construction	2,058,000
Contingency	197,000
<b>Total</b>	<b>\$ 2,600,000</b>

**Source of Funds**  
 University Hospital Building Usage Funds

**Construction**  
 Summer 2024 to Spring 2025



UIHC Main Hospital