

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. The following actions for the **Oakdale Campus / UI Research Park – Construct Vivarium Facility** and **Pappajohn Biomedical Discovery Building – Vivarium Space Fit-Out** projects:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for the Oakdale project and Attachment B for the Pappajohn project);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the design selection process for the Oakdale project and the selection of Rohrbach Associates as the design professional for the Pappajohn project.
2. Permission to proceed with project planning, including the design selection process, for the **Stanley Hall – Renovate Restrooms and Replace Galvanized Piping, Waterproofing Beneath John Pappajohn Pavilion Exterior Playcourt** projects.
3. The following actions for the **Football Operations Facility – Phase 2 – Construct Football Operations Facility** project:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment C);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
 - c. Approve the schematic design, project description and budget (\$36,600,000), and financing plan for the project, with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
 - d. Authorize the University to enter into a master lease financing agreement for the project, subject to necessary approvals by the Board Office.
4. Project budget (\$6,903,445) for the **Substation L Control Building – Upgrade System** project and revised project budget (ratification of \$2,068,536) for the **Golf Training Facility – Construct Facility** project.

Executive Summary:

The University requests permission to proceed with project planning for four projects, including two vivaria projects – one at Oakdale and one on the main campus. The two projects, which would be coordinated, would address a wide range of critically needed vivarium spaces and functions to support health science research. Advancements in health science research and

recruitment of top-notch researchers in a wide range of fields require that appropriate and sufficient support space be provided. The University has found increasing difficulties in maintaining standard industry regulations in facilities that do not provide basic operational needs and are aging. Construction of both projects would be funded by Facility and Administrative Indirect Cost Recoveries, Medicine Gifts and Earnings, and Treasurer's Temporary Investment income.

The **Oakdale Campus / UI Research Park – Construct Vivarium Facility** project would construct a new research support facility at Oakdale to provide biosafety level 1 and 2 vivarium space and related support and administrative space. The proposed 41,000 gross square foot facility is anticipated to cost \$31 million.

The **Pappajohn Biomedical Discovery Building – Vivarium Space Fit-Out** project would provide vivarium space in the Pappajohn Biomedical Discovery Building (PBDB) currently under construction. The shell of the vivarium is being built as part of the PBDB project to maximize space available underground, within the courtyard between PBDB and two other research facilities. The estimated cost to complete the 35,000 gross square feet is \$23 million. The University requests authorization to utilize the firm of Rohrbach Associates as the design professional for the project. The firm is the architect of record for the PBDB project, including the under-the-courtyard space; it has specific knowledge of the building and its systems.

The **Stanley Hall – Renovate Restroom and Replace Galvanized Piping** project would renovate restrooms, replace galvanized piping, and upgrade sinks and vanities in student rooms in Stanley Hall. (Attachment D shows the location of Stanley Hall.) Existing restrooms, which are currently utilized by multiple students simultaneously, would be converted to individual restrooms. The estimated project cost of \$6.0 million would be funded by Dormitory Improvement Funds.

The **Waterproofing Beneath John Pappajohn Pavilion Exterior Playcourt** project would repair a deteriorated, below grade roof slab and membrane system that has resulted in serious leaks of rain, water and snow melt into occupied patient care and support facilities beneath the John Pappajohn Pavilion exterior playcourt. The estimated project cost of \$2.5 million would be funded by University Hospitals Building Usage Funds.

The University requests approval of the schematic design, project description and budget (\$36,600,000), and financing plan for the **Football Operations Facility – Phase 2 – Construct Football Operations Facility** project. The facility would be located immediately adjacent to and south of the new Indoor Athletics Practice and Recreation Facility, currently under construction. The facility would include spaces for strength/conditioning, squad meetings, video editing, lockers for players and coaches, coach's offices and reception/waiting space. The proposed location is shown on a site plan incorporated into the schematic design booklet, which is included with the Board's agenda materials.

To finance the project, a Master Lease loan agreement is contemplated in an amount not to exceed \$30 million that would be repaid over no more than a ten year term. Based on an annual estimated interest rate of 3% and a ten year financing period, the annual payments would average approximately \$3.5 million per year. Funding for the additional \$6.6 million cost

of the Phase 2 facility and the annual debt service payments would come from operating revenues and private gifts of the Athletics Department. No general University support or increased student fees would be used as a revenue source to finance this project or to fund operating or maintenance costs. A proforma has been provided to the Board Office.

The University requests approval of the project description and budget (\$6,903,445) for the **Substation L Control Building – Upgrade System** project, which will replace and modernize electrical switch gear at Substation L to ensure reliable future power supply and service. Attachment E includes a map showing the location of Substation L, one of two major electrical substations on campus. The project would be funded by Utility System Revenue Bonds and Utility System Replacement and Improvement Funds.

The **Golf Training Facility – Construct Facility** project is constructing a new building at the Finkbine golf course to provide an indoor training/practice facility for the University’s men’s and women’s golf teams. The project is being funded by Athletic Department gifts and income. Ten bids for the project were received on February 14, 2012, with the low bid slightly exceeding the estimate of the design professional. To permit awarding of the construction contract with selected alternates to reduce future maintenance costs, the Executive Director approved a revised project budget in the amount of \$2,068,536, an increase of \$208,432. Board ratification of this action is now requested.

Details of the Projects:

Oakdale Campus / UI Research Park – Construct Vivarium Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		April 2012	Requested

It is envisioned that the building would be a single-story facility with the ability to expand to address potential vivarium needs for the foreseeable future.

Pappajohn Biomedical Discovery Building – Vivarium Space Fit-Out

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		April 2012	Requested
Selection of Design Professional (Rohrbach Associates; Iowa City, IA)		April 2012	Requested

The proposed vivarium would connect directly to the Medical Education and Research Facility, Carver Biomedical Research Building, and the Bowen Science Building. Through an enclosed tunnel system, researchers in the Eckstein Medical Research Building and Medical Laboratories would also have access to the facility, which will be within walking distance of 85% of the University's health science researchers.

Stanley Hall – Renovate Restroom and Replace Galvanized Piping

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		April 2012	Requested

The restrooms in Stanley Hall have not been renovated since the building was constructed in 1966. The galvanized piping is original to the building and has a history of failure that has necessitated replacement in other residence hall buildings of a similar age.

Waterproofing Beneath John Pappajohn Pavilion Exterior Playcourt

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		April 2012	Requested

Work to be accomplished includes removal of the playground equipment, excavation down to the top of the structural slab below, removal of the existing waterproofing membrane, reinforcement of the structure as needed, application of new waterproofing followed by the replacement of the soil and playground equipment. This project would also include replacing all damaged ceiling tiles and light fixtures and patching and painting of walls, as needed, in the patient care and staff support facilities located directly below the defective roof slab and playcourt.

Football Operations Facility – Phase 2 - Construct Football Operations Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed – Football Operations Facility		Oct. 2008	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2008	Receive Report
Selection of Design Professional (Substance Architecture; Des Moines, IA)		Jan. 2009	Not Required*
Design Professional Agreement (Master Planning Study)	\$ 149,000	June 2009	Not Required*
Design Professional Agreement, Phase 2 (Full Design Services)	2,683,530	Feb. 2012	Not Required*
Program Statement		April 2012	Not Required*
Schematic Design		April 2012	Requested
Project Description and Budget	36,600,000	April 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		April 2012	Receive Report

*Approved by Executive Director, consistent with Board policies

The 108,053 gross square foot facility would include, on the ground level, a new entry and gathering/recruiting space, loading dock, laundry facilities, equipment distribution and storage space, coaches' and players' lockers, training and rehabilitation spaces and strength/conditioning space. The ground level will connect directly to the Indoor Athletics Practice and Recreation Facility (Phase 1 of the Football Operations Facility). The mezzanine level will include entry space, multi-purpose event space, reception/waiting space, coaches' offices, conference rooms, squad meeting spaces, team meeting space, and video editing space. New landscaping and parking would also be included.

The structure would be a steel framed building with long-span trusses in the strength and conditioning spaces to create a column free area for both safety and future flexibility. The project will incorporate sustainable design practices to reduce the operational costs of the project.

The south and east façades will consist of brick masonry and details of cast stone, similar to the material palette on Kinnick Stadium. The west façade (adjacent to the railroad track) will be a pre-finished insulated metal panel system similar to that used on the Phase 1 project. The entry/lobby space will incorporate large areas of glazing, shaded as required due to orientation of the building.

The following provides a summary of the program functions as included in the program document and schematic design:

<u>Program Function</u>	<u>Net Square Footage</u>
Football Operations	16,157
Multi-Use / Media	4,610
Team Meeting / Position Room(s)	8,543
Strength Training	22,535
Athletic Training	8,925
Equipment Room	4,265
Locker Rooms	<u>10,848</u>
Total	75,883

Project Budget

Construction	\$30,018,537
Planning and Design	3,933,463
Contingency	<u>2,648,000</u>
TOTAL	<u>\$36,600,000</u>

Source of Funds:

Athletics Department Gifts and Earnings; a Master Lease loan agreement is contemplated in an amount not to exceed \$30 million that will be repaid over no more than a ten year term.

Construction is anticipated to commence in the spring of 2013, with a scheduled completion in the summer of 2014.

Upon completion of this project, Football Operations will vacate the Richard O. Jacobson Building. It is envisioned that approximately 21,000 gross square feet of vacated space would be renovated to provide space for the University's men's and women's gymnastics programs, including a practice area, sports medicine, a conference room, storage area, team and coaches' lockers, restrooms and team lounges. The existing football offices and reception area are located in approximately 6,500 gross square feet on the upper level of the Jacobson Building. The future use of this space is being evaluated by the Athletic Department for other uses.

Substation L Control Building - Upgrade System

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2011	Approved
Design Professional Selection (Stanley Consultants; Muscatine, IA)		Sept. 2011	Approved
Design Professional Agreement	\$ 390,000	Nov. 2011	Not Required*
Project Description and Budget	6,903,445	April 2012	Requested

*Approved by Executive Director, consistent with Board policies

University electrical service is supplied by two major substations - Substation L located on the east side of the campus, and Substation U located on the west side. This project would replace and modernize electrical switch gear at Substation L. Two factors contribute to the need to undertake this project: (1) the increased capacity of the electrical Across Campus Tie between the east and west campuses, and (2) the increased electrical generation capacity soon to be installed at the Main Power Plant. The new switch gear equipment will ensure reliable future power supply and service. The new equipment is also required to provide back-up power to the new Pappajohn Biomedical Discovery Building and other key west campus research facilities.

Project Budget

Construction	\$5,656,540
Planning and Design	879,464
Contingency	<u>367,441</u>
TOTAL	<u>\$6,903,445</u>

Source of Funds:

Utility System Revenue Bonds and Utility System Improvement and Replacement Funds

Golf Training Facility – Construct Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Selection of Design Professional (Substance Architecture; Des Moines, IA)		July 2010	Not Required*
Design Professional Agreement	\$ 167,772	Nov. 2010	Not Required*
Program Statement		May 2011	Not Required*
Schematic Design		June 2011	Approved
Project Description and Budget	1,860,104	June 2011	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report
Contract Award (McComas-Lacina Construction LC)	1,530,000	March 2012	Not Required*
Revised Budget	2,068,536	Apr. 2012	Ratification**

*Approved by Executive Director, consistent with Board policies

**Ratification of Executive Director action requested

Bids for the new indoor golf training / practice facility were received on February 14, 2012, with all bids exceeding the architect's estimated cost. The new facility will include men's and women's team locker rooms, team meeting space, a club repair/storage area, coaches' offices, and a golf performance space for practicing chipping and putting. There will also be two heated hitting bays with five hitting stations.

To reduce future maintenance costs, the University desired to accept two of the four project alternates. To allow awarding of the construction contract and selected alternates, the Executive Director approved a revised project budget on March 13, 2012; ratification by the Board of this action is now requested.

Project Budget

	<u>Initial Budget (June 2011)</u>	<u>Revised Budget (April 2012)</u>
Construction	\$1,435,561	\$1,602,837
Planning and Design	285,402	308,749
Project Contingencies	<u>139,141</u>	<u>156,950</u>
TOTAL	<u>\$1,860,104</u>	<u>\$2,068,536</u>

Source of Funds:
Athletic Department Gifts and Earnings

Oakdale Campus / UI Research Park
Construct Vivarium Facility
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: Vivarium space and the functions within those spaces are a critical component to a wide range of important research performed on the University of Iowa campus. Recruitment of top researchers is central to the success of all research-oriented colleges at the UI and the state of facilities to support cutting edge research is a top priority for those potentially interested in joining the university. Modern and efficient facilities also promote successful research endeavors and help to ensure that current researchers will remain at the UI despite a competitive pursuit for top talent on a national and international level.

The University of Iowa has achieved great strides in providing teaching and research space that meet these objectives. However, the growing and developing needs for research support space/functions has been addressed, primarily in outdated and aging spaces. The addition of top-notch researchers and associated research grants in an increasingly wide range of research areas has placed a premium on suitable support space and is currently threatening the capability of the UI to address these needs, now and in the years to come.

Additionally, as standard industry regulations are developed and refined, the UI has found increasing difficulties in maintaining those requirements in facilities that are aging and do not provide basic operational needs.

The construction of this new space, in combination with the fit-out of shelled vivarium space within the in-construction Pappajohn Biomedical Discovery Building (submitted separately within this capital register) will accommodate the base vivaria needs for health science research for the next 15-20 years. The combination of these projects will allow for the replacement / removal / modernization of several inadequate or antiquated areas, and will ensure that research remains a cornerstone of UI success and impact.

Other Alternatives Explored: The proposed site for this facility is located within the Oakdale Campus/University of Iowa Research Park, within the research support and service area of the campus. After consideration of other sites within the Oakdale area, it was determined that land availability and adjacencies to other research space and service roadways would best fit the needs of this function and building. As a basic structure it will effectively fit into the Oakdale service district. Use of the land to accommodate this vivarium facility compliments the UI campus master plan for the area and the intent to combine support and service functions in an area suitable for this development and building type.

Impact on Other Facilities and Square Footage: The proposed site for this facility will require the demolition of several aging structures. The programs/functions to be removed will be incorporated within the program of this project or relocated to other campus facilities. Completion of the project will allow the University to advance removal of varied and very outdated vivarium space on the Oakdale Campus.

Financial Resources for Construction Project: Facility & Administrative Indirect Cost Recoveries, Medicine Gifts and Earnings, and Treasurers Temporary Investments.

Financial Resources for Operations and Maintenance: General Education Funds - Indirect Cost Recoveries

External Forces Justifying Approval: There is increasing demand for technologically specialized equipment serving research needs on the Health Science Campus, and significant shortages of suitable space within the campus area.

This project is critical for the Office of the Vice President of Research to continue promoting research development by maintaining state of the art core facilities and making strategic investments to initiate and maintain programs with promise for success.

Pappajohn Biomedical Research Building -
Vivarium Space Fit-Out
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: Vivarium space and the functions within those spaces are a critical component to a wide range of important research performed on the University of Iowa campus. Recruitment of top researchers is central to the success of all research-oriented colleges at the UI and the state of facilities to support cutting edge research is a top priority for those potentially interested in joining the university. Modern and efficient facilities also promote successful research endeavors and help to ensure that current researchers will remain at the UI despite a competitive pursuit for top talent on a national and international level.

The University of Iowa has achieved great strides in providing teaching and research space on the Health Sciences Campus that meet these objectives. However, the growing and developing needs for central research support space/functions has been addressed, primarily in outdated and aging spaces. The addition of top-notch researchers and associated research grants in an increasingly wide range of research areas has placed a premium on suitable support space and is currently threatening the capability of the UI to address these needs, now and in the years to come.

Additionally, as standard industry regulations are developed and refined, the UI has found increasing difficulties in maintaining those requirements in facilities that are aging and do not provide basic operational needs.

The fit-out of this space, in combination with a facility to be designed and built on the UI Oakdale campus (submitted separately within this capital register) will accommodate the base vivaria needs for health science research for the next 15-20 years. The combination of these projects will allow for the replacement/removal/modernization of several inadequate or antiquated areas, and will ensure that research remains a cornerstone of UI success and impact.

Other Alternatives Explored: This project advances a fit-out of shelled space already created (currently in-construction) for this function. The exploration of alternatives were explored during the planning stages of the Pappajohn Biomedical Discovery Building (PBDB) project and site availability, land use efficiency and central adjacencies within the Health Sciences Campus were driving factors in selecting the siting and scope for this space.

Impact on Other Facilities and Square Footage: There will be no abandoned, transferred or demolished space associated with this project.

Financial Resources for Construction Project: Facility and Administrative Indirect Cost Recoveries, Medicine Gifts and Earnings, and Treasurers Temporary Investments

Financial Resources for Operations and Maintenance: General Education Fund Indirect Cost Recoveries

External Forces Justifying Approval: There is increasing demand for technologically specialized equipment serving research needs on the Health Science Campus, and significant shortages on suitable space within the campus area.

This project is critical for the Office of the Vice President of Research to continue promoting research development by maintaining state of the art core facilities and making strategic investments to initiate and maintain programs with promise for success.

Football Operations Facility – Phase 2
Construct Football Operations Facility
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: The Richard O. Jacobson Building, constructed in 1995, houses facilities for the football program at the University of Iowa. The lower level consists of team locker rooms, coaches' lockers, equipment room, and sports medicine/training area. The first level includes a reception area and strength and conditioning area. Adjacent to this area is the football office suite, which consists of coaches' offices, reception area, video/film area and meeting space. Since the construction of these facilities, the coaching and support staffs have grown significantly, especially in the areas of video/film analysis, recruiting evaluation, and research and correspondence. These facilities do not meet the current needs of the football program and are deficient in terms of adequate office space, technology needs, a weight room large enough to provide new training techniques of strength and conditioning, i.e., dynamic stretching, plyometrics, agility and speed development, and core strengthening. The athletic training room no longer has the state-of-the-art modalities to assist in the prevention of injuries and rehabilitation following an injury to student athletes.

The timing of this project and the Phase 1 project to replace the "bubble" are necessitated by the construction the University of Iowa Children's Hospital and other enabling projects such as the relocation of the west campus Cambus hub and all associated Parking and Transportation offices. Relocating the indoor practice facility is a first step in the Athletics Department's plan to update and modernize UI Football operations, while enabling the Transportation Center, and thus, the Children's Hospital project to move forward.

Phase 1, Indoor Athletics and Recreation Facility, is currently under construction and scheduled to be completed in the fall 2012.

Phase 2, Construct Football Operations Facility, consists of constructing a new football operations facility connected to the Indoor Athletics and Recreation Facility.

Other Alternatives Explored: Various options were considered for the renovation and expansion of the Richard O. Jacobson Building. However, in all cases, renovation options could not meet all critical functional relationships or adjacencies within the football operations. There were physical building limitations also as a result of attempting to reuse existing space.

These limitations also would make the building less efficient than a new facility. Lastly, the football operations facility needed to be constructed adjacent to and connected to the indoor

practice facility, in order to maintain all the functional relationships required in the programming of the facility.

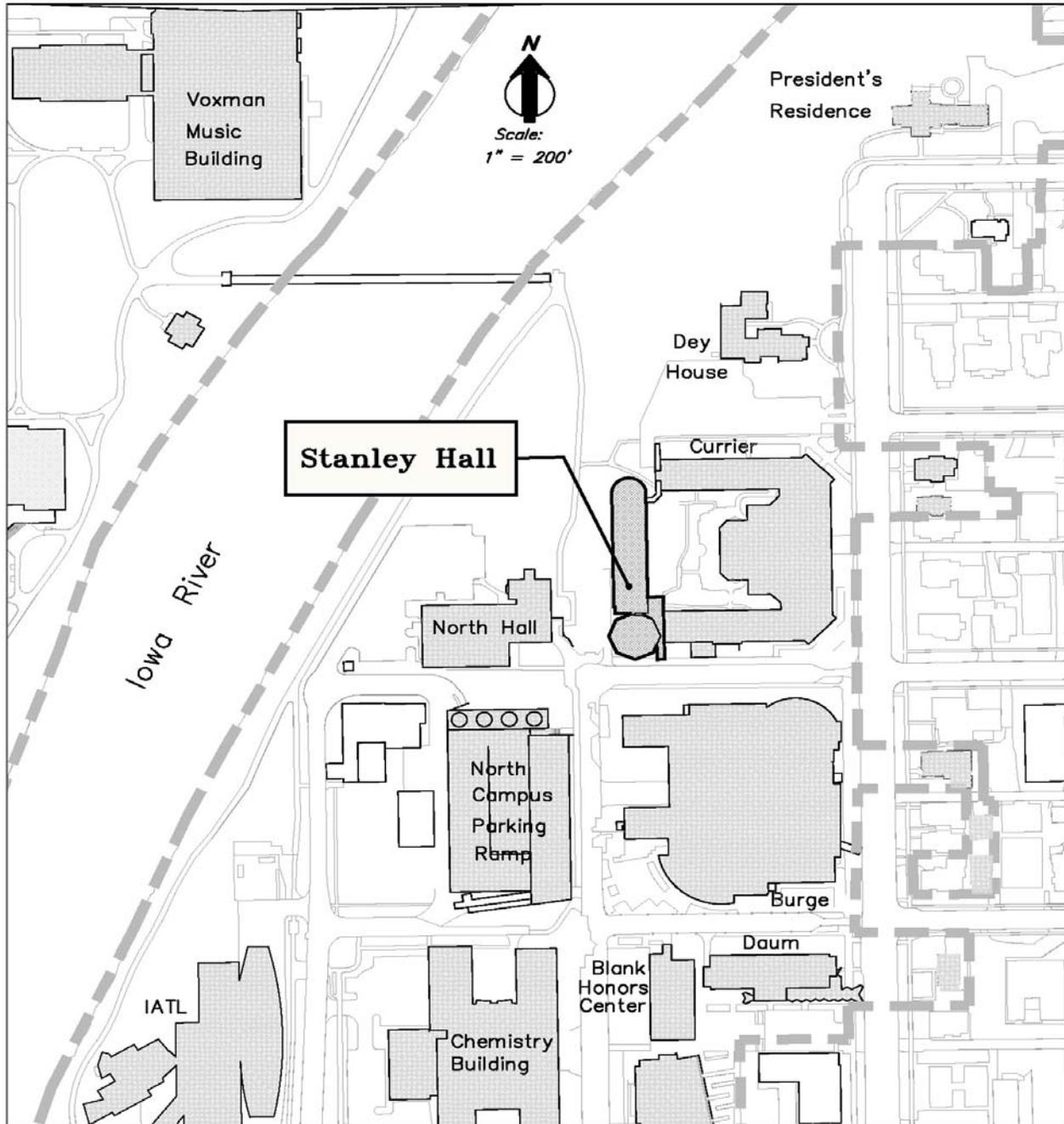
Impact on Other Facilities and Square Footage: The Richard O. Jacobson Building will be available for reprogramming. This project will result in the abandonment of the Richard O. Jacobson Building by Football Operations. The vacated space has been studied by Athletics to determine if it can be renovated to serve as a viable practice space and accommodate the University of Iowa men's and women's gymnastics programs, and perhaps other uses by the Department of Athletics. Approximately 21,000 gsf could be provided for gymnastics and could include practice area, sports medicine, conference room, storage area, team and coaches' lockers, restrooms and team lounges. The existing football offices and reception area are located on the upper level of the Richard O. Jacobson Building and consist of approximately 6,500 gsf. This space is not being considered as part of a possible renovation for the gymnastics programs and is currently being evaluated by the Athletic Department for other uses. The vacated space will continue to be reviewed until the complete solution is defined.

Financial Resources for Construction Project: Project funding will be provided by Athletics Department gifts and earnings. A Master Lease loan agreement is contemplated in an amount not to exceed \$30 million that will be repaid over no more than a ten year term.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs will be provided by the Athletics Department. The new facility will result in lower energy costs based on improved mechanical systems.

External Forces Justifying Approval: Intercollegiate athletics is influenced by the actions of peer institutions competing for the best student-athletes from across Iowa and the nation. Many Big Ten Conference institutions have built or are building comparable facilities to assist in the recruitment, retention and performance of top student-athletes. This has become a shortcoming of the current Richard O. Jacobson facility and football office complex, due to significant changes in program size and training techniques over the past decade.

This project is critical for the Department of Intercollegiate Athletics in keeping its mission to provide the necessary resources, facilities and equipment up to date, in order for the student athlete to graduate from the University of Iowa while participating in broad-based championship caliber athletic competition.



<p>THE UNIVERSITY OF IOWA</p>  <p>Project # 0409201 Stanley_RR_0409201.dwg Plotted: Mar. 13, 2012</p>	<p><i>Legend</i></p> <p>--- = University Boundary</p>	<p>Location Map</p> <p>Stanley Hall—Renovate Restrooms and Replace Galvanized Piping</p>
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