

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the:

1. Following actions for the **Renovation of Burge Residence Hall** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A).
 - b. Accept the Board Office recommendation that the project meets the criteria for Board consideration.
 - c. Authorize permission to proceed with project planning, including the design professional selection process.
2. Following actions for the:
 - **College of Nursing Building – Building Modifications**, \$11,830,000;
 - **John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and Bone Marrow Transplant Unit**, \$15,341,000;
 - **John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit**, \$15,289,000;
 - **Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation**, \$8,275,000;
 - **John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation**, \$5,400,000;
 - **Pomerantz Family Pavilion - MRI Linear Accelerator Installation**, \$10,500,000 and
 - **Hawkeye Drive Apartments – Raze Facilities**, \$2,500,000, projects; all major capital projects as defined by Board policy:
 - a. Acknowledge receipt of the University's final submissions of information to address the Board's capital project evaluation criteria (see Attachments B - G);
 - b. Accept the Board Office recommendation that the projects meet the criteria for Board consideration; and
 - d. Approve the schematic designs (see Attachments J - P), project descriptions, and budgets with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Executive Summary:

The University requests permission to proceed with project planning for the **Renovation of Burge Residence Hall** project that would remodel the interior of the second largest residence hall on the east side of campus. This 58-year-old facility houses 939 students (see Attachment H for location). The project budget of \$7,000,000 would be funded by University Housing Renewal and Improvement funds.

The University requests approval of the schematic designs, project descriptions, and budgets for six projects including the:

- **College of Nursing Building – Building Modifications,**
- **John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and Bone Marrow Transplant Unit**
- **John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit,**
- **Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation,**
- **John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation, and**
- **Pomerantz Family Pavilion - MRI Linear Accelerator Installation projects.**

The **College of Nursing Building – Building Modification** project would renovate approximately 50% of the building on five floors. Classrooms, computer labs, student commons, administrative and staff offices, conference rooms, reception areas, and workrooms would be upgraded in this project (see Attachment J). The project budget of \$11,830,000 would be funded by College of Nursing gifts and earnings.



College of Nursing Building – Building Modifications project: Level 1, Student Commons, looking west

The **John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and Bone Marrow Transplant Unit** project would remodel Level 3 of the John Colloton Pavilion and create 24 adult inpatient acute leukemia and bone marrow patient rooms which would move from Level 7 of the Roy Carver Pavilion (see Attachment K). The project budget of \$15,341,000 would be funded by University Hospitals' Building Usage Funds.

A recently vacated inpatient pediatric unit on Level 7 of the John Pappajohn Pavilion would be converted to the new location for the Respiratory Specialty and Comprehensive Care (RSCCU) and Palliative Care Units through the **John Pappajohn Pavilion – Level 7 Relocation of**

RSCCU/Palliative Care Unit project (see Attachment L). The RSCCU and Palliative Care Unit would move from their existing location on Level 7 of the John Colloton Pavilion, allowing that area to be converted into a new adult inpatient burn unit in the future. The project budget of \$15,289,000 would be funded by University Hospitals' Building Usage Funds.

The **Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation** project would renovate the north half of Level 7 of the Roy Carver Pavilion and create 12 adult inpatient psychiatry beds that would move from Levels 1 and 2 of the John Pappajohn Pavilion (see Attachment M). The project budget of \$8,275,000 would be funded by University Hospitals' Building Usage Funds.

The **John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation** project would remodel the existing MRI Suite on Lower Level 1, provide increased patient and staff safety, and create a space for a new PET-MR scanner, (see Attachment N). The project budget of \$5,400,000 would be funded by University Hospitals' Building Usage Funds.

The **Pomerantz Family Pavilion - MRI Linear Accelerator Installation** project would renovate an existing linear accelerator vault (Vault E of the Department of Radiation Oncology) on Lower Level to accommodate a new linear accelerator purchased through this project. To facilitate the installation of the new linear accelerator, a new areaway would be built between Vault E and the outside (see Attachment P). The project budget of \$10,500,000 would be funded by University Hospitals' Building Usage Funds.

The University requests approval of the project description and budget for the **Hawkeye Drive Apartments – Raze Facilities** project that would demolish 14 apartment buildings containing a total of 192 apartments on the far west side of campus (see Attachment Q). The project budget of \$2,500,000 would be funded by University Housing and Improvement Funds.

Details of the Projects:

Renovation of Burge Residence Hall

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2017	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

Residence halls are an important factor in a student's decision to attend the University and have direct impact on student retention and success. Burge Residence Hall continues to be popular and must maintain a level of quality expected by students choosing to live there.

Burge Residence Hall is a five-story, 350,000 square foot structure built in 1959. This project would be an interior renovation only and would replace finishes in student rooms, corridors, lounges, and elevator lobbies. The work would include replacing domestic water and sanitary piping throughout the building, replacing the existing vanities and related fixtures in student rooms, and upgrading drywall veneer, flooring, paint, closet systems, and window treatments in student rooms.

Construction: start Summer 2018, phased over four summers, complete Summer 2021



Renovation (interior only) of Burge Residence Hall, built in 1959

College of Nursing Building - Building Modifications

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2015	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2015	Received Report
Design Professional Selection (BNIM Architects, Des Moines)		Dec. 2015	Not Required*
Design Professional Agreement (Programming, Pre-Design)	\$ 198,700	Mar. 2016	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	11,830,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

National emerging health care delivery models focused on managing health status and preventing acute health issues are driving demand for the expansion of the role of nurses in primary care, preventive care, and care coordination. This demand is expanding enrollment in the College of Nursing. The renovation of the existing facility would address increased enrollment capacity and the latest changes in pedagogy and technology; focused on innovative use of student-centered, active learning, and simulation. The project would enhance and support the College's mission and strategic goals to continue providing exceptional nursing education and research.

The College of Nursing has been housed in its existing building since 1971. The College has outgrown its academic space, specifically in simulation labs and skills areas.

The project would renovate of over 35,000 gross square feet (approximately 50% of the building) on five floors. The areas to be renovated include classrooms, computer labs, student commons areas, offices for administration and staff, various sizes of conference and seminar rooms, and workroom and reception areas. These spaces require new walls, ceilings, lights, HVAC, electrical, interior finishes, and the full integration of new building technologies.

Project Budget

Planning, Design & Management	\$ 1,764,300
Construction	7,313,200
Contingency	2,023,500
Equipment	729,000
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Total	\$ 11,830,000

Source of Funds: College of Nursing gifts and earnings

John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and Bone Marrow Transplant Unit

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Apr. 2016	Received Report
Design Professional Selection (Studio 483, Rock Island, Illinois)		Aug. 2016	Not Required*
Design Professional Agreement (Programming, Record Documents)	\$ 1,089,000	Dec. 2016	Not Required*
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	15,341,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

Currently, over 40 percent of UIHC's beds are semi-private. Single-patient rooms on most nursing units are significantly undersized compared to contemporary standards. In Iowa and most other states, the conversion to all single-bed inpatient rooms is a "Minimum Standard for Construction" per the Guidelines for Design and Construction of Hospitals and Outpatient Facilities, 2014 edition by the Facility Guidelines Institute. Conversion to single-bed inpatient rooms is a best practice adopted by many teaching and community hospitals. Single-bed inpatient rooms provide a number of evidenced-based benefits including reducing the risk of hospital-acquired infections, improving patient privacy, reducing patient falls, and increasing patient and family satisfaction.

The recent opening of the new Stead Family Children's Hospital provides the UIHC the opportunity to convert an existing inpatient pediatric unit into the new location for the Acute Leukemia and Bone Marrow Transplant Unit, which would move from Level 7 of the Roy Carver Pavilion. Space would be provided for inpatient care, general support, mechanical/electrical, and telecommunication space.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	20,533	20,533
Anticipated Gross Square Feet	23,472	23,472
Anticipated Net-to-Gross Ratio	87 percent	87 percent

Project Budget

Planning, Design & Management	\$ 1,178,000
Construction	7,876,000
Contingency	786,000
Equipment	5,449,000
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Total	\$ 15,289,000

Source of Funds: University Hospitals Building Usage Funds. Additional funding may also be derived from bond funds, gifts, and hospital reserves.

Construction: start Summer 2017, complete late 2018

**John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and
Bone Marrow Transplant Unit**

NEW Level 3 Floor Plan



John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Apr. 2016	Received Report
Design Professional Selection (Studio 483, Rock Island, Illinois)		Aug. 2016	Not Required*
Design Professional Agreement (Programming, Record Documents)	\$ 1,056,000	Dec. 2016	Not Required*
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	15,289,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

Single-bed inpatient rooms provide a number of evidenced-based benefits including reducing the risk of hospital-acquired infections, improving patient privacy, reducing patient falls, and increasing patient and family satisfaction.

The recent opening of the new Stead Family Children's Hospital provides the UIHC the opportunity to convert an existing inpatient pediatric unit into the new location for the Respiratory Specialty and Comprehensive Care Unit (RSCCU) and Palliative Care Unit, which would move from Level 7 of the John Colloton Pavilion. In the future, Level 7 of the John Colloton Pavilion would be converted to a new adult inpatient burn unit.

Space would be provided for patients discharged from the Medical Intensive Care Unit requiring specialty respiratory care, post lung transplant patients, cystic fibrosis patients, patients with other lung diseases, general support areas, mechanical/electrical, and telecommunication space.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	23,122	23,122
Anticipated Gross Square Feet	25,867	25,867
Anticipated Net-to-Gross Ratio	89 percent	89 percent

Project Budget

Planning, Design & Management	\$ 1,178,000
Construction	7,876,000
Contingency	786,000
Equipment	5,449,000

Total \$ 15,289,000

Source of Funds: University Hospitals Building Usage Funds

Construction: start Summer 2017, complete late 2018

John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit

NEW Level 7



Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Apr. 2016	Received Report
Design Professional Selection (Studio 483, Rock Island, Illinois)		Aug. 2016	Not Required*
Design Professional Agreement (Programming, Record Documents)	\$ 1,056,000	Dec. 2016	Not Required*
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	15,289,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

Current adult and pediatric psychiatric facilities were developed in the early 1980's and no longer meet contemporary standards. Over 45 percent of the current psychiatric inpatient rooms are semi-private. Contemporary design standards and regulations require only one bed per room unless otherwise justified. Single-bed inpatient rooms provide a number of evidenced-based benefits to both patients and the organizations caring for them. Benefits include reducing the risk of hospital-acquired infections, improving patient privacy, reducing patient falls, and increasing patient and family satisfaction.

This is the first phase of the plans to update psychiatry inpatient units. This project would convert the north half of Level 7 of the Roy Carver Pavilion into 12 private rooms and allow a portion of psychiatry patients to move from semi-private rooms on Levels 1 and 2 of the John Pappajohn Pavilion. The renovated space on 7RCP would incorporate contemporary design standards and emerging best practices without disruption to existing facilities.

In addition, this project would include collaborative patient care and activity space as psychiatric inpatient treatment plans have recently begun to emphasize group-style sessions aimed at teaching coping skills and therapeutic activities.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	5,726	5,726
Anticipated Gross Square Feet	9,250	9,250
Anticipated Net-to-Gross Ratio	62 percent	62 percent

Project Budget

Planning, Design & Management	\$ 870,000
Construction	5,825,000
Contingency	580,000
Equipment	1,000,000

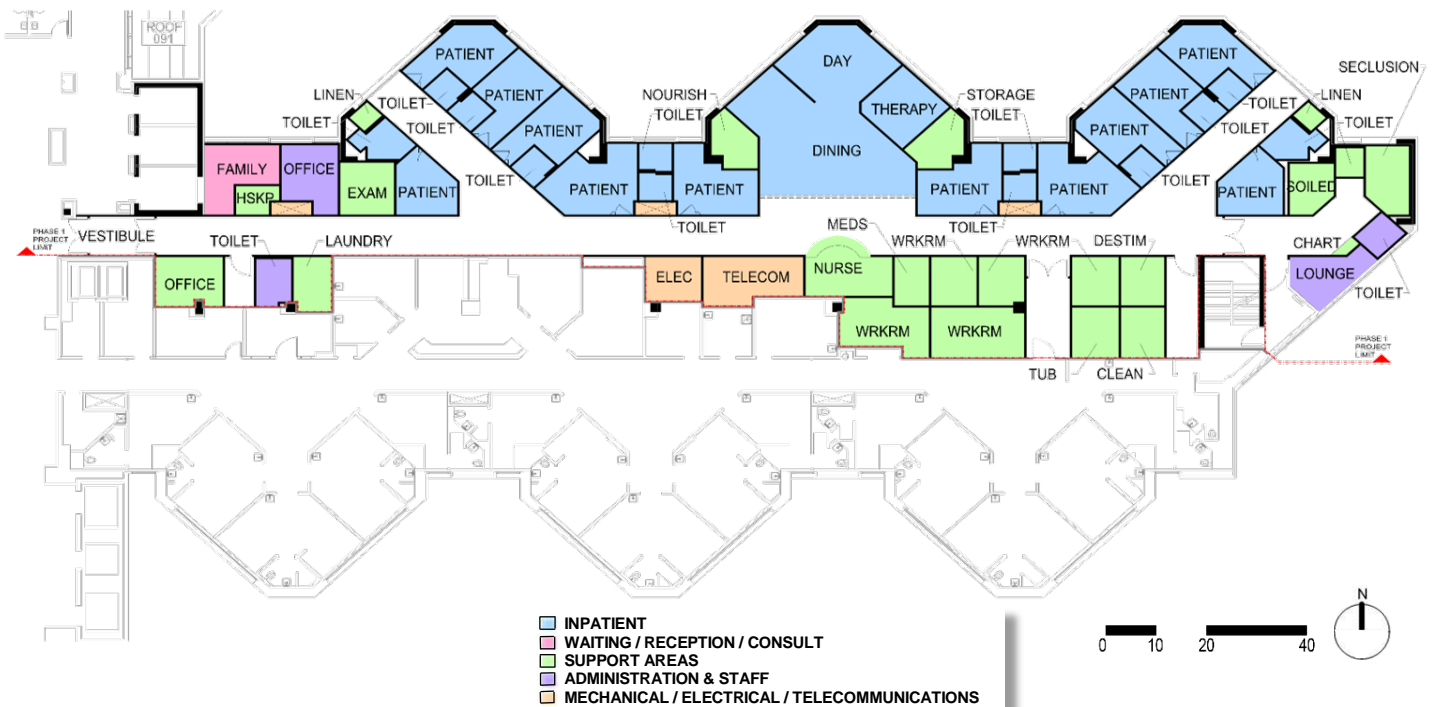
Total \$ 8,275,000

Source of Funds: University Hospitals Building Usage Funds

Construction: start early 2018, complete early 2019

Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation

NEW Level 7



John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2016	Received Report
Design Professional Selection (Heery International, Iowa City)		Jan. 2017	Not Required*
Design Professional Agreement (Schematic Design – Record Documents)	\$ 444,800	Feb. 2017	Not Required*
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	5,400,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

The renovation of the Magnetic Resonance Imaging (MRI) Suite located on Lower Level 1 of John Colloton Pavilion is required to improve patient and staff safety, and create space to accommodate a sixth Positron Emission Tomography / Magnetic Resonance Imaging (PET/MRI) scanner. The existing MRI suite would be reconfigured into zones to intentionally limit the access of patients and staff who have not been trained in MRI safety or screened for ferrous metals. A nearby light court would be enclosed as part of this project.

Patients arriving at the suite would first be screened for ferrous metals. Patient travel distances would be reduced by adding gowned dressing and waiting areas. Inpatients would be provided separate waiting areas. Patient privacy would be enhanced by sound-absorbent materials. Quality lighting and new finishes would be utilized to reduce patient anxiety and simplify wayfinding. Selected materials and colors would provide comfort and durability.

The new, sixth PET/MRI scanner would make it possible for clinicians to see soft tissue, cellular activity, and metabolism simultaneously. This combined functionality would allow clinicians to detect early cellular changes before any soft tissue changes can be identified, thus making it easier to pinpoint the area of abnormal cell growth.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	6,458	6,458
Anticipated Gross Square Feet	10,224	10,224
Anticipated Net-to-Gross Ratio	63 percent	63 percent

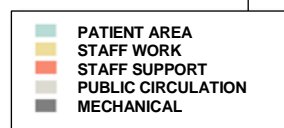
Project Budget

Total	\$ 5,400,000
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MRI equipment procurement:
start Spring 2017, complete Summer 2017

Construction:
start Fall 2017, complete Spring 2019

NEW Lower Level 1 Floor Plan



Pomerantz Family Pavilion - MRI Linear Accelerator Installation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Carson Design Team, Iowa City)		Jan. 2017	Not Required*
Design Professional Agreement (Schematic Design – Record Documents)	\$ 260,000	Mar. 2017	Not Required*
Program Statement		Mar. 2017	Not Required*
Schematic Design		Apr. 2017	Requested
Project Description and Budget	10,500,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

* Approved by Executive Director, consistent with Board policy.

This project is essentially an equipment installation. It would renovate the Lower Level's Vault E of the MRI Suite to install a new "Atlantic MRI" linear accelerator. This equipment is cutting-edge technology that provides soft-tissue-based imaging which is the best treatment for the liver and pancreas, which may move during radiation treatment. Existing shielded concrete walls would be relocated. The control room, corridors, waiting room, changing areas, and offices would be renovated. To facilitate the installation of this equipment, an areaway would be built to the outside.

Project Program

	Approved Building Program	Schematic Design
Total Net Assignable Space	1,561	1,561
Anticipated Gross Square Feet	1,937	1,937
Anticipated Net-to-Gross Ratio	81 percent	81 percent

Project Budget

Planning, Design & Management	\$ 360,000
Construction	2,400,000
Contingency	240,000
Equipment	7,500,000

Total \$ 10,500,000

Source of Funds: University Hospitals Building Usage Funds

MRI equipment procurement: start Spring 2017, complete Summer 2017

Construction: start Fall 2017, complete Spring 2018

Hawkeye Drive Apartments – Raze Facilities

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (HBK Engineering, Iowa City)		Jan. 2017	Not Required*
Resolution to Abandon the Facility		Feb. 2017	Approved
Design Professional Agreement (Design Development - Construction Services)	\$ 39,500	Mar. 2017	Not Required*
Project Description and Budget	2,500,000	Apr. 2017	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Apr. 2017	Receive Report

*Approved by Executive Director, consistent with Board policies.

The Hawkeye Drive Apartments were built in 1960 and have exceeded their useful life. Continued occupancy would have required extensive annual maintenance.

This project would raze the entire Hawkeye Drive Apartment complex located on the far west side of campus along Hawkeye Drive. The complex includes 14 stand-alone structures with 192 apartments. The scope of work would include demolishing the masonry and concrete structures, abatement of asbestos, disconnecting all utility connections, removing concrete and asphalt parking lots and a section of institutional road, backfilling and grading the site, and site restoration.

Project Budget

Planning, Design & Management	\$ 171,505
Construction	2,117,265
Contingency	211,230
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Total	\$ 2,500,000

Source of Funds: University Housing Renewal and Improvement funds

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**UNIVERSITY OF IOWA
Renovation of Burge Residence Hall
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 core values of the University include excellence, learning, community, diversity, integrity, respect, and responsibility. Strategies to accomplish these core values include recruiting and retaining a talented student population, promoting effective learning environments, and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University and they have direct impact on the retention and success of the students. University Housing's master plan includes updating of residence hall finishes and building systems as part of its long-term renovation and maintenance plan.

Other Alternatives Explored: Burge Residence Hall, built in 1959, is one of the largest residence halls on the UI campus. It continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there. Appropriately maintaining Burge Hall and all of the residence halls in the UI Housing system is a critical part of making these halls functional for the long-term. Continuing to utilize finishes and galvanized piping that are at the end of their lifespan creates increasing maintenance costs and frequent service calls. This project would improve the hall and be a well-timed investment in maintaining the hall for years to come.

Impact on Other Facilities and Square Footage: This project would not result in the impact, abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: This project would be funded through University Housing Renewal and Improvement funds generated from residence system room and board charges.

Financial Resources for Operations and Maintenance: The space is currently maintained by University Housing; therefore, operating and maintenance funds already exist in the operating budget.

External Forces Justifying Approval: The residence halls are an important factor in students' decisions to attend the University and they have direct impact on the retention and success of the students. Burge Hall continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there.

**UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
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: This project would revitalize space within the Nursing Building to enable the College of Nursing to address the needs of its students and to adapt to current pedagogical methods that emphasize active student learning. The College of Nursing has been housed in its existing building since 1971. The college has outgrown its academic space. The building has not undergone major renovation in many years and does not appropriately support the program's current and future needs. The renovation would address numerous issues including quality, program adjacency and 21st century technology requirements.

The College of Nursing is highly regarded as a provider of nursing education in the region. The proposed renovation would enhance the college's ability to meet its strategic goals, expand the college's reach in the region and help sustain the very best in nursing education, research, and service for the people of Iowa and beyond.

The College of Nursing has developed goals in the following areas to respond to three major forces/challenges (significant nursing shortage, passage of the Affordable Care Act, and the future of nursing) affecting the nursing profession:

Enrollment

- To meet the primary care needs of Iowans, the graduate program must also grow. Currently there are 262 students in primary care programs at the College of Nursing, graduating approximately 50 – 60 students per year. The College of Nursing needs to increase enrollment in the primary care programs by at least 30% by year 2020.
- To meet the growing demand for nursing faculty, enrollment in the College of Nursing's PhD program could increase by approximately 10 new students each year.
- In all programs, younger students with longer career trajectories are needed. Younger students demand extensive use of technology and state-of-the-art facilities.

Changes in Pedagogy

- Move from lectures – new and innovative methods of teaching, including expansion of simulation, are needed. Infrastructure to support these changes needs to meet the growing technological demands of education.
- Flexibility and adaptability – the rapid change in education, pedagogy, and student needs necessitates an infrastructure that can change rapidly.

Technology

- The explosion of technology in education will continue. It enhances student learning, maximizes faculty time, and students are expecting it.
- While some technology allows students to learn outside of the College of Nursing building, other technology would require additional, flexible space (simulation).

New Programs

- The College of Nursing already has approval to offer two new sub-programs in the Doctor of Nursing Practice program: 1) the acute care nurse practitioner: pediatrics and 2) the acute care nurse practitioner: adult/gerontology. These non-primary care programs would require different laboratory and clinical experiences than the primary care sub-programs. Infrastructure to support these and other new programs on the horizon would be needed.

Student Centered

- More and more, students and their families are assessing a university and nursing program based on student support provided. To compete with other nursing programs, the College of Nursing needs a student-friendly and student-centered building.

The proposed renovation would expand the College of Nursing's reach in the region and enhance the College's ability to meet its strategic goals by providing the appropriate space to support new and innovative methods of teaching and accessible technology in a student- centered environment.

Other Alternatives Explored: Except for the simulation center located at UIHC, the college is located in one facility. The simulation center is shared with UIHC. Options to create space within the existing facility were explored; however, it was determined the simulation center would remain in UIHC. This decision allows for expanding the facility to meet the academic needs.

Impact on Other Facilities and Square Footage: This project would not impact, abandon, transfer or demolish other existing facilities.

Financial Resources for Construction Project: The project would be funded by College of Nursing gifts and earnings.

Financial Resources for Operations and Maintenance: Operating and maintenance funding would not be impacted in any major way. The additional 10,600 gross square feet would be maintained with current operating funds.

External Forces Justifying Approval: Over 1 million of the nation's 3 million nurses are projected to retire in the next ten years. Moreover, emerging health care delivery models, with a focus on managing health status and preventing acute health issues, would likely contribute to new demand for nurses to take on expanded roles in primary care, preventive care, and care coordination. These external forces are compelling reasons why the College of Nursing is expanding its enrollment in the graduate nurse practitioner programs.

In all programs, students require more extensive use of technology and state-of-the-art facilities. This renovation project would ensure that the latest changes in pedagogy and technology would be available to them.

**UNIVERSITY OF IOWA
John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and
Bone Marrow Transplant Unit
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing improved patient accommodations for adult patients through conversion of semi-private and small single patient rooms into contemporary, adequately sized single occupancy, private inpatient rooms. The educational and research missions would also be enhanced through development of the contemporary inpatient-nursing units so students, residents, and fellows receive their clinical experience in modern, state-of-the-art, and efficiently operated facilities in accord with accrediting body standards.

The project also is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan by developing facilities that would 1) provide world class healthcare services to optimize health for everyone, 2) advance world class discovery through excellence and innovation in biomedical and health services research, 3) develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) foster a culture of excellence that values, engages and enables our workforce, 5) create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: UIHC studied several alternative designs for developing all single patient room nursing units in the Roy Carver Pavilion (RCP), John Colloton Pavilion (JCP), and the John Pappajohn Pavilion (JPP) current inpatient facilities. The selected model has now been used in developing two units. These are the Mother-Baby Unit on Level 6 of JPP and the Cardiovascular Intensive Care Unit (CVICU) on Level 4 of JCP. The opening of the new Stead Family Children's Hospital provides the opportunity to apply the same model in redeveloping vacated pediatric inpatient units into contemporary adult single-bed inpatient units.

Impact on Other Facilities and Square Footage: The existing inpatient unit currently occupied by Adult Leukemia and Bone Marrow Transplant (ALBMT) Unit on Level 7 of RCP would be converted into a single room nursing unit later and thus, no facilities would be impacted in undertaking this project.

Financial Resources for Construction Project: The project would be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. Funding from the issuance of hospital revenue bonds may also be used for this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the renovated facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: Acute care hospitals must meet the standards of the Facility Guidelines Institute (FGI) 2014 Edition, Guidelines for Design and Construction of Hospitals and Outpatient Facilities. These guidelines have been adopted by Iowa and most other states to regulate hospital construction and are used by Medicare and The Joint Commission to develop new regulations and standards. The FGI 2014 Guidelines require that, in major construction projects: “the maximum number of beds per room shall be one unless the functional program demonstrates the necessity of a two bed arrangement.” The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

The relocation and upgrade to private patient rooms of the ALBMT inpatient unit is necessary to meet patient care best practices while enabling continued operational inpatient bed capacity during construction of these units. The UIHC’s inpatient bed census has been consistently at or above capacity for more than a year with little projected change. Any construction project that would reduce inpatient bed capacity would significantly hinder the UIHC’s ability to meet its high demand.

Finally, single-bed inpatient rooms have increasingly become a patient and family expectation. The lack of private inpatient rooms dissatisfies patients. Single-bed inpatient rooms help reduce the risk of hospital-acquired infections, reduce patient disruption, reduce fall rates and expedite healing.

In summary, the conversion of nursing units vacated by the move of pediatric patients to the new UI Stead Family Children’s Hospital is making it possible to develop single-bed inpatient facilities for the ALBMT Unit, and to improve patient safety, meet patient expectations, and increase patient satisfaction without major operational disruption to the inpatient units.

**UNIVERSITY OF IOWA
John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing improved patient accommodations for adult patients through conversion of semi-private and small single-patient rooms into contemporary, adequately sized single occupancy, private inpatient rooms. The educational and research missions would also be enhanced through development of the contemporary inpatient-nursing units so that students, residents, and fellows receive their clinical experience in modern, state-of-the-art, and efficiently operated facilities and in accord with accrediting body standards.

The project also is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan by developing facilities that would 1) provide world class healthcare services to optimize health for everyone, 2) advance world class discovery through excellence and innovation in biomedical and health services research, 3) develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) foster a culture of excellence that values, engages and enables our workforce, 5) create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: UIHC studied several alternative designs for developing all single patient room nursing units in the Roy Carver Pavilion (RCP), John Colloton Pavilion (JCP), and the John Pappajohn Pavilion (JPP) current inpatient facilities. The selected model has now been used in developing two units. These are the Mother-Baby Unit on Level 6 of JPP and the Cardiovascular Intensive Care Unit (CVICU) on Level 4 of JCP. The opening of the new UI Stead Family Children's Hospital provides the opportunity to apply the same model in redeveloping vacated pediatric inpatient units into contemporary adult single-bed inpatient units.

Impact on Other Facilities and Square Footage: The existing inpatient units currently occupied by Palliative & Respiratory Specialty and Comprehensive Care (RSCCU) Unit on Level 7 of JCP would be converted into an inpatient burn unit and thus, no facilities would be impacted in undertaking this project.

Financial Resources for Construction Project: The project would be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. Funding from the issuance of hospital revenue bonds may also be used for this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the renovated facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: Acute care hospitals must meet the standards of the Facility Guidelines Institute (FGI) 2014 Edition, Guidelines for Design and Construction of Hospitals and Healthcare Facilities. These guidelines have been adopted by Iowa and most other states to regulate hospital construction and are used by Medicare and The Joint Commission to develop new regulations and standards. The FGI 2014 Guidelines require that, in major construction projects: “the maximum number of beds per room shall be one unless the functional program demonstrates the necessity of a two bed arrangement.” The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

The relocation and upgrade to private patient rooms of the Palliative & RSCCU inpatient unit is necessary to meet patient care best practices while enabling continued operational inpatient bed capacity during construction of these units. The UIHC’s inpatient bed census has been at or above capacity consistently for more than a year with little projected change. Any construction project that would reduce inpatient bed capacity for a long period would significantly hinder the UIHC’s ability to meet its high inpatient demand.

Finally, single-bed inpatient rooms have increasingly become a patient and family expectation and the lack of private inpatient rooms dissatisfies patients. Single-bed inpatient rooms also help reduce the risk of hospital-acquired infections, reduce patient disruption, reduce fall rates and expedite healing.

In summary, the conversion of nursing units vacated by the move of pediatric patients to the new UI Stead Family Children’s Hospital is making it possible to develop single-bed inpatient facilities for the Palliative & RSCCU and to improve patient safety, meet patient expectations, and increase patient satisfaction without major operational disruption to the inpatient units.

**UNIVERSITY OF IOWA
Roy Carver Pavilion - Inpatient Psychiatry Expansion and Renovation
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing improved patient accommodations for psychiatric inpatients through conversion of semi-private and small single patient rooms into contemporary, adequately sized single occupancy, private inpatient rooms as well as increased ancillary patient care amenities. The educational and research missions would also be enhanced through development of contemporary inpatient nursing units so that students, residents, and fellows receive their clinical experience in modern, state-of-the-art, and efficiently operated facilities and in accord with accrediting body standards.

The project also is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan by developing facilities that would 1) provide world class healthcare services to optimize health for everyone, 2) advance world class discovery through excellence and innovation in biomedical and health services research, 3) develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) foster a culture of excellence that values, engages, and enables our workforce, 5) create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: UIHC studied several alternative designs for developing all single patient room nursing units in the Roy Carver Pavilion (RCP), John Colloton Pavilion (JCP), and the John Pappajohn Pavilion (JPP) current inpatient facilities. The opening of the new Stead Family Children's Hospital as well as the future relocation of the Adult Leukemia and Bone Marrow Transplant Unit on Level 7 of RCP south provides UIHC with the opportunity to utilize Level 7 of RCP as necessary expansion space in a cost effective and timely manner.

Impact on Other Facilities and Square Footage: The space proposed for development of single inpatient psychiatry rooms on Level 7 of RCP was occupied by Neonatal Critical Care Unit (NICU) Bay 5, which has been relocated to the new Children's Hospital. The vacated space would be converted into a nursing unit with single psychiatry patient rooms and thus, no facilities would be impacted in undertaking this project.

Financial Resources for Construction Project: The project would be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. Gifts and proceeds from hospital revenue bonds may also be used to finance a portion of this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: Acute care hospitals must meet the standards of the Facility Guidelines Institute (FGI) 2014 Edition, Guidelines for Design and Construction of Hospitals and Outpatient Facilities. These guidelines have been adopted by Iowa and most other states to regulate hospital construction and are used by Medicare and the Joint Commission to develop new regulations and standards. The FGI 2014 Guidelines state that, in major construction projects: “the maximum number of beds per room shall be one unless the functional program demonstrates the necessity of a two bed arrangement.” The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

The development of private patient rooms on the psychiatry inpatient units is necessary to meet patient care best practices while maintaining continued operational inpatient bed capacity during phased construction and redevelopment of existing units. The UIHC’s psychiatric inpatient bed census has been at or above capacity consistently for more than a year with little projected change. Any construction project that would reduce inpatient bed capacity would significantly hinder the UIHC’s ability to meet its high inpatient census.

Finally, single-bed inpatient rooms have increasingly become a patient and family expectation and the lack of private inpatient rooms dissatisfies patients. Single-bed inpatient rooms also help reduce the risk of hospital-acquired infections, reduce patient disruption, reduce fall rates and expedite healing.

In summary, the conversion of the units vacated by the move of pediatric patients to the new Stead Family Children’s Hospital would make it possible for the UIHC to begin development of single-bed inpatient facilities for both the adult and pediatric psychiatry units which would allow the UIHC to improve patient safety, meet patient expectations, and increase patient satisfaction without major operational disruption to the inpatient units.

**UNIVERSITY OF IOWA
John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UIHC's capabilities for fulfilling its patient care mission by providing the necessary space to accommodate the creation of MR safety zones as well as enable the UIHC to acquire innovative patient care technologies.

Other Alternatives Explored: After careful evaluation of space available on the UIHC main campus, it was determined that there are no other alternatives that would provide adequate space for the required workflows and technology directly adjacent to the existing MR Imaging Suite.

Impact on Other Facilities and Square Footage: None.

Financial Resources for Construction Project: The project would be funded from University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. In addition, some gift funds and revenue from UIHC bonds may be used to finance this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The Joint Commission now requires all hospitals to restrict access to everyone who has not been trained in MRI safety and screened by staff members who have been trained in MRI safety from the scanner room and the area that immediately precedes the entrance to the MRI scanner room. Renovations of the existing MRI suite would create these newly required, restricted areas and ensure that these areas are controlled and supervised by staff specially trained in MRI safety.

Additionally, advances in imaging technology have made it possible to detect and treat diseases at the earliest stages of prognosis. This project, which would create space designed to accommodate this innovative PET/MRI technology, would continue to enable UIHC to assure that patients are benefitting from state-of-the-art technology.

In addition, the project's design must meet the increasingly stringent building codes and standards including those in the 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as standards for hospital licensing and construction in Iowa and most other states and are used by Medicare and The Joint Commission to develop new regulations and standards. The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements.

UNIVERSITY OF IOWA
Pomerantz Family Pavilion - MRI Linear Accelerator Installation
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UIHC's capabilities for fulfilling its patient care mission by providing the necessary space to accommodate the creation of monitor and control rooms for the MRI linear accelerator as well as enable the UIHC to acquire innovative patient care technologies.

Other Alternatives Explored: After careful evaluation of space available on the UIHC main campus, it was determined that there are no other alternatives that would provide adequate space for the required clinical workflows, infrastructure, and technology directly adjacent to the existing Department of Radiation Oncology.

Impact on Other Facilities and Square Footage: None.

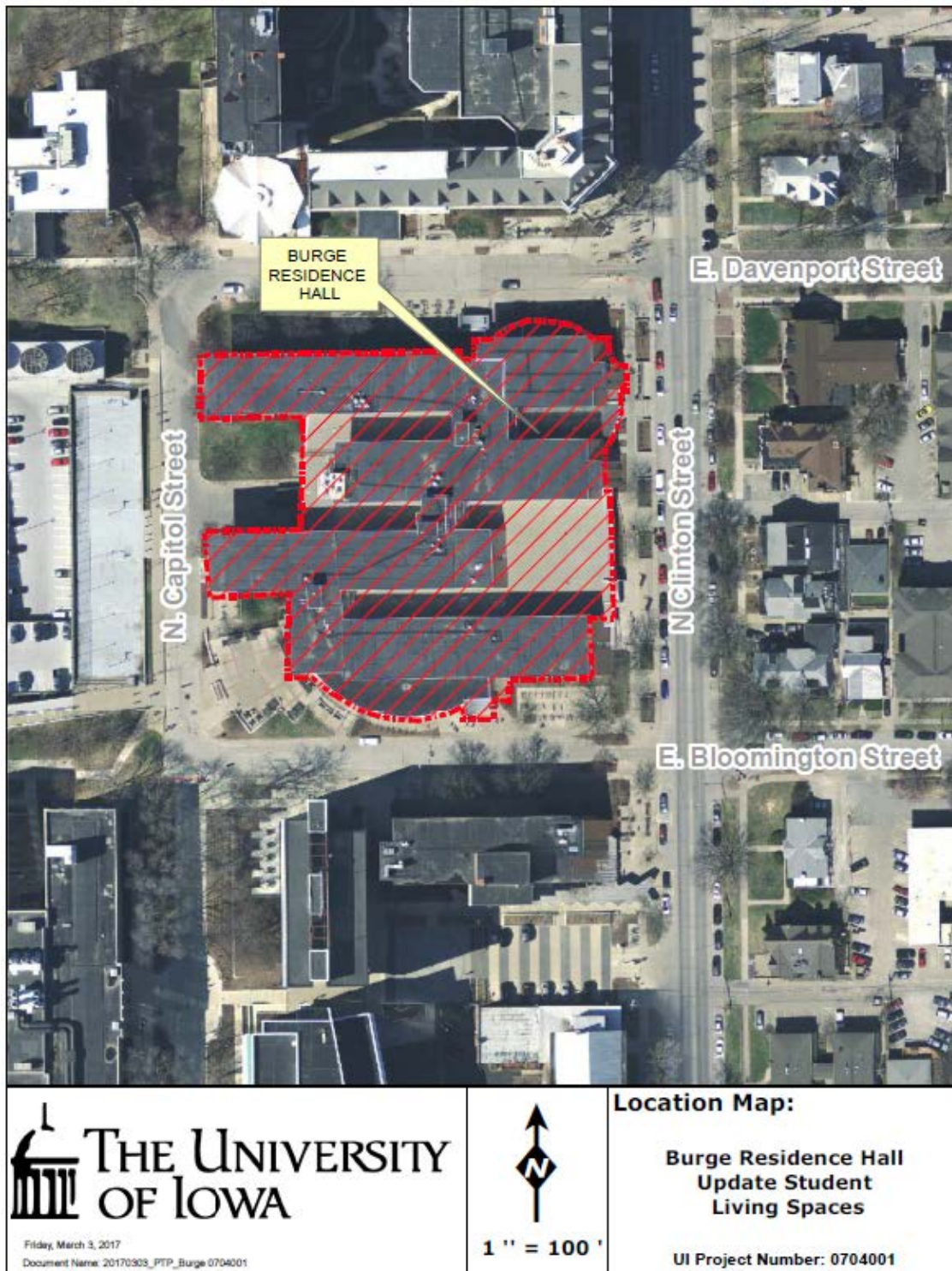
Financial Resources for Construction Project: The project would be funded from University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. In addition, some gift funds and revenue from UIHC bonds may be used to finance this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

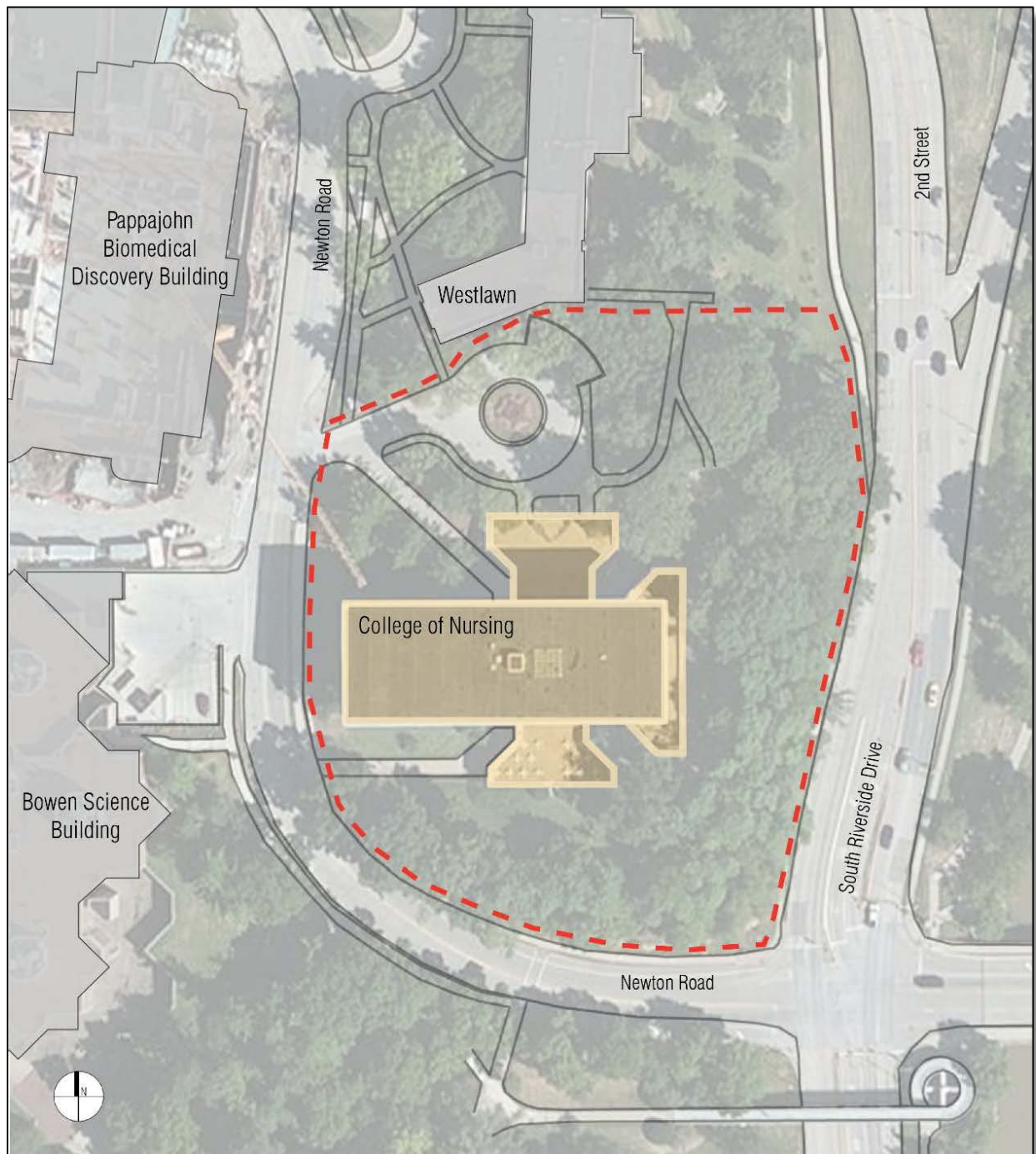
External Forces Justifying Approval: Advances in imaging technology have made it possible to detect and treat diseases at the earliest stages of prognosis. This project is designed to accommodate innovative MRI linear accelerator technology that would continue to enable UIHC to assure patients are benefitting from state-of-the-art technology.

In addition, the project's design must meet the increasingly stringent building codes and standards including those in the 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as standards for hospital licensing and construction in Iowa and most other states and are used by Medicare and The Joint Commission to develop new regulations and standards. The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

UNIVERSITY OF IOWA
Renovation of Burge Residence Hall Map



UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design



Project Location

**UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design**

Interior Renderings



College of Nursing Building – Building Modifications project: Level 1, Student Commons, looking north



College of Nursing Building – Building Modifications project: Level 1, Student Commons, looking west

UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design

Interior Renderings



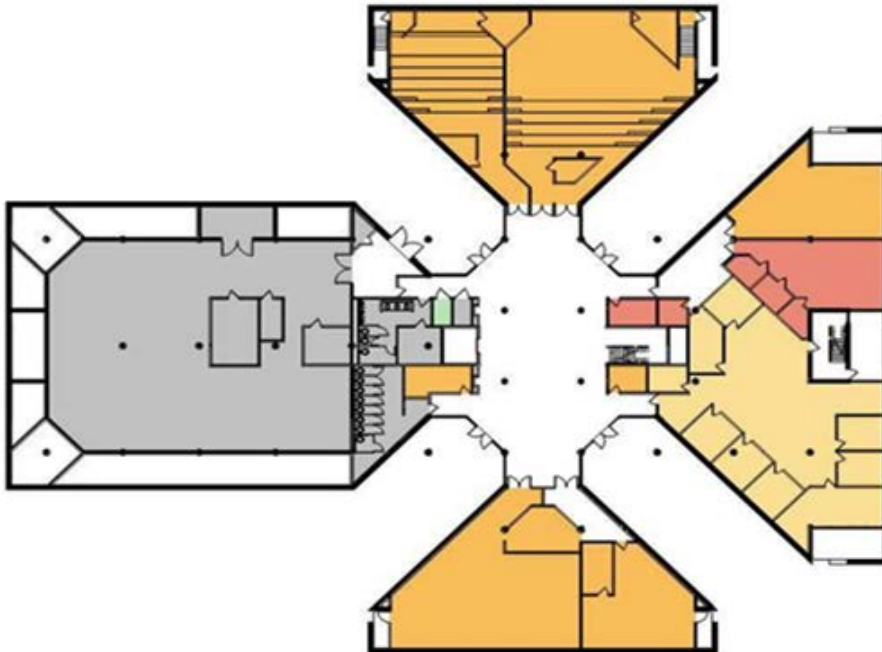
College of Nursing Building – Building Modifications project: Ground Level, active learning classroom, looking southeast



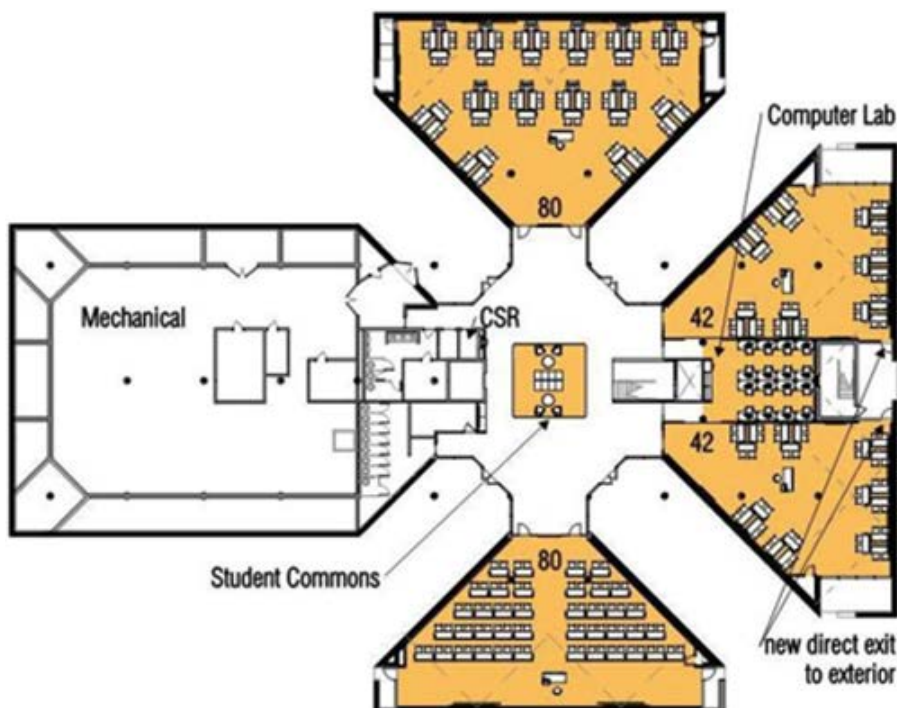
College of Nursing Building – Building Modifications project: Ground Level, south lecture classroom, looking northeast

UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design

Existing Ground Level Floor Plan



New Ground Level Floor Plan



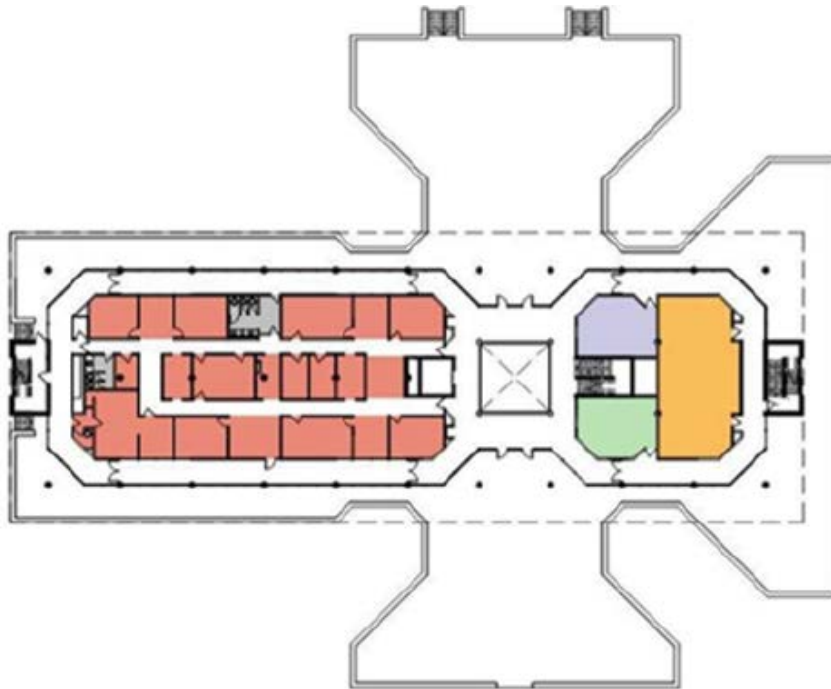
DEPARTMENTS

- ADMINISTRATION
- STUDENT SERVICES
- GENERAL USE
- RESEARCH
- NCEC
- ACADEMICS
- CENTERS
- PACULTY SERVICES
- TEACHING SERVICES
- BUILDING SUPPORT

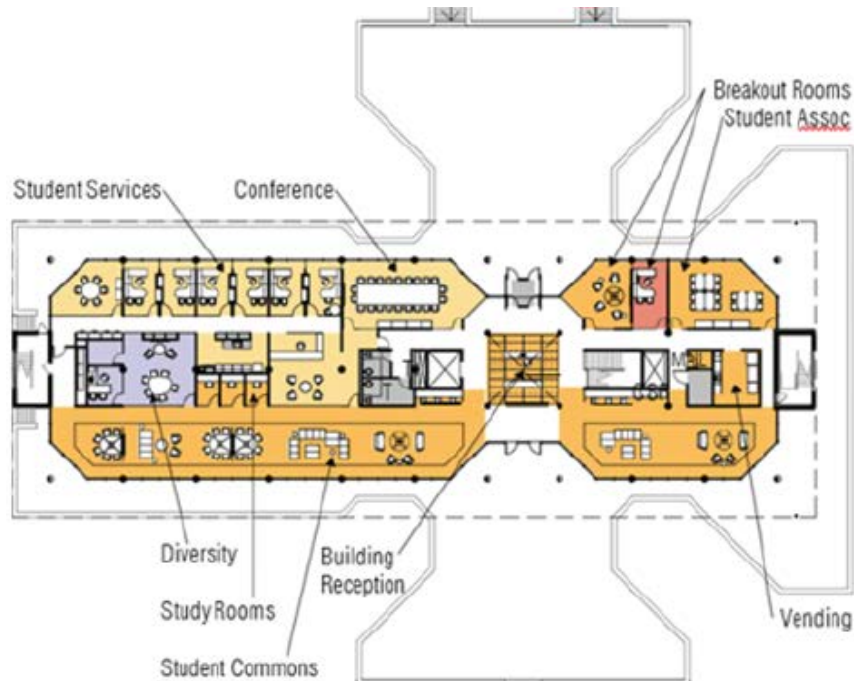
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UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design

Existing Level 1 Floor Plan



New Level 1 Floor Plan



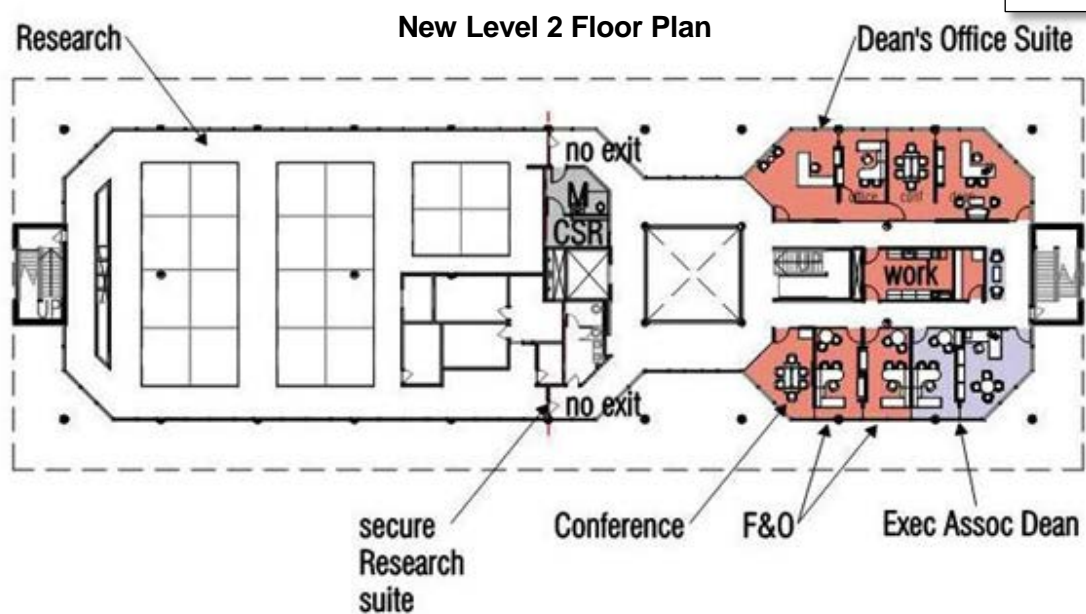
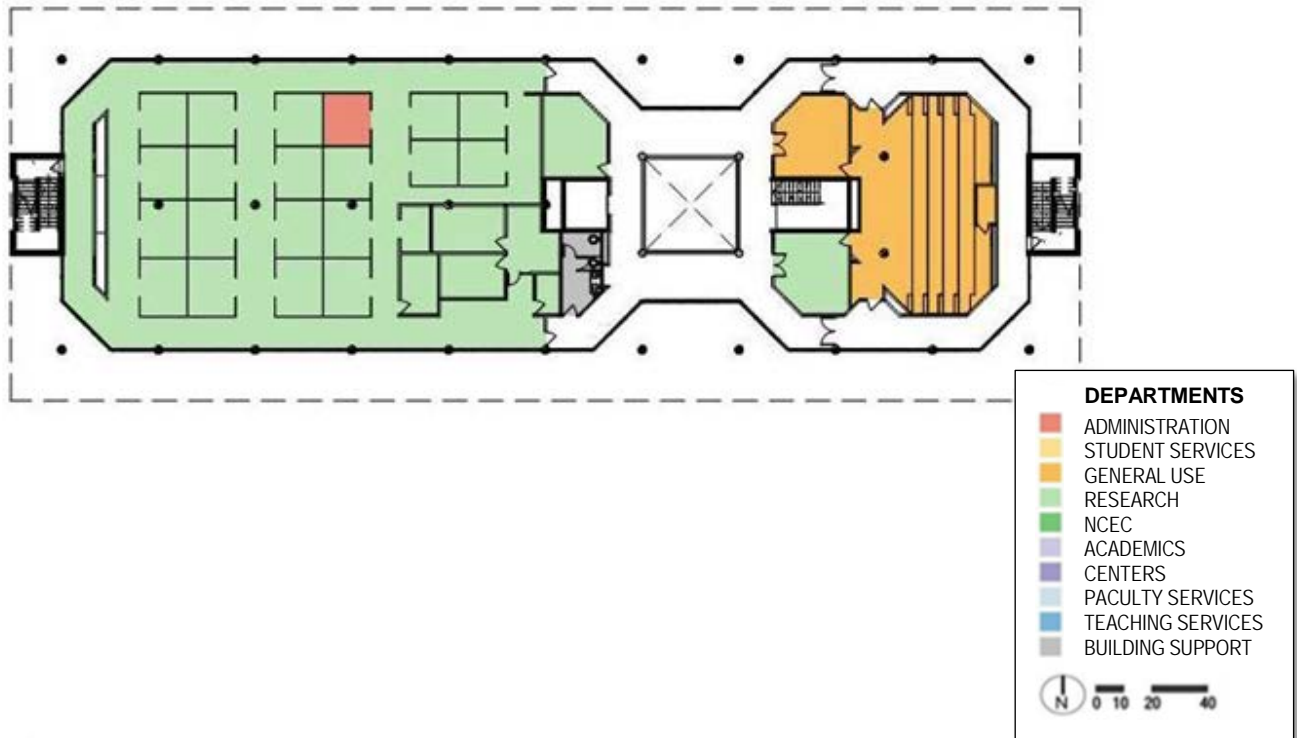
DEPARTMENTS

- ADMINISTRATION
- STUDENT SERVICES
- GENERAL USE
- RESEARCH
- NCEC
- ACADEMICS
- CENTERS
- PACULTY SERVICES
- TEACHING SERVICES
- BUILDING SUPPORT

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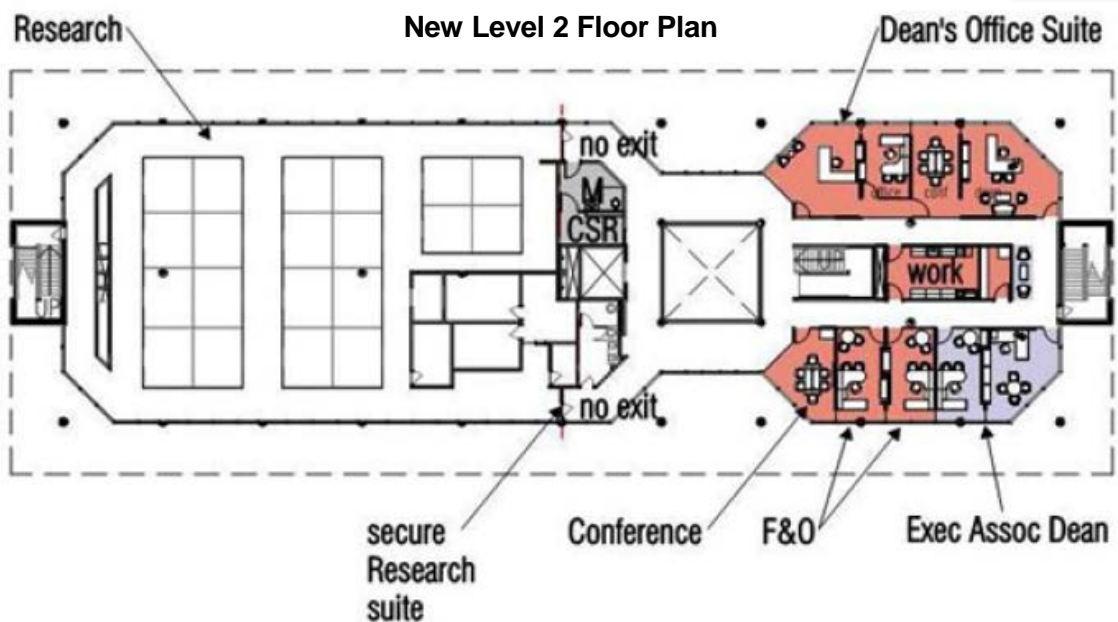
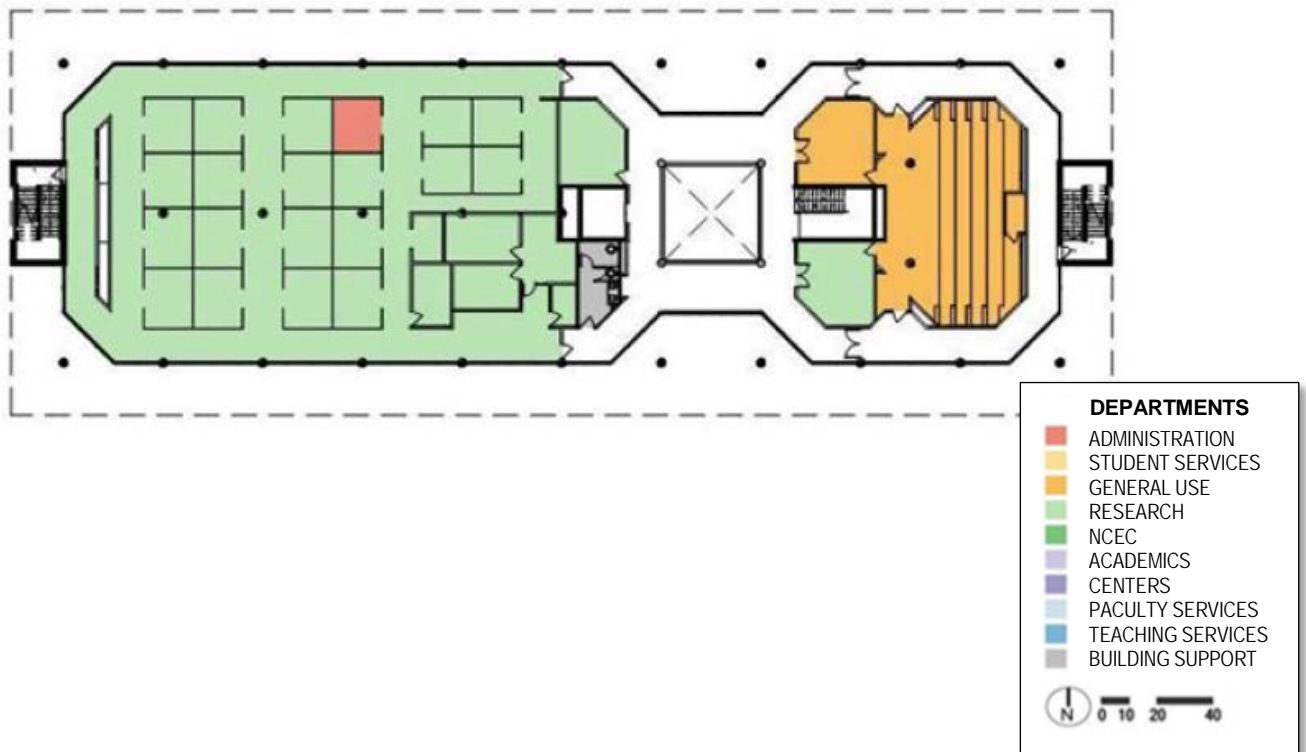
UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design

Existing Level 2 Floor Plan



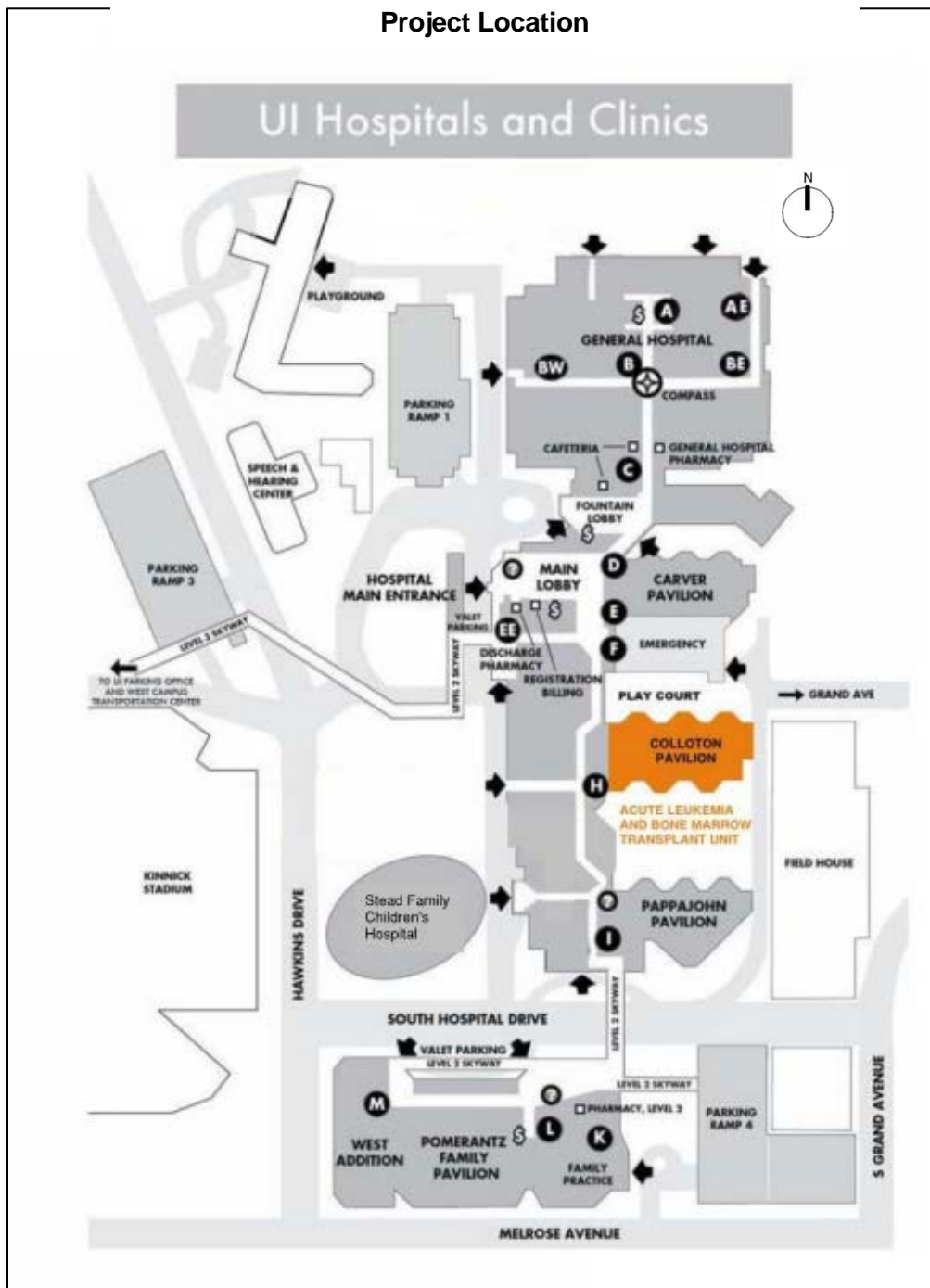
UNIVERSITY OF IOWA
College of Nursing Building – Building Modifications
Schematic Design

Existing Level 2 Floor Plan



UNIVERSITY OF IOWA
John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and
Bone Marrow Transplant Unit
Schematic Design

Project Location



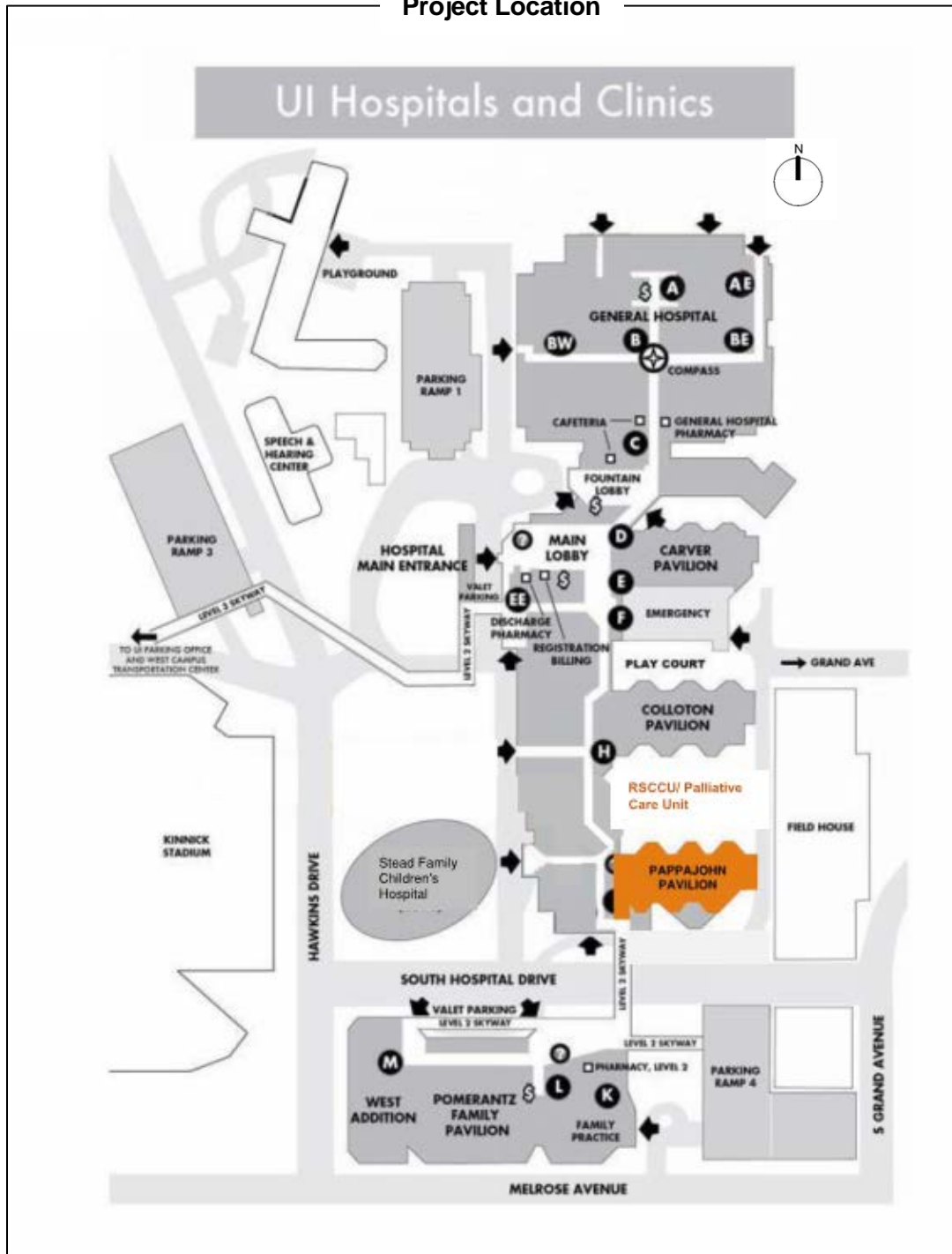
UNIVERSITY OF IOWA
John Colloton Pavilion – Level 3 Relocation of Acute Leukemia and
Bone Marrow Transplant Unit
Schematic Design

NEW Level 3 Floor Plan



UNIVERSITY OF IOWA
John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit
Schematic Design

Project Location



UNIVERSITY OF IOWA
John Pappajohn Pavilion – Level 7 Relocation of RSCCU/Palliative Care Unit
Schematic Design

Floor Plans

Existing Level 7

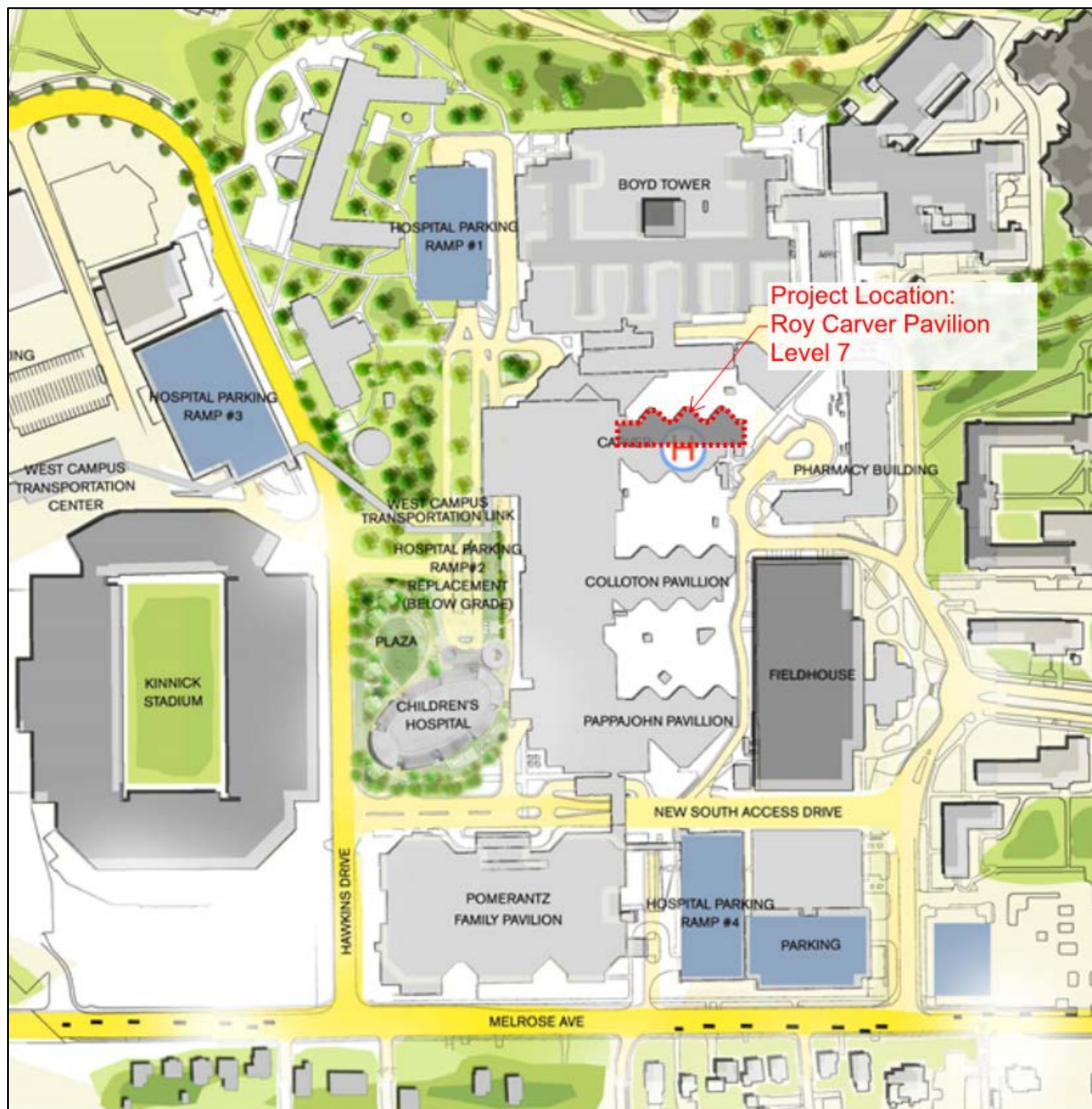


NEW Level 7



UNIVERSITY OF IOWA
Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation
Schematic Design

Project Location



Floor Plans

The floor plan shows the University of Illinois at Chicago campus. The 'PROJECT LOCATION' is highlighted in red and includes the 'PROJECT LOCATION' label. The 'FUTURE PROJECT' is highlighted in grey and includes the 'FUTURE PROJECT' label. The plan also shows various rooms, corridors, and a scale bar.

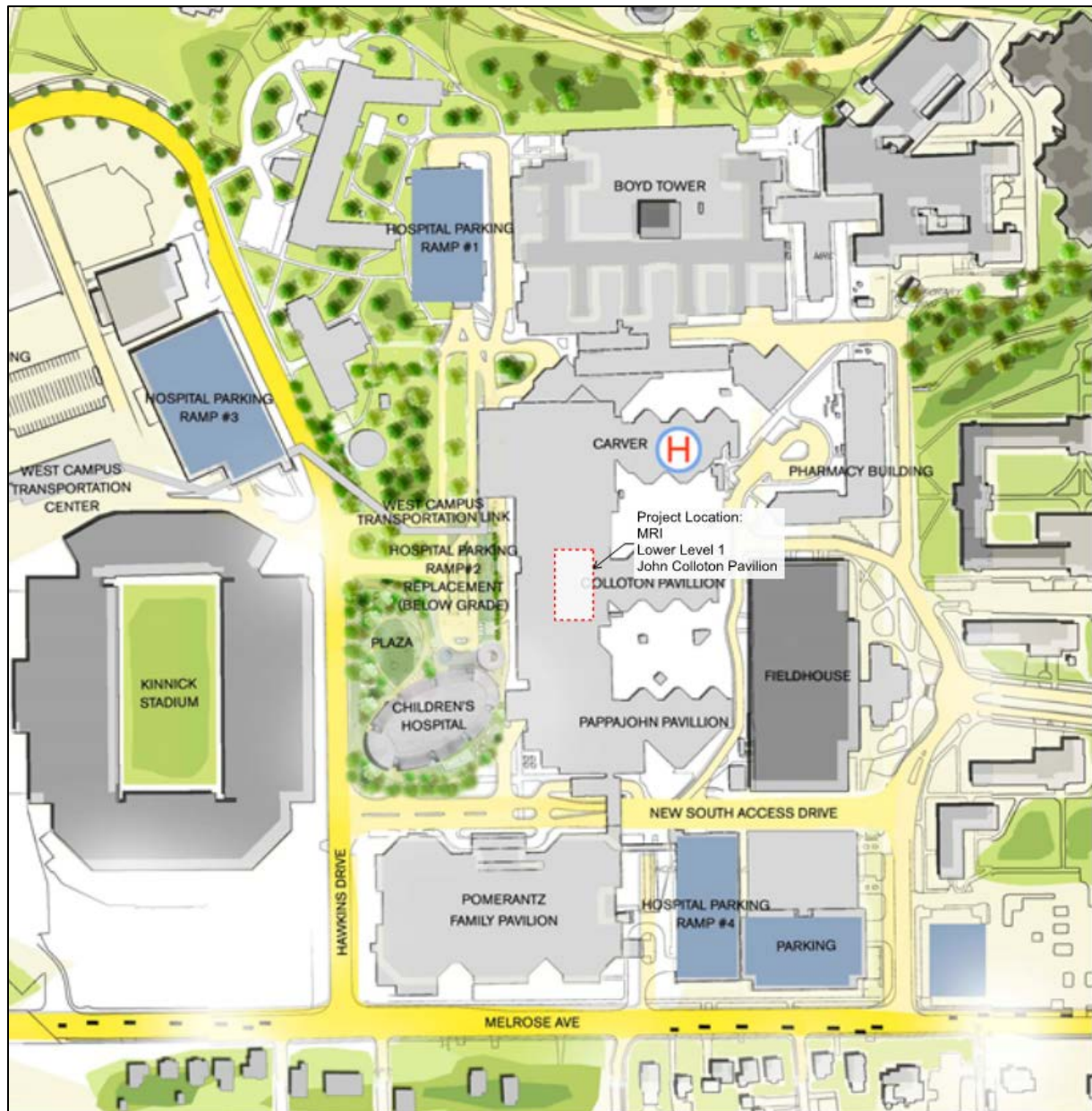
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- ☐ INPATIENT
- ☐ WAITING / RECEPTION / CONSULT
- ☐ SUPPORT AREAS
- ☐ ADMINISTRATION & STAFF
- ☐ MECHANICAL / ELECTRICAL / TELECOMMUNICATIONS

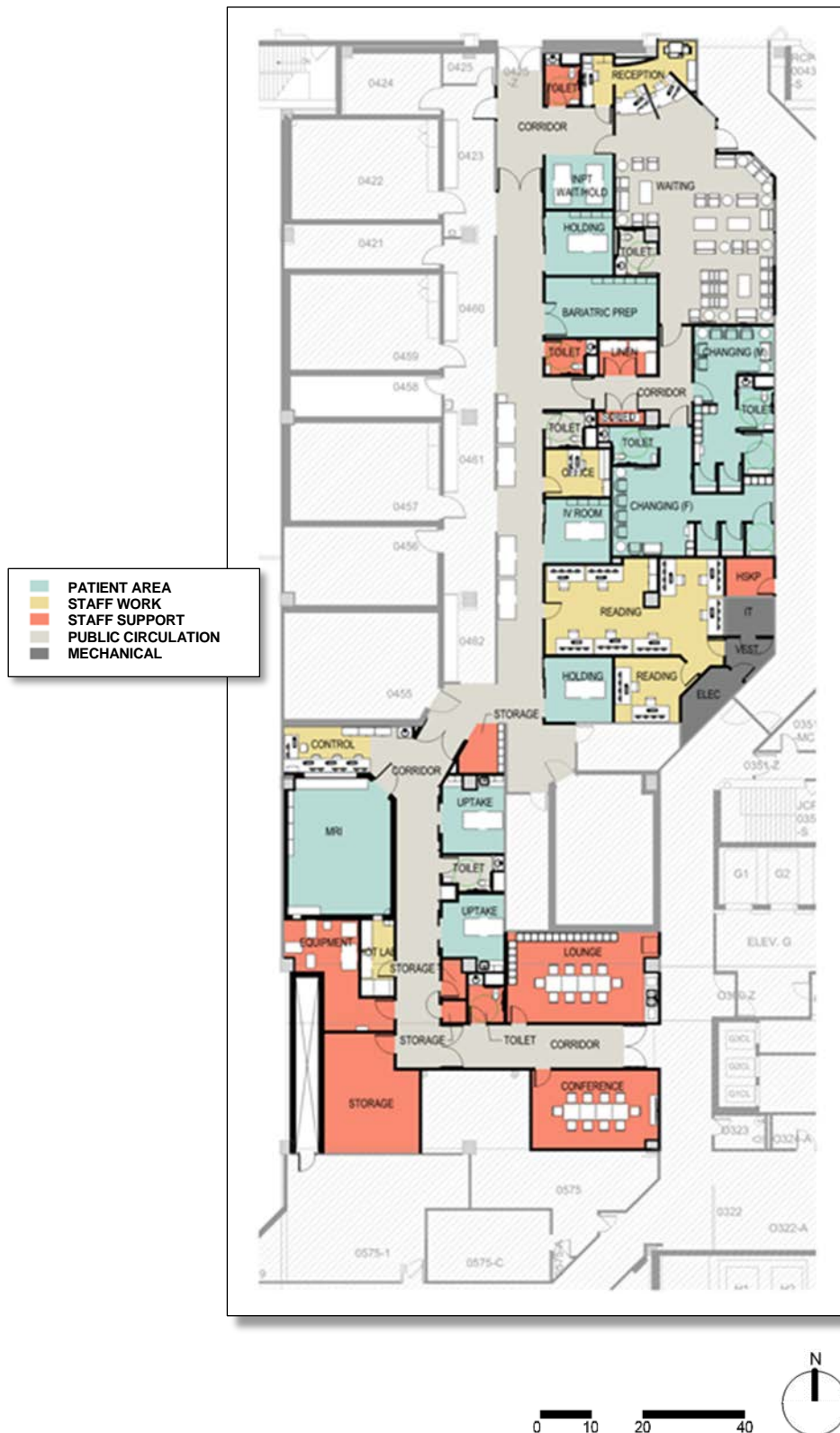


UNIVERSITY OF IOWA
John Colloton Pavilion – MRI Suite Safety and PET/MRI Expansion and Renovation
Schematic Design

Project Location

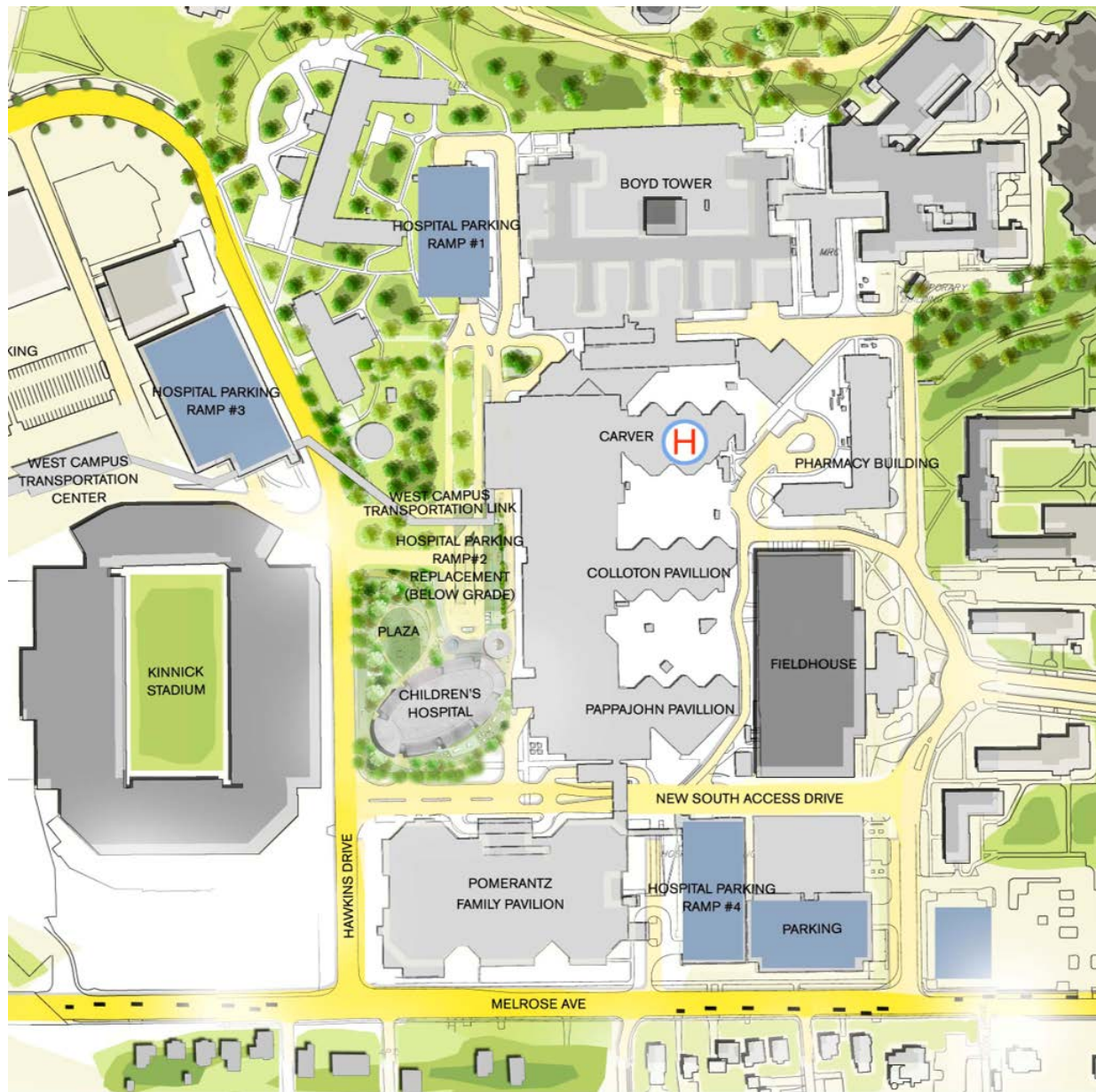


NEW Lower Level 1 Floor Plan



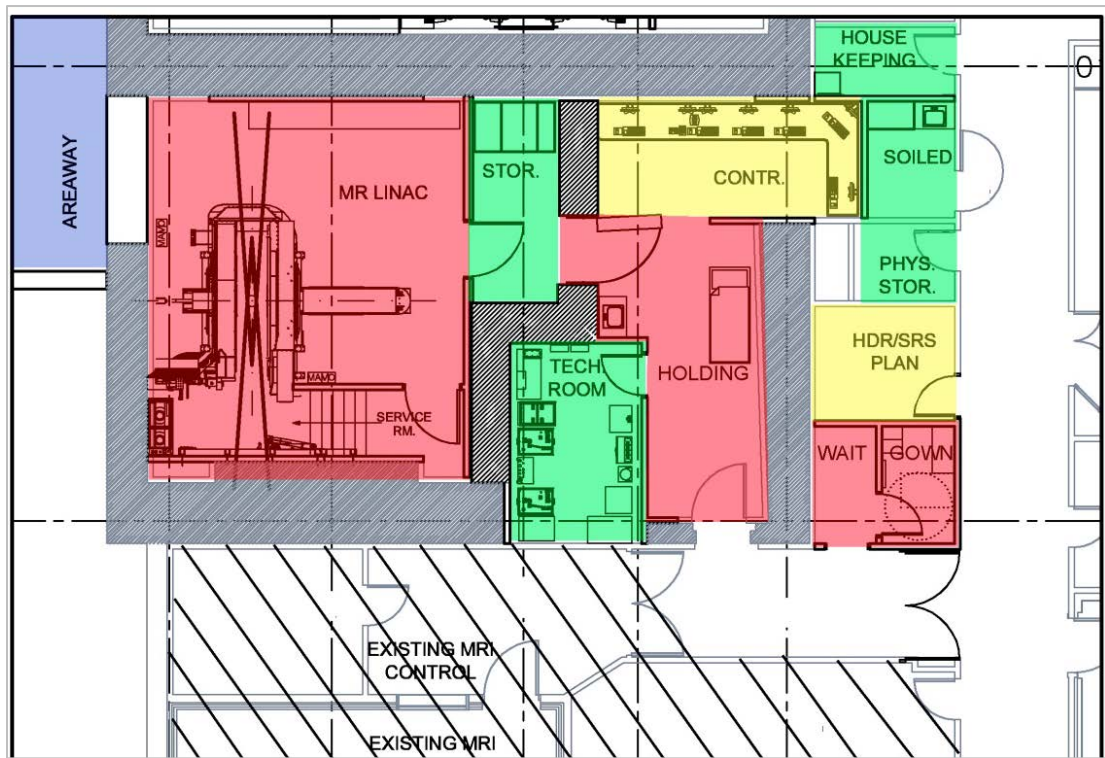
UNIVERSITY OF IOWA
Pomerantz Family Pavilion - MRI Linear Accelerator Installation
Schematic Design

Project Location



UNIVERSITY OF IOWA
Pomerantz Family Pavilion - MRI Linear Accelerator Installation
Schematic Design

New Lower Level Floor Plan



- Patient Areas
- Staff Areas
- Support Areas (equipment room/storage/housekeeping)
- Areaway

0 5 10 20



UNIVERSITY OF IOWA
Hawkeye Drive Apartments – Raze Facilities
Schematic Design

Project Location

