

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Permission to Proceed with Project Planning for the:
 - **Bowen Science Center – Renovate Third Floor** project, including the design professional selection process.
2. Project Description and Budget for the:
 - **UIHC – General Hospital – Upgrade BA and BW Elevators** (\$2,205,900) and
 - **UIHC – Renovate Quad Cities Hematology Oncology Clinic** (\$2,140,000) projects with the understanding that approval is authorization to proceed with construction.

SUI project #1 of 3
Bowen Science Center – Renovate Third Floor

Executive Summary: This project would renovate 45,000 square feet of research lab, associated support and office space on the third floor of the Bowen Science Building. The estimated project budget of \$15,000,000 to \$19,000,000 would be funded by Treasurer’s Temporary Investment (TTI) Income.

Background: The University is committed to the long-term use of the Bowen Science Center, built in 1972, as demonstrated by the completed “Bowen Science Building – Modernize Building Systems” project, a major HVAC infrastructure upgrade approved by the Board in June 2016.

| | <u>Date</u> | <u>Board Action</u> |
|--|------------------|---------------------|
| Permission to Proceed with Project Planning | Apr. 2020 | Requested |

These 1970’s research labs need modernization to reflect best practices and necessary changes in medical research over the past 50 years. This would ensure the University is able to attract and retain top-quality faculty, staff and trainees and to garner research funding. The design would facilitate enhanced scientific interactions and collaboration of research units, and increased flexibility as research and researchers transition in and out of the space over time.

The third floor currently houses research units associated with the Department of Microbiology and Immunology in the Carver College of Medicine (CCOM). As part of this project, these research units would be temporarily relocated to other facilities, until the renovations are complete. The project would also explore upgrades to third floor public spaces for better research interactions as funding allows.

These research units are core to the CCOM’s long-term research goals. The renovation of these research units is critical for the Department of Microbiology and Immunology to continue its successful research, teaching and academic services.

This renovation would significantly enhance the ability of the department in the following four top priority areas:

1. student success
2. research and discovery
3. research engagement and
4. enhancing diversity, equity, inclusion and collaboration.



University of Iowa Hospitals and Clinics main campus, looking northwest



**SUI Project #2 of 3
UIHC – General Hospital – Upgrade BA and BW Elevators**

Executive Summary: This project would substantially upgrade two elevators in the UIHC’s General Hospital. The project budget of \$2,205,900 would be funded by Hospital Building Usage Funds and/or Bond Proceeds.

Background: The BA elevator has some equipment that was installed 91 years ago when General Hospital was built in 1929, and the rest, while newer, is still well past the end of its useful life. The BW elevator has equipment close to 30 years old and is in need of an upgrade. Both elevator cabs are powered by outdated elevator controls technology and are difficult to repair, due to the limited availability of parts and service centers trained to work on the obsolete technology.

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---------------------------------------|--------------------|------------------|---------------------|
| Design Professional Selection | | | |
| ➤ Rohrbach Associates PC, Iowa City | | Nov. 2019 | Not Required* |
| Design Professional Agreement | | | |
| ➤ Pre-Design through Record Documents | \$146,950 | Dec. 2019 | Not Required* |
| Project Description and Budget | \$2,205,900 | Apr. 2020 | Requested |

*Approved by Executive Director, consistent with Board policy.

| Project Budget | |
|-------------------------------|---------------------|
| Planning, Design & Management | \$ 264,250 |
| Construction | 1,771,800 |
| Contingency | 169,850 |
| Total | \$ 2,205,900 |

Source of Funds
University Hospitals Building Usage Funds

Schedule
Construction: Summer 2020 – Fall 2021

Elevator upgrades would include replacement of DC motor sets with new AC hoist motors, geared machines, cables, cab finishes, car door equipment, controllers and button/floor illuminators, machine room cooling, additional code upgrades and elevator lobby modifications for ADA compliance.

Elevator upgrades would be staggered to maintain patient services and visitor circulation.



UIHC General Hospital, looking southeast



**SUI project #3 of 3
UIHC – Renovate Quad Cities Hematology Oncology Clinic**

Executive Summary: This project would reconfigure over 1,900 square feet of existing space within a leased facility located at 1351 Kimberly Road in Bettendorf to allow for the treatment of increasing patient volumes. Specifically, infusion chairs would increase from eight to 12, exam rooms would increase from four to eight and blood draw spaces would increase from one to two. The project budget of \$2,140,000 would be funded by Hospital Building Use Funds.

Background: The Quad Cities region is under-served in the number of oncologists providing care, and University of Iowa Health Care has seen increasing patient volumes at this leased space. This project would enhance UIHC's capabilities for fulfilling its patient care mission by expanding the number of providers it has capable of delivering high quality, comprehensive care to the region. This project provides the necessary functional spaces to accommodate the projected patient volume growth in the Quad Cities area, while supporting that care with the safest, most appropriate clinical and environmental controls.

The building's existing HVAC system cannot support this proposed increased program and would be upgraded as part of this project, this includes the replacement of one of two existing air handling units. Certification of the pharmacy clean room and hazardous clean room has been very difficult over the last several months, due to the existing state of the HVAC system. A new dedicated air handling unit would be installed for these spaces to ensure that certification would be maintained.

Project Summary

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|--------------------|------------------|---------------------|
| Lease Agreement | | | |
| ➤ Medical Oncology Partners, LLC | | Sep. 2016 | Approved |
| Design Professional Selection (pending) | | Mar. 2020 | Not Required* |
| Project Description and Budget | \$2,140,000 | Apr. 2020 | Requested |

*Approved by Executive Director, consistent with Board policy.

Project Budget

| | |
|-------------------------------|---------------------|
| Planning, Design & Management | \$ 233,700 |
| Construction | 1,574,900 |
| Furniture & Equipment | 186,000 |
| Contingency | 145,400 |
| Total | \$ 2,140,000 |

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: Summer 2020 – Fall 2021



one mile north of downtown Bettendorf, looking north

**UIHC Quad Cities
Hematology/Oncology
Clinic Renovation project**