

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the:
 - **UIHC – Replace Windows** project, including permission to hire The S/L/A/M Collaborative as the Design Professional.
2. Schematic Design, Project Description and Budget for the:
 - **Pharmaceutical Sciences Research Building – Renovate North Wing** (\$4,570,000) project with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **UIHC Pomerantz Family Pavilion Expand Level 4 Breast Health Center** (\$4,149,000) project with the understanding that approval is authorization to proceed with construction.

**UI project #1 of 3
UIHC – Replace Windows**

Executive Summary: Planning would proceed on how to replace windows on levels 4 and 5 of University of Iowa Stead Family Children’s Hospital and the Connector Bridge leading to the John Pappajohn Pavilion of University of Iowa Hospitals & Clinics. The estimated project budget of \$10,000,000 to \$15,000,000 would be funded by University Hospitals Building Usage Funds.

Background: UI Stead Family Children’s Hospital was delivered using multiple prime contracts and completed in 2017. Since the completion of two separate prime contracts, there have been issues with enough windows to raise concerns about the long-term performance of the window systems installed under both contracts. Issues include development of blemishes, delamination, and cracking. The University has installed a protective film on all windows that have been identified as potential safety hazards to provide an additional margin of safety and is actively monitoring all windows, while a permanent solution is determined.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Apr. 2021	Requested

The University also requests permission to hire The S/L/A/M Collaborative as the architect for this project. In 2020, S/L/A/M merged with CBRE Heery Inc., who was the architect of record for UI Stead Family Children’s Hospital.

**UI project #2 of 3
Pharmaceutical Sciences Research Building – Renovate North Wing**

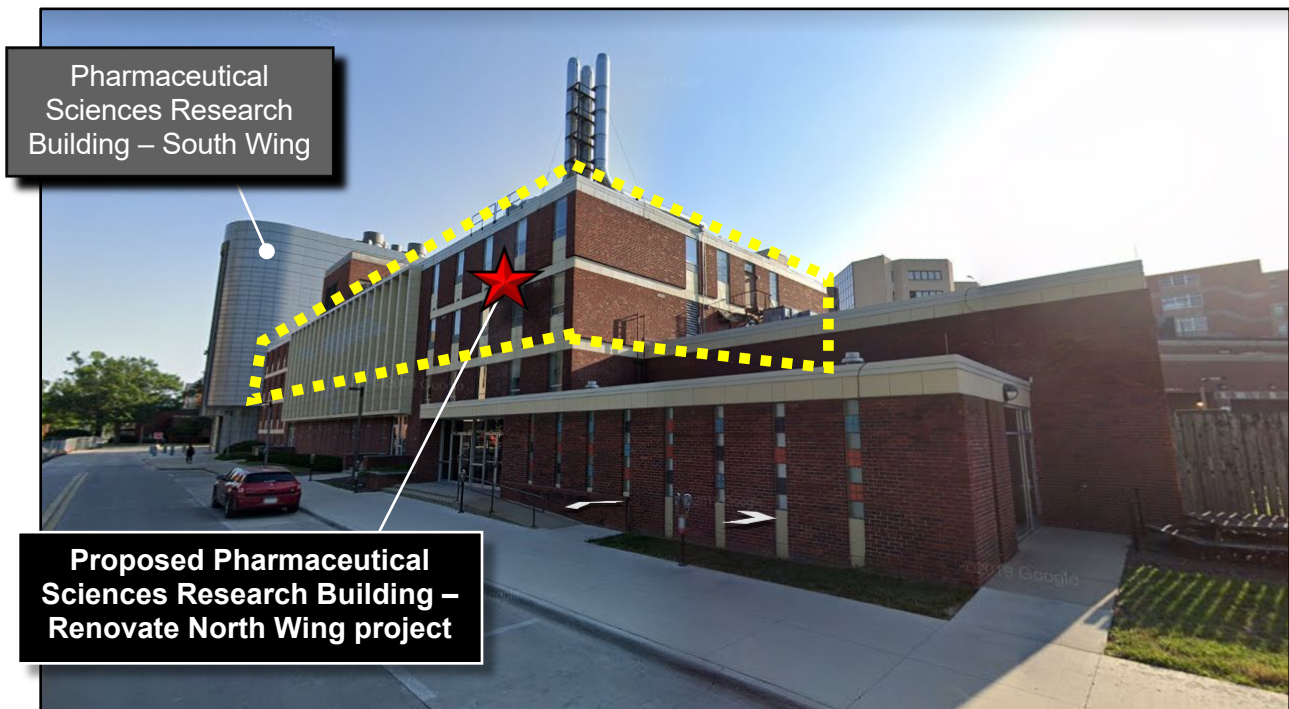
Executive Summary: This project would convert 21,500 square feet of laboratory space on the upper two floors of the north wing into office space for the College of Nursing, Carver College of Medicine and College of Public Health, all currently located in Westlawn.

The project budget of \$4,570,000 would be funded by Treasurer’s Temporary Investment Income and/or Building Renewal.

Background: With the new College of Pharmacy Building completed, space became available in the Pharmaceutical Sciences Research Building, previously known as the ‘Pharmacy Building,’ which was built in 1961. The north wing of this building was to be razed once the new College of Pharmacy Building was completed; however, further study indicated repurposing of this facility from laboratory to office space would assist with the University Master Plan, which includes the razing of Westlawn.

The project’s scope of the work includes demolition, construction of new walls, ceilings, finishes and upgrading the HVAC and electrical systems to support the repurposed building.

- Future project: To be approved by the Board at a later date, the 137,200 square foot Westlawn would be demolished, eliminating nearly \$20,000,000 in deferred maintenance costs and reducing annual operating costs by over \$900,000.



Pharmaceutical Sciences Research Building, built in 1961: looking southwest

Project Summary

	Amount	Date	Board Action
Design Professional Selection (12 proposals)			
➤ OPN Architects, Cedar Rapids		Mar. 2020	Not Required*
OPN Architects Agreement			
➤ Pre-Design and Schematic Design only	\$81,160	Apr. 2020	Not Required*
Permission to Proceed with Project Planning		Feb. 2021	Approved
Program Statement		Mar. 2021	Not Required*
OPN Architects Amendment #1			
➤ Design Development – Record Documents	pending	pending	Not Required*
Project Description and Budget	\$4,570,000	Apr. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 588,000
Construction	3,108,000
Furniture & Equipment	565,000
Contingency	309,000
Total	\$ 4,570,000

Source of Funds

Treasurer's Temporary Investment Income and/or Building Renewal

Schedule

Construction: late summer 2021 – late summer 2022



Pharmaceutical Sciences Research Building, 2nd floor



Pharmaceutical Sciences Research Building, 3rd floor



Second Floor Plan

Third Floor Plan

North



UI project #3 of 3

UIHC – Pomerantz Family Pavilion – Expand Level 4 Breast Health Center

Executive Summary: This project renovates approximately 11,660 GSF of existing clinic space on Level 4 of the Pomerantz Family Pavilion (PFP) into the Breast Health Center. The new space would include a reception area, waiting area, on-stage/off-stage clinic pod (two consultation rooms, sixteen exam rooms and a team workroom) and support spaces. The project location is adjacent to an existing Breast Imaging Clinic, improving the interdisciplinary relationship between breast imaging, surgical oncology and medical oncology.

The project budget of \$4,149,000 would be funded by University Hospitals Building Usage Funds.

Background: Completion of this project would provide a collaborative environment in a single location for multidisciplinary care provided to breast health patients. Currently, providers can see a patient for care related to breast health concerns in multiple locations across UIHC facilities that can lead to disruptions in care and inconvenience for the patient. The single site breast center would allow breast imaging, surgical oncology, medical oncology, genetic counseling, nutrition and other supportive services to be provided to breast patients in one location.

Expanding and consolidating the UIHC Cancer Center, Breast Health services on Level 4 also allows new oncology providers to utilize space on Level 3, where breast physicians are currently seeing patients.



UIHC Pomerantz Family Pavilion, built in 1996: looking northeast



Project Summary

	Amount	Date	Board Action
Design Professional Selection (five proposals)			
➤ Invision Architecture, Waterloo		Aug. 2020	Not Required*
Invision Architecture Agreement			
➤ Schematic Design only	\$ 13,500	Sep. 2020	Not Required*
Invision Architecture Amendment #1			
➤ Design Development – Record Documents	210,000	Jan. 2021	Not Required*
Project Description and Budget	\$4,149,000	Apr. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 447,500
Construction	2,709,693
Furniture & Equipment	744,177
Contingency	247,630
Total	\$ 4,149,000

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: Summer 2021 - Spring 2022