

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Permission to Proceed with Project Planning for the:
 - **College of Pharmacy Building and Pharmaceutical Science Research Building – Create Medical Innovation and Bioscience Laboratories** project, including Waiver of the Design Professional Selection Process to hire OPN Architects of Iowa City and IMEG Corporation (engineering) of Bettendorf.
 - **UIHC – Stead Family Children’s Hospital Level 7 Expand NICU and Extend Bridge** project, including Waiver of the Design Professional Selection Process to hire SLAM (architects) of Iowa City.
2. Schematic Design, Project Description and Budget for the:
 - **West Campus Parking Ramp** (\$75 million),
 - **Medical Research Center - Renovation for Pediatric Research** (\$7.8 million) and the
 - **UIHC – Emergency Department Expansion** (\$37 million) projects with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **Van Allen Hall - 7th Floor Renovation** (\$7.5 million) and the
 - **UIHC – Multiple Stairwell Enhancements** (\$2.27 million) projects with the understanding that approval is authorization to proceed with construction.

UI project #1 of 7

College of Pharmacy Building and Pharmaceutical Science Research Building – Create Medical Innovation and Bioscience Laboratories

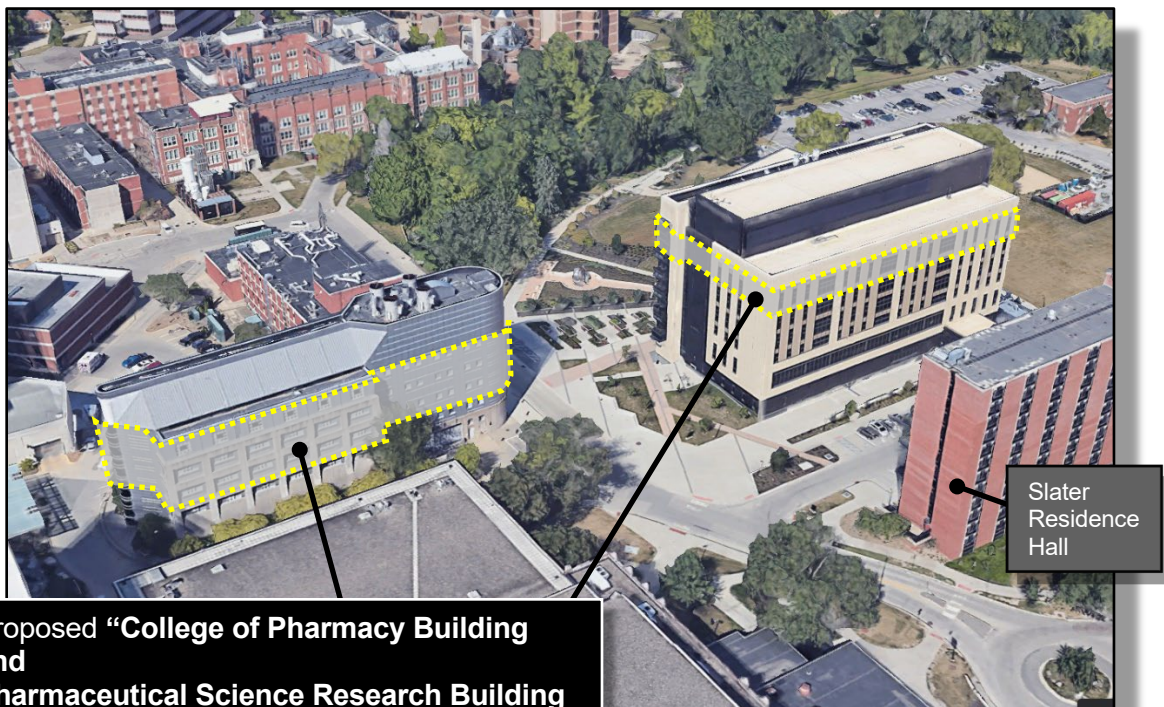
Executive Summary: The University of Iowa requests Board approval of the proposed Permission to Proceed with Project Planning to build new medical innovation and biosciences laboratories. The project would occur in two separate buildings: Floors 3, 4 and 5 of the Pharmaceutical Science Research Building (left, below) and the currently unfinished, shelled Floor 6 of the new Pharmacy Building (right, below).

The estimated project budget of \$12 million to \$13 million would be funded by State of Iowa Economic Recovery Funds and Treasurer's Temporary Investment Income (TTI).

Board approval is also requested to waive the Design Professional Selection Process to hire OPN Architects (architectural and lab planning) of Iowa City and IMEG Corporation (mechanical, electrical, plumbing and technology) of Bettendorf as OPN's engineering subconsultant.

- Board Policy Manual §2.3 A.iii.h states "With appropriate detailed justification, an institution may request of the Board or Board Office a waiver of the Selection Process and the utilization of a specific Design Professional or Construction Manager at Risk rather than the utilization of a Selection Committee."

Background: The University of Iowa is partnering with the state of Iowa to create medical innovation and bioscience laboratories to support healthcare and bioscience innovators and researchers from across the state. The University was awarded \$8.2 million to improve current space, so innovators can advance their ideas into products, devices, techniques and approaches in the biosciences.



Proposed "College of Pharmacy Building and Pharmaceutical Science Research Building – Create Medical Innovation and Bioscience Laboratories" project (interiors only)

University of Iowa, UIHC Campus,
west side of the Iowa River looking northeast

The project would have a series of phases to enable various renovations and occupant moves between both buildings. For example, College of Pharmacy programs would be relocated and consolidated to improve space utilization, providing space for the new wet labs for bioscience innovation.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Apr. 2023	Requested
Waiver of the Design Professional Selection Process	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Waiver of Design Professional Selection Process Justification:

In lieu of a formal Design Professional Selection Process, permission is requested to employ the design team of OPN Architects (Architectural and Lab Planning) and IMEG Corporation (MEPT Engineering) under one agreement.

This team provided services for the design and construction of the new College of Pharmacy Building and have extensive knowledge of the existing Pharmaceutical Science Research Building (PSRB) facility. Together, they are the most qualified to complete the fit-out of the sixth floor and renovate PSRB for new bioscience laboratories. Their familiarity with both buildings, their systems and the occupying programs would enable swift design progress by harnessing their institutional knowledge.

Saved time, facility experience, and programming to date should realize a savings in design fees of approximately 10 to 15 percent.

UI project #2 of 7

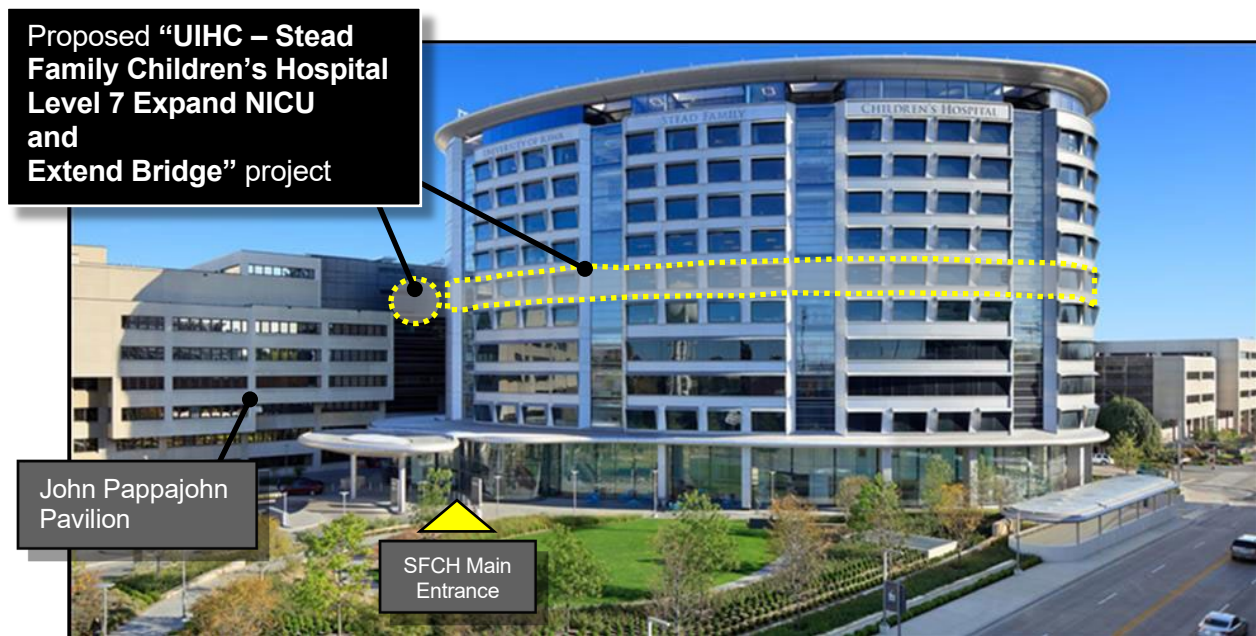
UIHC – Stead Family Children’s Hospital Level 7 Expand NICU and Extend Bridge

Executive Summary: The University of Iowa requests Board approval of the proposed Permission to Proceed with Project Planning to expand the NICU (Neonatal Intensive Care Unit) in the Stead Family Children’s Hospital (SFCH) by building out the entirety of Level 7, currently shell space. Included in this request is permission to build one additional floor on top of the existing connector bridge between the SFCH and the John Pappajohn Pavilion.

The estimated project budget of \$40 million to \$49 million would be funded by University Hospitals Building Usage Funds.

Board approval is also requested to waive the Design Professional Selection Process to hire SLAM of Iowa City. SLAM (formerly Heery International) would provide full design services, including architectural and mechanical, electrical, plumbing and technology engineering.

- *Board Policy Manual §2.3 A.iii.h states “With appropriate detailed justification, an institution may request of the Board or Board Office a waiver of the Selection Process and the utilization of a specific Design Professional or Construction Manager at Risk rather than the utilization of a Selection Committee.”*



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

Background: Built in 2017, the Stead Family Children’s Hospital NICU was located on sixth floor. The entire seventh floor was reserved as a shell space for future expansion. UIHC would now like to build out that seventh floor shell space to expand the NICU to two floors, address needs for additional capacity and to closely mirror the existing NICU design on sixth floor.

This seventh floor build out would consist of 28 new patient rooms, including all support spaces and infrastructure needed to assist the NICU function.

Additionally, this project would construct one additional floor or seventh level to the existing connector bridge between the SFCH and the John Pappajohn Pavilion (JPP). This would provide a walkway between the new seventh floor NICU and existing labor and delivery space on seventh floor of JPP. It would require relocating some existing JPP infrastructure and JPP rooms 7920 and 7830.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Apr. 2023	Requested
Waiver of the Design Professional Selection Process	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Waiver of Design Professional Selection Process Justification:

In lieu of a formal consultant selection process, permission is requested to employ the design firm of SLAM (architecture and engineering design services) of Iowa City.

SLAM/Heery was the “Architect of Record” for the original Stead Family Children’s Hospital and connecting bridge to the John Pappajohn Pavilion. At that time, SLAM/Heery had the NICU designed for the sixth and seventh floors as part of the original project. The sixth floor NICU was built. The seventh floor NICU was tabled prior to SFCH’s construction as a cost saving measure, limited to a shell space and reserved for future expansion.

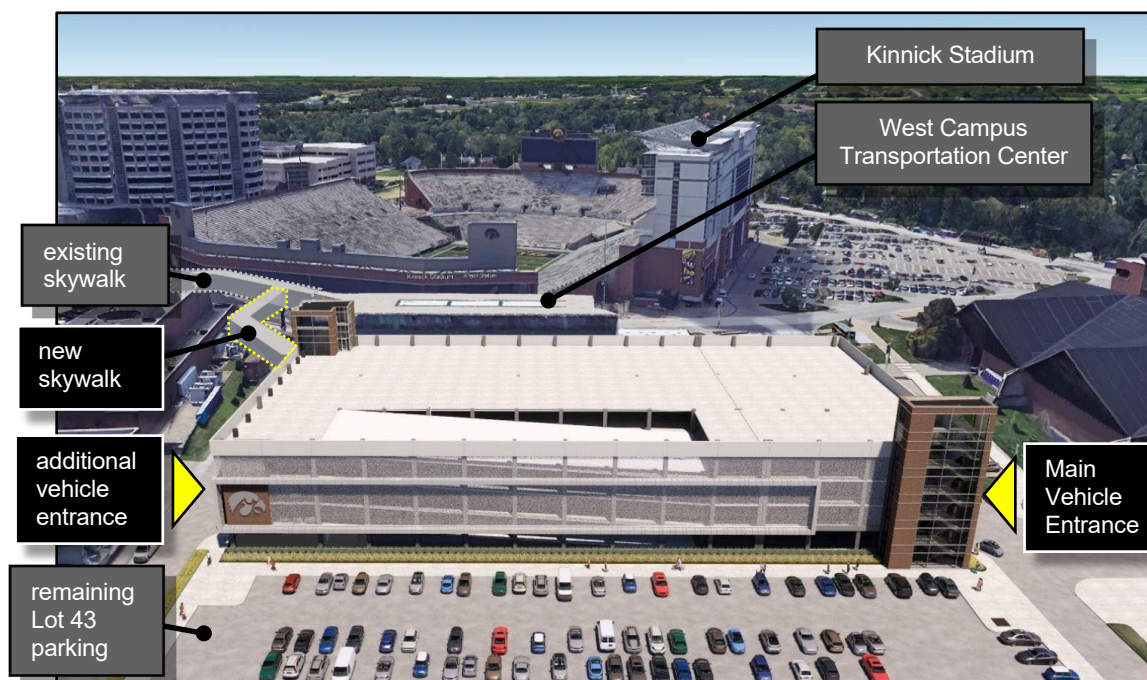
SLAM’s familiarity with both the SFCH and the connecting bridge to the John Pappajohn Pavilion, the systems within and the occupying programs would enable swift design progress by harnessing their institutional knowledge.

Saved time, facility experience and programming to date should realize a savings in design fees of approximately 10 to 15 percent.

UI project #3 of 7
West Campus Parking Ramp – Construct Facility

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to build a 985-stall, five-level parking ramp on Lot 43, immediately north of Kinnick Stadium and the West Campus Transportation Center. The \$75 million project budget would be funded by Parking System Revenue Bond Proceeds.

Background: The new ramp would include electric vehicle charging stations, covered bicycle parking, and a large stormwater detention system below the first level. It would have a new skywalk connecting to the existing skywalk accessing West Campus Transportation Center, Kinnick Stadium, Hospital Parking Ramp 3 and the Hospital.



Proposed "West Parking Ramp – Construct Facility" project, looking south

The project is in alignment with the Parking Master Plan and the UIHC 10-Year Capital Plan. The ramp would alleviate the strain on parking, when Hospital Parking Ramp 1 is razed to make room for the future Patient Tower. It would also provide hospital staff high quality parking connected by a new skywalk to the Hospital and the future Patient Tower.

The large stormwater detention system below the first level is needed to address stormwater issues in this area of the UI campus.

Project Summary			
	Amount	Date	Board Action
Permission to Proceed with Project Planning, UI's 10-Year Facilities Master Plan		Jan. 2022	Approved
Use of Alternative Delivery Methods (CMR), UI's 10-Year Facilities Master Plan		Jan. 2022	Approved
Design Professional Selection, "Indefinite Services Agreement for Civil Engineering"			
➤ Shive-Hattery, Incorporated, Iowa City		Mar. 2022	Not Required*
Shive-Hattery Agreement + Amendments			
Traffic Study and Topographical Surveying	\$351,721	Mar. 2022	Not Required*
Waiver of the Design Professional Selection, (project changed, Design Build to CMR)			
➤ Shive-Hattery, Incorporated, Iowa City		Aug. 2022	Not Required*
Shive-Hattery Agreement			
Schematic Design – Record Documents	\$3,501,581	Aug. 2022	Not Required*
Construction Manager at Risk Selection, three CMR proposals			
➤ Conlon Construction, Dubuque		Sep. 2022	Not Required*
Conlon's CMR Agreement: Preconstruction Services, Staffing, Site and General Conditions only	2,841,800	Oct. 2022	Not Required*
Program Statement		Mar. 2023	Not Required*
Schematic Design		Apr. 2023	Requested
Project Description and Budget	\$75,000,000	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design and Management	\$ 6,000,000
Construction	62,000,000
Equipment	1,000,000
Contingency	6,000,000
Total	\$75,000,000

Source of Funds

Parking System Revenue Bond Proceeds

Schedule

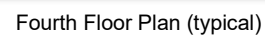
Construction: Spring 2023 to Fall 2025

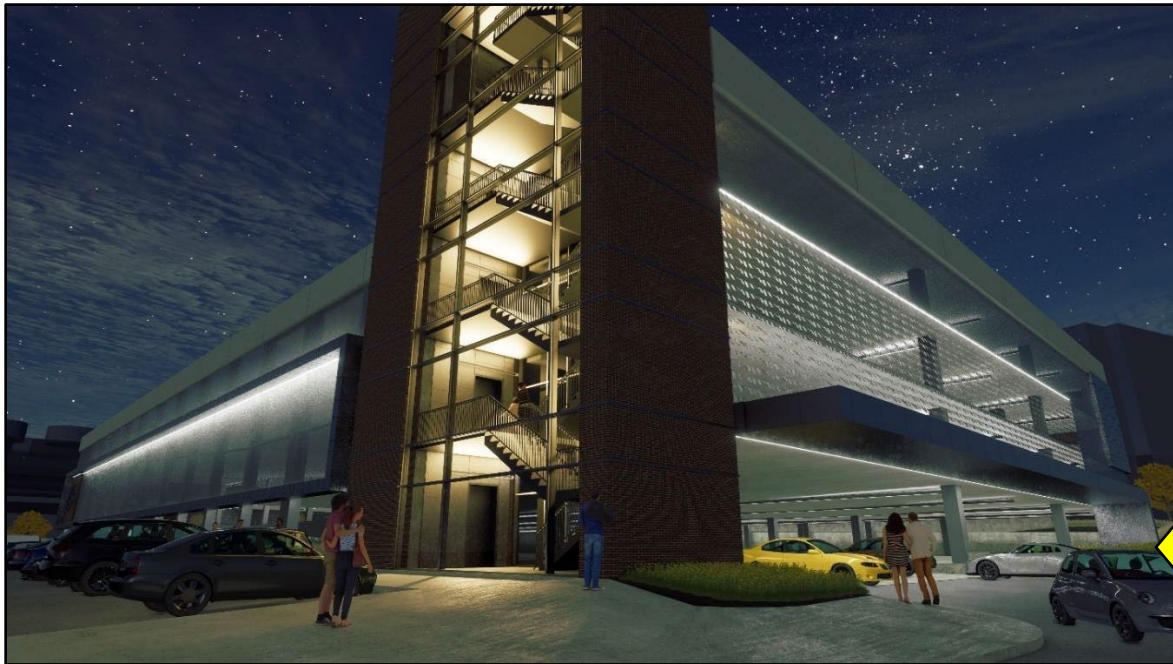


looking northeast at night



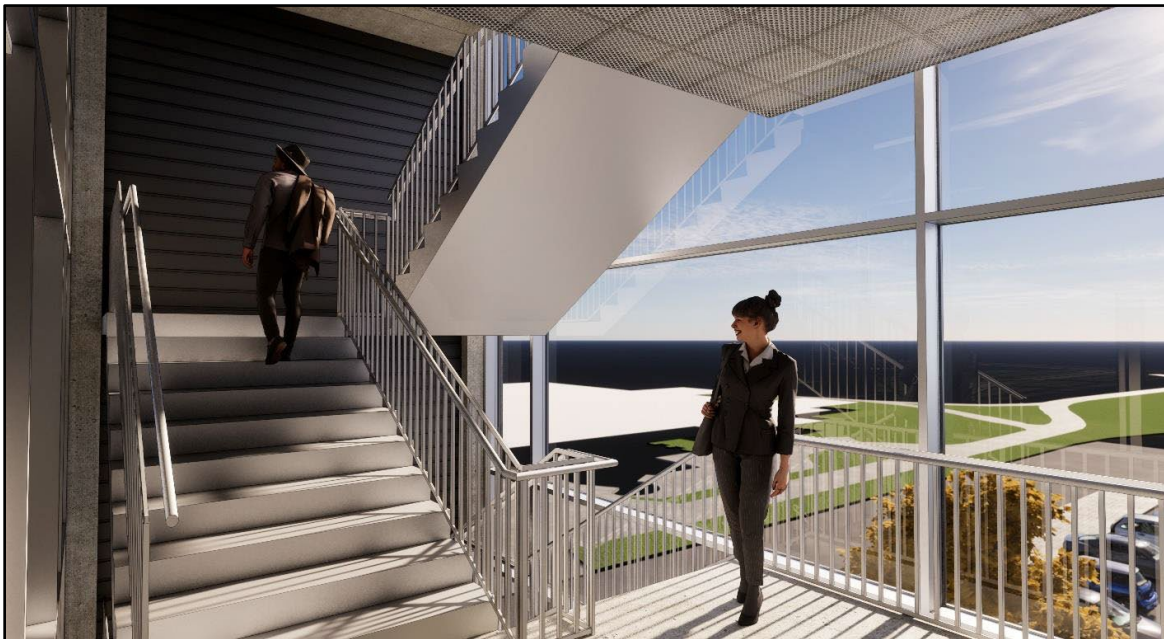
looking northwest





main
vehicle
entrance

northwest stair tower, looking southeast at night



northwest stair tower, looking northwest

UI project #4 of 7
Medical Research Center - Renovation for Pediatric Research

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate areas of second floor in both the Medical Laboratories Building and the Medical Research Center for use by the Department of Pediatrics. The \$7.8 million project budget would be funded by Treasurer's Temporary Investment Income.

Background: The Medical Laboratories Building renovation would consist of reconfigured flexible laboratory space that would accommodate both present and future research needs. The design would incorporate faculty offices, laboratory support rooms, and shared equipment zones to improve efficiency and maximize utilization of the space.

The Medical Research Center renovation would be designed to support dry, computational, and clinical based research. The project work would be sequenced during the construction phase to allow affected faculty and staff to perform their research uninterrupted. Displaced occupants would be relocated to portions of the renovated space. The balance of the renovated space is scheduled for new faculty recruits and expanded research needs of existing faculty.

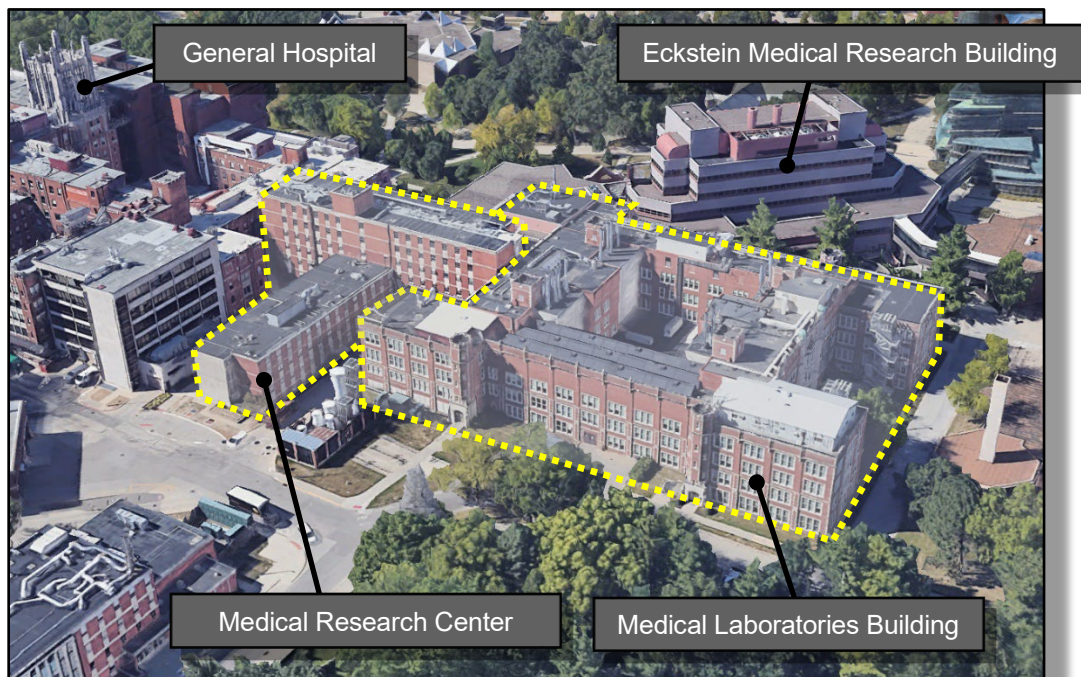
Project Summary			
	Amount	Date	Board Action
Permission to Proceed		Sep. 2022	Approved
Design Professional Selection, "Indefinite Services Agreement for Architectural Laboratory Design Services"			
➤ Invision Architecture, Des Moines		Mar. 2023	Not Required*
Invision Architecture Agreement			
Schematic Design only	\$52,700	Mar. 2023	Not Required*
Program Statement		Mar. 2023	Not Required*
Schematic Design		Apr. 2023	Requested
Project Description and Budget	\$7,800,000	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

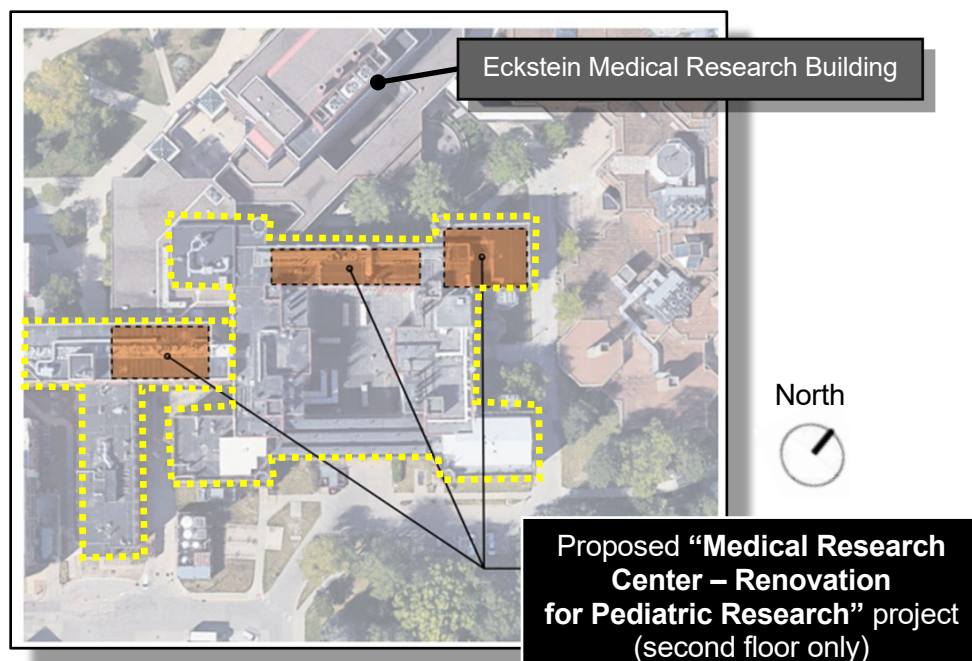
Project Budget	
Planning, Design and Management	\$ 1,033,000
Construction	5,840,000
Furniture and Equipment	327,000
Contingency	600,000
Total	\$7,800,000

Source of Funds
Treasurer's Temporary Investment Income

Schedule
Construction: Summer 2023 to Spring 2024



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



Built in 1927 and 1957 respectively, the Medical Laboratories Building and the Medical Research Center both have been renovated in other areas. Areas for renovation in this project have physical deficiencies that negatively affect the ability to perform ongoing research, and compete for extramural funding and contracts.

This project would provide the best use of existing space, renovating in a manner similar to a model proven out by other renovations undertaken in the Medical Laboratories Building. This project supports the mission of the Department of Pediatrics, the Carver College of Medicine and the University of Iowa to further research, education and service at the national and international levels.

About the UI Department of Pediatrics:

Established in 1915, the Department of Pediatrics is one of the 26 departments that comprise the Carver College of Medicine. Many of the faculty in the Department of Pediatrics are leaders in their fields and are members of prestigious national and international organizations, including the Society for Pediatric Research, the American Pediatric Society, the American Board of Pediatrics, and the Institute of Medicine, among others. The department currently includes 164 faculty, 46 residents, 2 chief residents and 29 specialty trainees.

The Department of Pediatrics is known nationally and internationally for its work in genetic and environmental contributors to pediatric disease. Other groundbreaking research includes treatment for asthma and cystic fibrosis; anemia and transfusion of pre-term infants; prevention/intervention/treatment of diabetes in children; breastfeeding promotion and support; epilepsy; neuromuscular disorders; fetal programming of cardiovascular disease; inflammatory bowel disease; feeding disorders; and disruptive behaviors. Performing research in these areas requires the use of both clinical and wet bench research space.



Typical new research space

UI project #5 of 7
UIHC – Emergency Department Expansion

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to build a two-story addition to the south side of the Emergency Department and renovate the existing Emergency Department north side. The \$37 million project budget would be funded by University Hospitals Building Usage Funds.

Background: The two-story expansion would create additional space to meet the needs of the Behavior Health Emergency Department along with the relocation of the Crisis Stabilization Unit (CSU) from the seventh floor of the John Pappajohn Pavilion and for the addition of an Adolescent Crisis Stabilization Unit. The work would include the construction of a triage room, observation rooms, nursing station, offices, MRI suite and other rooms to support the daily operations of the CSU and Behavior Health departments.



Emergency Department's Main Entrance,
the new two-story South Expansion, looking west

The renovation of the existing Emergency Department would include converting and upgrading the existing Pediatric area and office suites into pediatric patient rooms, pediatric behavioral health rooms, nursing station, waiting rooms, resuscitation rooms and other facilities to facilitate the daily operations of the Pediatric Emergency Department.

The increasing demand and crowding of the Emergency Department (ED) continues to impact the service quality that is expected from the patient community. The American College of Emergency Physicians defines crowding as occurring when *"the identified need for emergency services exceeds available resources for patient care in the ED, hospital or both."* This phenomenon is fueled by rapidly growing numbers of ED visits combined with declining numbers of ED facilities in the community. ED crowding is associated with adverse effects on patient

outcomes, including delays in urgently needed treatments. Both account for a significant portion of the long stay patients in the ED.

Project Summary			
	Amount	Date	Board Action
Permission to Proceed with Project Planning, UI 10-Year Facilities Master Plan		Jan. 2022	Approved
Use of Alternative Delivery Methods (CMR), UI 10-Year Facilities Master Plan		Jan. 2022	Approved
Design Professional Selection, five proposals ➤ CMBA Architects, Des Moines		Apr. 2022	Not Required*
CMBA Agreement			
Preliminary Planning – Schematic Design	\$ 312,500	Jun. 2022	Not Required*
Construction Manager at Risk Selection, four proposals ➤ Miron Construction, Cedar Rapids		Jun. 2022	Not Required*
Miron's CMR Agreement			
Preconstruction Services, Staffing, Site and General Conditions only	\$1,889,357	Aug. 2022	Not Required*
Miron's CMR Amendment #1			
Laser scanning of existing facility	18,254	Oct. 2022	Not Required*
Program Statement		Mar. 2023	Not Required*
Schematic Design		Apr. 2023	Requested
Project Description and Budget	\$37,000,000	Apr. 2023	Requested

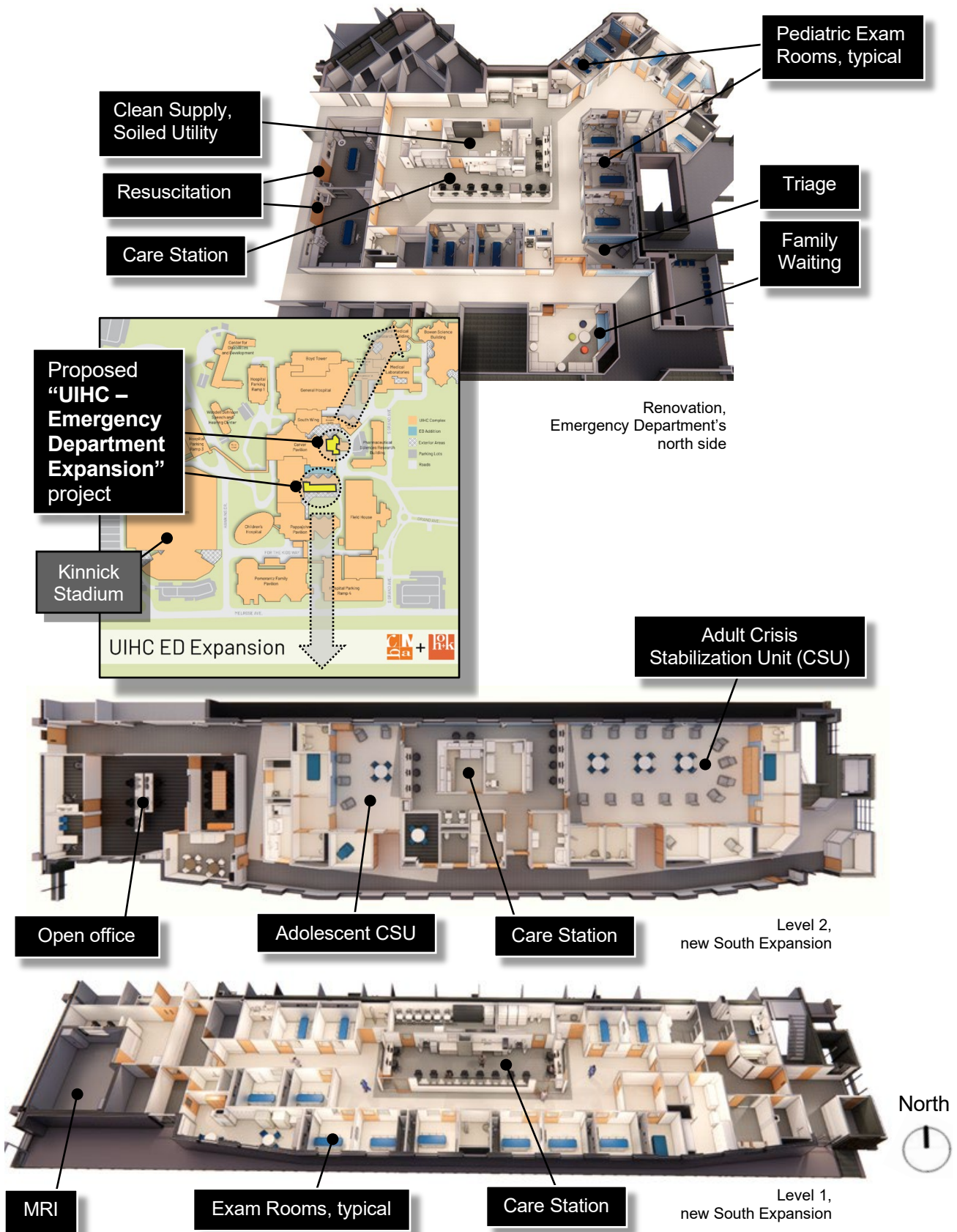
* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design and Management	\$ 3,651,850
Construction	29,771,140
Furniture and Equipment	1,500,000
Contingency	2,077,000
Total	\$ 37,000,000

Source of Funds
University Hospitals Building Usage Funds

Schedule
Construction: Summer 2023 to Winter 2025,
Construction Phase 1: South Expansion shell: Summer 2023 to Winter 2024
Construction Phase 2: South Expansion interior: Winter 2024 to Summer 2024
Construction Phase 3: Existing ED renovation: Summer 2024 to Winter 2025

The design team has taken into consideration the UIHC's master plan for the development of this project. The short-term need is to prioritize construction to vacate the 7th floor of JPP (current CSU suite) allowing for an unrelated project. A benefit of housing the Behavioral Health ED and CSU units in the new South Expansion would be to allow for phased and early construction packages. This phased approach is also intended to help the separate 7th floor JPP expansion project meet their schedule.





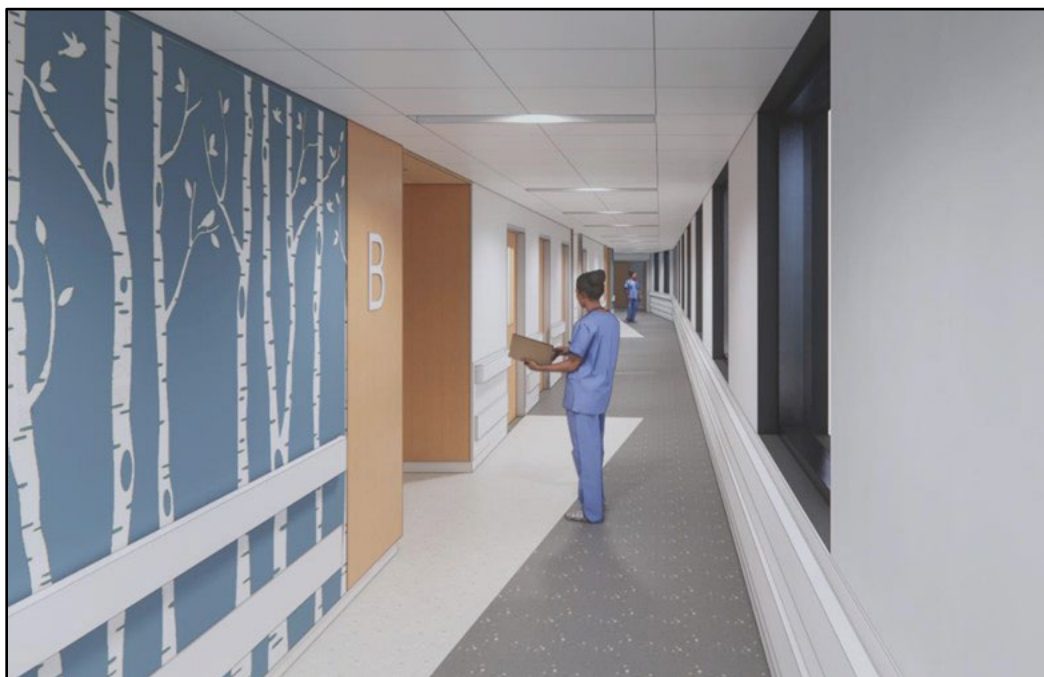
Pediatric Care Station,
Renovation, looking northwest



Pediatric Exam Room,
Renovation, looking west



Adult Crisis Stabilization Unit (CSU),
Level 2 of new South Expansion, looking west

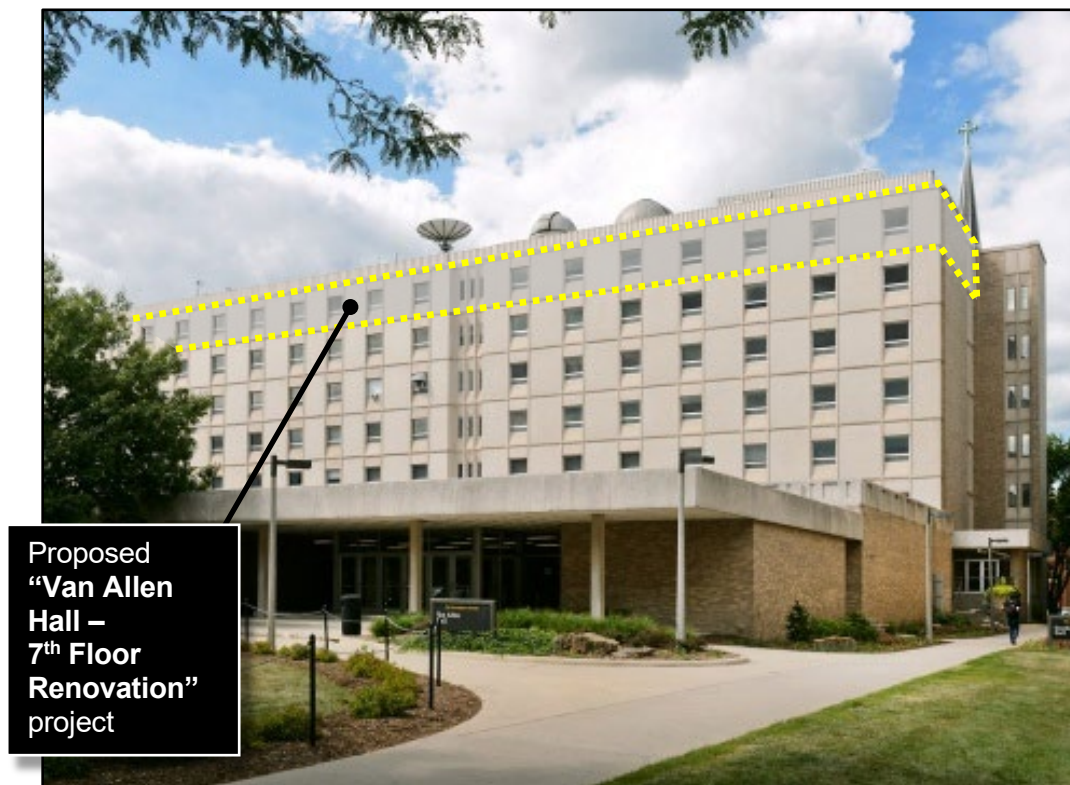


Crisis Stabilization Unit (CSU) corridor,
Level 2 of new South Expansion, looking east

UI project #6 of 7
Van Allen Hall - 7th Floor Renovation

Executive Summary: The University of Iowa requests Board approval of the proposed Project Description and Budget to renovate the western half of Van Allen Hall's seventh floor for the Department of Physics and Astronomy. The \$7.5 million project budget would be funded by Building Renewal Funds.

Background: This renovated space would provide the humidity control, temperature control and cleanroom space required for sensitive space science research and space-flight hardware production. It would also develop collaboration space to facilitate the achievement of timelines for funded projects.



Proposed
"Van Allen
Hall –
7th Floor
Renovation"
project

University of Iowa's Van Allen Hall,
east side of the Iowa River, looking north

Work would include selective demolition of walls, finishes, mechanical and electrical systems. New work would include new security access control systems, fire detection, fire suppression, walls, ceilings, doors, finishes, casework, mechanical, electrical, telecommunications and furniture. The scope would also include replacement of select exterior windows and new lightning protection for all of Van Allen Hall.

Project Summary			
	Amount	Date	Board Action
Design Professional Selection, “Indefinite Services Agreement for Building Systems – MEPT Engineering” ➤ BBS Architects Engineers, Des Moines		May 2022	Not Required*
BBS Agreement Schematic Design – Record Documents	\$ 378,180	Jun. 2022	Not Required*
Project Description and Budget	\$7,500,000	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design and Management	\$ 842,000
Construction	5,800,000
Furniture and Equipment	320,000
Contingency	538,000
Total	\$ 7,500,000

Source of Funds

Building Renewal Funds

Schedule

Construction: Fall 2023 to Fall 2024

About James Alfred Van Allen, Ph.D. and the UI Department of Physics and Astronomy:

James Van Allen’s 1958 discovery of Earth’s radiation belts using a UI instrument, which was flown on the United State’s first satellite called the “Explorer 1,” launched space physics as a scientific discipline. These radiation belts now bear his name as does Van Allen Hall, built in 1964. Van Allen Hall is home to an outstanding group of scientists, including many early-stage faculty, who are extending the proud legacy of UI space science.

The University’s leading position is threatened by aging Van Allen Hall infrastructure, operating on the original 1964 design. UI’s status as a NASA “go-to” site for space instrumentation depends on the ability to design, manufacture and build space-flight instruments and technology in-house. This requires specific laboratory facilities including clean room space, and temperature and humidity controls, which support sensitive electronics and manufacturing work.

Additionally, marginal compliance with NASA facility requirements jeopardizes future funding. Some examples of past funding are:

- The UI Department of Physics and Astronomy brought in \$54 million from NASA over the past five years.
- The TRACERS mission totals \$115 million, the largest award in UI history.

The ability of the interdisciplinary space group, often cited by administrators as a strategic priority, to compete for such awards depends on compliant facilities. An outstanding group of Assistant Professors, half of them women and all engaged in student training, are already following in the footsteps of successful senior faculty. We must ensure that their future discoveries are made here at the University of Iowa.

UI project #7 of 7
UIHC – Multiple Stairwell Enhancements

Executive Summary: The University of Iowa requests Board approval of the proposed Project Description and Budget to renovate 12 UIHC stairwells. The \$2.27 million project budget would be funded by University Hospitals Building Usage Funds.

Background: To improve occupant safety, occupant wayfinding and the general wear and tear of the stairwells, this project would renovate the finishes, floors, guardrails, signage, and stair treads throughout Boyd Tower, General Hospital, Roy Carver Pavilion and John Colloton Pavilion.

Project Summary			
	Amount	Date	Board Action
Design Professional Selection, Indefinite Services Agreement for “UIHC Architectural Lead Healthcare” ➤ SLAM, Des Moines		Mar. 2023	Not Required*
SLAM Agreement			
Design Development – Record Documents	\$ 88,600	Mar. 2023	Not Required*
Project Description and Budget	\$2,270,000	Apr. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design and Management	\$ 208,000
Construction	1,880,000
Contingency	182,000
Total	\$2,270,000

Source of Funds
University Hospital Building Usage Funds

Schedule
Construction: Fall 2023 to Spring 2024