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:
   • Biomedical Research Support Facility- Expand Facility and the
   • Hawkeye Recreation Services- Upgrade West Recreation Fields projects, including the
     Design Professional Selection Process.

2. Project Description and Budget for the:
   • Bowen Science Building – Renovate Third Floor ($16,850,000) and the
   • UIHC John Colloton Pavilion – LL2 ATS Serving John Colloton Pavilion East
     Replacement ($2,304,000) projects with the understanding, that approval is authorization to
     proceed with construction for both projects.

3. Revised Project Descriptions and Budgets for the:
   • State Hygienic Laboratory at the University of Iowa – Construct New BSL-3 Laboratory
     with Additional Support Space ($12,200,000, up 22 percent from $10,000,000) and the
   • Iowa Wrestling Training Facility – Construct Building ($31,550,000, up 19 percent from
     $26,500,000) projects with the understanding, that approval is authorization to proceed with
     construction on both projects.
UI project #1 of 6
Biomedical Research Support Facility- Expand Facility

Executive Summary: The University of Iowa requests Permission to Proceed with Project Planning to build a proposed one-story addition to the northwest corner of the Biomedical Research Support Facility (BRSF) on the UI’s Oakdale Campus. The estimated project budget of $16 million to $19 million would be funded by Treasurer’s Temporary Investment Income.

Background: The proposed project would construct 16,700 gross square feet of Biosafety Level (BSL) 1 and BSL 2 research space, research support areas and administrative offices. The space provided by this project would help meet the extraordinary growth and demand for the development of critically needed wet lab research spaces and functions to support health science research.

To address potential research and research support needs for decades to come, this expansion would be designed to be further expanded upon in the future.

Project Summary

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<tr>
<th>Date</th>
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<tr>
<td>Jun. 2022</td>
<td>Requested</td>
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The BRSF is a research support facility under the direction of the Vice President of Research, which supports UI research from multiple colleges and departments. Advancements in health science research and recruitment of top-notch researchers in a wide range of fields require that appropriate and sufficient support space be provided. The facility expansion is critically needed to address current and future needs for the important research performed at the University of Iowa.
UI project #2 of 6
On Campus Recreation- Upgrade West Recreation Fields

**Executive Summary:** The University of Iowa requests Permission to Proceed with Project Planning for the proposed renovation of six sports fields and to make minor renovations to the Hawkeye Recreation Services Building. The estimated project budget of $5 million to $5.3 million would be funded by Recreational Services Renewal and Replacement Funds.

**Background:** This proposed project would include the construction of six synthetic turf fields, replacement of perimeter fencing, removal of overgrown vegetation, site regrading, installation of storm drainage, demolition of existing basketball courts, and renovating the restrooms, showers and sidewalks of the Hawkeye Recreation Services Building.

**Project Summary**

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<thead>
<tr>
<th>Permission to Proceed with Project Planning</th>
<th>Date</th>
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<td></td>
<td>Jun. 2022</td>
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Built in 1995, the West Recreation Fields now have physical deficiencies, which negatively impact participation in outdoor recreation at the UI. This facility provides the only outdoor recreation fields available on campus and has not been fully utilized for over 20 years. Events and activities must be regularly rescheduled or cancelled, including the cancellation of entire seasons for some sports due to significant rainfall. Additionally, the wet areas, reoccurring low points and compacted soils present safety issues for the users; students, faculty and staff.

Scheduled programs are focused on students. They include 15 intramural sports offered per year, highlighted by flag football’s 700 participants. The facility also serves as the home site for practices and competitions for 11 sports clubs, some that are nationally ranked.

Beyond sporting events, the facility supports late night activities that create safe and productive alternatives for students, such as glow in the dark flag football, laser tag, archery tag, residence hall games and team-building functions for graduate students. It is estimated that this project would add approximately 60 more days of use per year.
UI project #3 of 6
Bowen Science Building – Renovate Third Floor

**Actions Requested:** The University of Iowa requests Board approval of the proposed Project Description and Budget to renovate the Bowen Science Building’s third floor for the UI’s Department of Microbiology and Immunology with the understanding that approval is authorization to proceed with construction. The $16,850,000 project budget would be funded by Treasurer’s Temporary Investment Income.

- Approximately $1,240,000 to $1,860,000 in deferred maintenance would be removed through this project.

**Executive Summary:** Physical deficiencies, including fire sprinkler coverage, of the current departmental space negatively affect the ability to perform the kind of research currently ongoing. This impedes the UI’s ability to compete or sustain external grants and contracts for future research projects. This project would enable the department to perform state of the art research, remain competitive in both the recruitment and retention of top-quality faculty, staff and trainees, and supports the mission of the department, college and university to further research, education and service at national and international levels.
Specifically, the scope of work would include reconfigured, flexible laboratory spaces, that would facilitate changing research needs, both current and into the future. In addition, the design incorporates localized tissue culture rooms and specialized laboratory support spaces to improve efficiency by having these spaces located directly adjacent to the primary laboratory area. Shared equipment zones and collaboration spaces are integrated throughout the design to improve utilization of space.

Exterior windows would be added to provide additional natural daylight into the primary laboratory environment. New mechanical and electrical system distribution systems are included. Additionally, fire suppression would be added to most areas of the project.

To meet required ADA compliance, the public restrooms, adjacent to the laboratory spaces, would also be renovated.

### Project Summary

<table>
<thead>
<tr>
<th>Permission to Proceed with Project Planning</th>
<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
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</thead>
<tbody>
<tr>
<td>Indefinite Design Professional Services Agreement: eight firms awarded agreements in Jul. 2021</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ CMBA, Des Moines selected for this project</td>
<td></td>
<td>Nov. 2021</td>
<td>Not Required*</td>
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<tr>
<td>CMBA’s Agreement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Preliminary Design through Record Documents</td>
<td>$135,000</td>
<td>Nov. 2021</td>
<td>Not Required*</td>
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<tr>
<td>CMBA’s Amendment #1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>➢ Renovate six additional restrooms, make ADA improvements</td>
<td>$55,000</td>
<td>Feb. 2022</td>
<td>Not Required*</td>
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</table>

| Project Description and Budget | $2,400,000 | Apr. 2022 | Requested |

### Proposed Project Budget

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<thead>
<tr>
<th>Planning, Design &amp; Management</th>
<th>$2,300,500</th>
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<tbody>
<tr>
<td>Construction</td>
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<tr>
<td>Furniture &amp; Equipment</td>
<td>50,000</td>
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<tr>
<td>Contingency</td>
<td>1,312,172</td>
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Total $16,850,000

### Source of Funds

Treasurer’s Temporary Investment Income and/or Building Renewal

### Schedule

Construction: Fall 2022 – Winter 2023
Bowen Science Building, Third Floor Renovation, floor plan

Typical new window location at corners, (Third Floor only)

(This wing is not in the project.)

Main Entrance

Bowen Science Building, Third Floor Renovation, floor plan

Typical Tissue Culture Suite

Typical Open Lab Benching
Southeast corner

Southwest corner
Conference Room

Break room / meeting room
Third Floor 's Main Entrance

Bowen Science Building's west third floor entrance

potential future window location (not in this project)

potential future window location (not in this project)

New Third Floor Windows

Bowen Science Building's east facade

potential future window locations (not in this project)
UI project #4 of 6
UIHC John Colloton Pavilion – LL2 ATS Serving
John Colloton Pavilion East Replacement

Actions Requested: The University of Iowa requests Board approval of the proposed Project Description and Budget to replace four high-voltage automatic transfer switches (ATS) on Lower Level 2 (LL2) of UIHC’s John Colloton Pavilion. The $2,304,000 project budget would be funded by University Hospitals Building Usage Funds.

- The amount of deferred maintenance removed through this project would be negligible.

Executive Summary: The electrical devices have reached the end of their useful lives. They are in need of replacement in order to maintain uninterrupted electrical service and redundancy to inpatients with the John Colloton Pavilion within the UIHC.

Project Summary

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<tbody>
<tr>
<td>West Plains Engineering, Cedar Rapids</td>
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<td>Jul. 2021</td>
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<table>
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<tr>
<th>West Plain’s Agreement</th>
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<tr>
<td>Design Development through Record Documents</td>
<td>$ 165,020</td>
<td>May 2022</td>
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<tr>
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<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
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<tbody>
<tr>
<td></td>
<td>$2,304,000</td>
<td>Jun. 2022</td>
<td>Requested</td>
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Proposed Project Budget

| Planning, Design & Management                                                                         | $ 283,000 |
| Construction                                                                                                | 1,848,000 |
| Contingency                                                                                                | 173,000   |

Total $ 2,304,000

Source of Funds

University Hospital Building Usage Funds

Schedule

Construction: Summer 2022 – Summer 2023
UI project #5 of 6
State Hygienic Laboratory at the University of Iowa –
Construct New BSL-3 Laboratory with Additional Support Space

Executive Summary: Due to market volatility, inflation, supply chain issues and further refinement of the project’s design/scope by the University, the University of Iowa requests Board approval of the proposed revised budget of $12,200,000, a 22 percent increase from $10,000,000.

- Like the original budget, this increase is 100 percent funded by federal grants from the Center for Disease Control (CDC).

Project Summary

<table>
<thead>
<tr>
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<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
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<tbody>
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<td>Use of Construction Manager at Risk</td>
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- RDG Planning & Design, Des Moines

Schematic Design – Design Development $175,750 Jan. 2022 Not Required*

Schematic Design Feb. 2022 Approved

Project Description and Budget $10,000,000 Feb. 2022 Approved

Revised Project Description and Budget $12,200,000 Jun. 2022 Requested

Proposed Revised Project Budget

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<td>Contingency</td>
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<td>Total</td>
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<td>12,200,000</td>
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Source of Funds
100 percent funded by federal CDC grants

Schedule
Construction: June 2022 – June 2023

Annual Operating and Routine Maintenance Costs
includes security, EH&S, utilities, routine maintenance, property insurance, janitorial, mail and supplies $81,000

Annual Operating and Routine Maintenance Costs: Source of Funds
State Hygienic Laboratory Revenues
UI project #6 of 6
Iowa Wrestling Training Facility – Construct Building

Executive Summary: Due to market volatility, inflation and supply chain issues, the University of Iowa requests Board approval of the proposed revised budget of $31,550,000, a 19 percent increase from $26,500,000.

This project would build a new 38,500 square foot, two-level practice and operations facility for UI Wrestling. It would be directly connected by an underground tunnel to Carver-Hawkeye Arena, where men’s and women's intercollegiate wrestling matches would continue to take place.

- Like the original budget, this increase is 100 percent funded by UI Athletic Department Gifts.

### Project Summary

<table>
<thead>
<tr>
<th>Permission to Proceed with Project Planning</th>
<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
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<tbody>
<tr>
<td>Design Professional Selection, three proposals</td>
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<td>Feb. 2020</td>
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<tr>
<td>Neumann Monson Architects, Iowa City</td>
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<td>Nov. 2021</td>
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<td>Neumann Monson Architects Agreement</td>
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<td>Pre-Design – Record Documents</td>
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<td>Dec. 2021</td>
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<td>Schematic Design</td>
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<tr>
<td>Project Description and Budget</td>
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<td>Feb. 2022</td>
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<tr>
<td>Revised Project Description and Budget</td>
<td>$31,550,000</td>
<td>Jun. 2022</td>
<td>Requested</td>
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</table>

### Proposed Revised Project Budget

<table>
<thead>
<tr>
<th>Planning, Design &amp; Management</th>
<th>Original</th>
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<tbody>
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<td></td>
<td>Feb. 2022</td>
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<tr>
<td>Planning, Design &amp; Management</td>
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<tr>
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<tr>
<td>Total</td>
<td>$26,500,000</td>
<td>$31,550,000</td>
</tr>
</tbody>
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### Source of Funds

100 percent funded by UI Athletic Department Gifts

### Schedule

Construction: June 2022 – Spring 2024

### Annual Operating and Routine Maintenance Costs

includes security, EH&S, utilities, routine maintenance, property insurance, janitorial, mail and supplies

$190,000

### Annual Operating and Routine Maintenance Costs: Source of Funds

UI Athletic Department