

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of April 22, 2004, Through May 19, 2004

Date: June 7, 2004

Recommended Actions:

1. Approve the program statements for the **University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development** project (see pages 2 and 3), and the **Medical Laboratories—Research Laboratories Renovation** project (see pages 4 and 5).
 2. Approve Amendment #6 (\$172,127) to the architectural agreement with HLM Design of Northamerica, Iowa City, Iowa, for the **University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units** project (see pages 6 and 7).
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Executive Summary:

Requested Actions The University requests approval of the program statements for the following projects. The Board previously received the capital project evaluation criteria for these major capital projects (new construction or renovation projects with estimated budgets of \$1 million or more as defined by Board policy adopted in June 2003) and accepted that the projects meet the evaluation criteria.

University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development project which would renovate space adjacent to the existing Medical Intensive Care Unit in the Carver Pavilion to consolidate the services of the two units (see page 2).

Medical Laboratories—Research Laboratories Renovation project which would upgrade space on three floors of the Medical Laboratories building to provide modern research laboratories for the Departments of Internal Medicine and Orthopaedic Surgery of the Carver College of Medicine (see page 4).

The University requests approval of Amendment #6 (\$172,127) to the architectural agreement with HLM Design Northamerica, Iowa City, Iowa, for the **University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units** project (see page 6); this project was under construction prior to the Board's adoption of the policy for major capital projects in June 2003.

University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Permission to Proceed with Project Planning Architectural Agreement		Sept. 2003	Approved
(HLM Design USA, Iowa City, IA)	\$ 255,200	Dec. 2003	Approved
Program Statement		June 2004	Requested

Background The UIHC Intermediate Pulmonary Care Unit (IPCU), which is located within the Surgical Intensive Care Unit on the fifth level of the Pappajohn Pavilion, serves as the acute care “step-down” unit for the Medical Intensive Care Unit (MICU), which is located on the fifth level of the Carver Pavilion.

The physical separation of the units’ facilities and health care providers results in operational inefficiencies and hinders the continuity of patient care.

UIHC has a need to provide additional Medical Intensive Care/ Intermediate Pulmonary Care beds to meet the anticipated increase in clinical demand.

Project Scope The project would renovate a total of 12,400 gross square feet of space on the fifth level of the Carver Pavilion, adjacent to the existing MICU, for the Intermediate Pulmonary Care “step-down” unit. The project also includes the renovation of a portion of the adjoining MICU space.

The proposed renovation project would permit the consolidation of facilities and services devoted to the care of inpatients with pulmonary diseases, and provide opportunities for enhancements in patient care and inpatient unit operations.

Anticipated Cost/Funding \$4.5 million to be funded by University Hospitals Building Usage Funds.

Program Statement

The project would provide 12 beds for the IPCU (identical to the existing number of beds), two additional beds for the adjoining MICU (for a total of 14 beds), and renovated support facilities.

- While the project would not increase the number of IPCU beds, UIHC reports that a recent relocation of the IPCU, in preparation for this renovation project, increased the number of beds from 8 to 12; the proposed renovation project would create 12 single patient rooms better suited for providing patient-centered IPCU care.
- The proposed number of beds for the two units was based on an evaluation of the optimal room capacity for the floor, the demand for IPCU and MICU rooms, and the optimal staffing arrangements for the rooms.

The project would develop two family/visitor waiting rooms, and an education/conference room; this room, which would serve as a family lounge, would also accommodate family consultations with medical staff.

The project would incorporate a sleep study control room within the MICU to enhance the care of those patients who have diagnoses related to sleep disorders.

The project would also construct a mechanical penthouse on the Carver Pavilion roof, and install a new air handling unit and distribution system to serve the Carver Pavilion fifth floor inpatient wing and facilitate a future mechanical upgrade for levels six through eight of the Pavilion.

Square Footage Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Intermediate Pulmonary Care Patient Rooms (12)	3,628
Family/Visitor Waiting Rooms (2) and Restroom	1,220
Physician/Staff Office and Support Areas	1,080
Medical Intensive Care Patient Rooms (2)	682
Storage	480
Clean Utility/Medicine Preparation	320
Charting/Patient Nourishment Alcoves (8)	270
Education/Conference Room	250
Soiled Utility/Housekeeping	210
Nurse Station	160
Communications/Electrical Closets	140
Sleep Study Control Room	120
Patient Tub Room	90
Consultation Room	<u>60</u>

Total Net Assignable Space 8,710 nsf

Medical Laboratories—Research Laboratories Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Received Report
Permission to Proceed with Project Planning Architectural Agreement		Nov. 2003	Approved
(Rohrbach Carlson, Iowa City, IA)	\$ 290,700	Feb. 2004	Approved
Program Statement		June 2004	Requested

Background The Medical Laboratories Building was constructed in 1928; portions of the facility were remodeled in the 1960s. The University reports that the existing research space in the facility is deteriorated and of poor quality.

The University wishes to renovate space in the building to meet the modern research and instructional needs of the Departments of Internal Medicine and Orthopedic Surgery of the Carver College of Medicine.

Project Scope The project would renovate 15,097 net square feet of space on the basement, first and second floors of the Medical Laboratories Building to provide modern research laboratories to facilitate and enhance interactive research among faculty investigators in the areas of Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology, and Cell and Molecular Biology, and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas.

- The project area includes both 1928 constructed space and space that was remodeled in the 1960s.

The project would also install an additional heating, ventilating and air conditioning unit to upgrade the mechanical systems that serve the laboratory areas.

Anticipated Cost/Funding Estimated at \$5.3 million, to be funded in part by a grant from the National Institutes of Health (\$2.5 million).

The remaining funding is expected to be from Carver College of Medicine Gifts and Earnings, and possibly Income from Treasurer’s Temporary Investments and/or Building Renewal Funds.

Program Statement

The renovation of space on the three floors would provide modern laboratories and offices in close proximity to one another to encourage interaction and collaboration among the Departments.

The Department of Internal Medicine functions for research in immunoregulation of inflammation in digestive diseases would be housed on the basement and first floors (a total of 4,593 net square feet). The Department's functions for research in vascular biology would be housed on the second floor (6,818 net square feet).

The Department of Orthopaedic Surgery functions for research in cell and molecular biology would be housed on the first floor (3,170 net square feet).

A shared seminar/break room, which would be used for laboratory meetings by both Departments, would also be housed on the first floor.

Square Footage Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Basement Level

Internal Medicine – Immunoregulation of Inflammation of Digestive Diseases

Laboratory (1) and Support Areas	1,516	
Office (1)	<u>115</u>	
		1,631

First Floor

Orthopaedic Surgery - Cell and Molecular Biology

Laboratories (4) and Support Areas	2,786	
Offices (3)	384	

Internal Medicine – Immunoregulation of Inflammation of Digestive Diseases

Laboratories (2) and Support Areas	1,904	
Offices (6)	1,058	
Shared Seminar/Break Room	<u>516</u>	
		6,648

Second Floor

Internal Medicine – Vascular Biology

Laboratories (7) and Support Areas	5,839	
Offices (5)	<u>979</u>	
		<u>6,818</u>

Total Net Assignable Space		<u>15,097</u> nsf
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University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1997	Approved
Program Statement		Feb. 2000	Approved
Architectural Agreement—Schematic (HLM Design of Northamerica)	\$ 165,250.00 (est)	Feb. 2000	Approved
Schematic Design		June 2000	Approved
Project Description and Total Budget	18,800,000.00	June 2000	Approved
Architectural Agreement—Design Development through Construction (HLM Design of Northamerica, Iowa City, IA)	1,336,248.00 (est)	July 2000	Approved
Construction Contract Award— Pappajohn Pavilion Storage Relocation (Wendler Engineering And Construction)	279,500.00	Feb. 2001	Ratified
Architectural Amendment #1 (HLM Design of Northamerica, Iowa City, IA)	36,000.00	Feb. 2001	Approved
Construction Contract Award— General Construction (McComas-Lacina Construction)	14,123,655.00	Jan. 2002	Ratified
Architectural Amendments (HLM Design of Northamerica, Iowa City, IA)			
Amendment #2	11,606.00	Jan. 2003	Not Required*
Amendment #3	58,150.00	Jan. 2003	Approved
<u>Construction Change Orders</u> (McComas-Lacina Construction)			
Change Orders #1 - #16	305,822.70		Not Required*
Change Orders #17 and #18	127,390.85	May 2003	Not Required**
Change Orders #19 - #29	311,371.18		Not Required*
Change Order #30	88,940.51	Nov. 2003	Not Required**
Change Orders #31 - #37	274,827.99		Not Required*
Change Order #38	76,634.68	Feb. 2004	Not Required**
Architectural Amendment #6 (HLM Design of Northamerica, Iowa City, IA)	172,127.00	June 2004	Requested

* Approved by University in accordance with Board procedures.

** Approved by Executive Director in accordance with Board procedures.

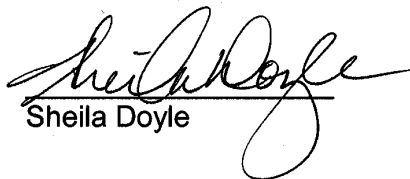
Background This project has finished space in the Pappajohn Pavilion to provide replacement facilities for the neonatal and pediatric intensive care units, labor and delivery suite, antepartum and postpartum obstetrical inpatient care units, and support space.

The architectural agreement with HLM Design of Northamerica, Iowa City, Iowa, approved in July 2002, provides for a fee not to exceed a percentage of actual construction costs; the initial fee was based on estimated construction costs.

Since award of the construction contract in December 2001, a total of 38 change orders to the construction contract were approved which resulted in additional construction costs of approximately \$1.2 million.

Architectural Amendment Amendment #6 (\$172,127) with HLM Design of Northamerica would provide compensation for the additional design services associated with the additional construction costs in accordance with the terms of the design agreement.

Also presented for Board ratification are six project budgets less than \$250,000, two architectural agreements, seven construction contract awards including the **Kinnick Stadium Renovation—Bid Package 1/Contract #1 – Utilities** contract (the first construction contract for the project), the acceptance of nine completed construction contracts, and 11 final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols