

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider:

1. Permission to proceed with project planning for the **Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities, Phase 2** project.
2. Approval of the following actions for the **Golf Training Facility – Construct Facility, West Campus Transportation Center, and Bowen Science Building – Renovate 2-200 and 2-300 Cores** projects:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A for the Golf Training Facility, Attachment B for the Transportation Center and Attachment C for the Bowen Science Building Renovation);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Approve the schematic designs, project descriptions and budgets (\$1,860,104 for the Golf Training Facility; \$23,587,877 for the Transportation Center and \$6,181,805 for the Bowen Science Building Renovation), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
3. Approval to raze the indoor practice facility.

(ROLL CALL VOTE)

Executive Summary: The **Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities, Phase 2 project** would convert the existing single large restrooms on floors 2 through 9 into 5 or 6 individual restrooms. The project would also replace the associated galvanized plumbing on each of these floors. The new individual restrooms would each include a lavatory, water closet and shower. The individual student room vanities and associated galvanized plumbing would be replaced on floors 2 through 6. The estimated cost of \$3.8 to \$4 million would be funded by Dormitory Improvement funds. The location of Slater Hall is shown on Attachment D.

The **Golf Training Facility – Construct Facility** project would construct a new building at the Finkbine golf course to provide an indoor training/practice facility for the University's men's and women's golf teams. The site is at the west end of the outdoor driving range and adjacent to the team's exterior practice area; the proposed location is shown on Attachment E. The project budget of \$1,860,104 would be funded by the Athletic Department's gifts and earnings. The schematic design booklet is included with the Board's agenda materials.

The **West Campus Transportation Center – Construct Facility** project is one of several enabling projects for the new Children's Hospital, a portion of which will be located at the current site of a Campus terminal and the Parking and Transportation offices. The Transportation Center (approximately 18,000 gross square feet) would be constructed on Lot

43 immediately north of Kinnick Stadium and east of the Recreation Building, as shown on Attachment F. The project budget of \$23,587,877 would be funded by the Parking Improvement and Replacement Fund, UIHC Gifts and Earnings, Institutional Roads Funds, and Utility System Renewal and Improvement Funds. The budget includes funds to raze the existing indoor practice facility, constructed in 1986. This facility has exceeded its useful life and is being replaced as a separate project approved by the Board in December 2010. (Under the provisions of the Board's *Policy Manual*, the Board is to approve the disposal of a building with an estimated fair market value of \$10,000 or more; *Iowa Code* §262.11 requires all Board actions related to the disposition of institutional property to be approved by roll call vote.) The schematic design booklet for the Center is included with the Board's agenda materials.

The **Bowen Science Building – Renovate 2-200 and 2-300 Cores** project would renovate two of the four cores occupied by the Department of Pharmacology on the second floor of this facility, constructed in 1972. The cores would be completely demolished back to the shell and new building systems installed, meeting University and modern laboratory design standards. A map showing the location of Bowen Science Building is included as Attachment G. The project budget of \$6,181,805 would be funded by Carver College of Medicine Earnings and Treasurer's Temporary Investment Income. The schematic design booklet is included with the Board's agenda materials.

Details of the Projects:

Slater Hall – Renovate Restrooms and Replace Galvanized Piping and Vanities, Phase 2

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Selection of Design Professional (Rohrbach Associates, Iowa City, IA)		Oct. 2010	Not Required*
Design Professional Agreement, Phase 1	\$ 167,500	Dec. 2010	Not Required*
Project Description and Budget, Phase 1	1,993,874	Feb. 2011	Not Required*
Construction Contract Award, Phase 1 (McComas-Lacina, Construction; Iowa City, IA)	1,455,000	Mar. 2011	Not Required*
Permission to Proceed with Project Planning, Phase 2		June 2011	Requested

*Approved by Executive Director consistent with Board policy

The project is phase 2 of a master plan for Slater Hall to renovate and reconfigure restroom facilities and to replace the deteriorating galvanized plumbing. Slater Hall was constructed in 1968. All piping in the building is original and requires frequent repair.

Golf Training Facility – Construct Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Selection of Design Professional (Substance Architecture; Des Moines, IA)		July 2010	Not Required*
Design Professional Agreement	\$ 167,772	Nov. 2010	Not Required*
Program Statement		May 2011	Not Required*
Schematic Design		June 2011	Requested
Project Description and Budget	1,860,104	June 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report

*Approved by Executive Director consistent with Board policy

The University of Iowa men's and women's golf programs do not currently have adequate indoor training facilities. Current lockers rooms for both programs are located within the Finkbine Clubhouse public locker room areas and do not meet basic golf team needs. The teams currently use a small activity room in the 1927-built Field House for their indoor chipping and putting practice and the indoor football practice bubble for limited cold weather hitting. Neither facility offers the proper surface required for golf training, nor provides space for basic training programs utilized by most Division-I programs.

Included in the new indoor training / practice facility will be men's and women's team locker rooms, team meeting space, a club repair/storage area and coaches' offices. The facility will also contain a golf performance space for practicing chipping and putting on a special turf designed to replicate typical putting green and fringe surfaces. There will also be two heated hitting bays with five hitting stations, which will allow golfers to hit golf balls during the winter months onto the existing outdoor driving range. Video capability will also be provided to film and analyze a golfer's swing mechanics.

The building would be entered from the parking lot to the west into the team room, with lockers and offices directly accessed from this space. The performance area is also accessed from this space and occupies the north half of the building, immediately adjacent to the exterior golf practice facility.

The project will incorporate sustainable design practices to reduce the operational costs of the building. These strategies include providing glazed areas in the exterior envelope for natural daylighting, and energy efficient heating and cooling of the office areas and ventilation of the practice area in summer months.

The facility has been designed to fit well with the surrounding site, and will be partially buried in to the existing north-facing slope. This reduces the profile of the building when seen from the more public south-facing elevation. Further information on the design is included in the schematic design booklet.

The net assignable square feet (NASF) in the approved program and schematic design are as follows:

<u>Function</u>	<u>NASF</u>
Women's Locker Room	475
Men's Locker Room	475
Team Room	798
Indoor Putting / Chipping	3,209
Heated Driving Bays (5 stations)	1,207
Mechanical / Club Repair / Janitor	170
Women's Head Coach Office	131
Men's Head Coach Office	131
Public Accessible Restroom	49
Vestibule / Entry / Trophy Space	<u>225</u>
Total Net Assignable Square Feet	6,870
Gross Square Feet	7,414
Net to Gross Ratio	92%

Project Budget

Construction	\$1,435,561
Planning and Design	285,402
Project Contingencies	<u>139,141</u>
TOTAL	\$1,860,104

Source of Funds: Athletic Department Gifts and Earnings

West Campus Transportation Center

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2010	Receive Report
Design Professional Selection (Neumann Monson, PC; Iowa City, IA)		Jan. 2011	Not Required*
Design Professional Agreement (Neumann Monson, PC; Iowa City, IA)	\$ 1,975,000	May 2011	Not Required*
Schematic Design		June 2011	Requested
Project Description and Budget	23,587,877	June 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report

*Approved by Executive Director, consistent with Board policies

The **West Campus Transportation Center** will include a new Cambus interchange, transit hub and canopy, overhead pedestrian walkway between the new hub and UIHC, and new Parking and Transportation offices. The Center project budget also contains funds to raze the current indoor practice facility and construction of a new paved parking lot in the area currently occupied by the indoor practice facility. A new connection to Hawkins Drive will be established at the north end of the expanded lot to facilitate the bus routes serving the transit hub and reduce the traffic load on the Evashevski and Hawkins Drive intersection.

The skywalk connection extends between the current UIHC skywalk near Ramp 2 and the proposed new transit hub. The skywalk will connect visitors and staff utilizing the Cambus system and Lot 43 to the UIHC. The skywalk will also provide access to and from Ramp 2 and Ramp 3. The skywalk is envisioned as primarily a glass structure providing both a welcoming, enjoyable environment, as well as a safe and secure route between facilities.

The transit hub provides access to the skywalk and a temperature-controlled waiting area for buses. Primary vertical access to the skywalk would be via escalators and a wide stairway. ADA and stroller access would be provided via a windowed elevator.

The office structure is approximately 11,000 square feet on two levels. The operations and administrative functions will be on the same level as the skywalk system. The offices, which will consolidate Parking and Transportation, Fleet Services, and Cambus operations, will form a canopy over the bus interchange and transit hub, eliminating the necessity of another structure for that purpose and saving valuable land area for both parking and green space. Public access to Parking Services is conveniently located at the confluence of the skywalk and transit hub. Enclosed areas for parking maintenance, workshops, driver and employee access, and vehicle storage are located at the western end of the development providing convenient, restricted access, while separating private and public access to the facilities.

The exterior of the new facility is designed to complement the existing architecture in the vicinity, as well as UIHC planned facilities. The base of the east half of the building, the transit hub, will be primarily glass, providing passive security, as well as visual access to arriving buses. The more solid base of the west half is clad in a richly-toned, sustainable harvested hardwood, blending with the warm tones of surrounding structures. The second level will be light weight, cream-colored terra cotta panels reminiscent of indigenous Iowa limestone.

This project will be constructed in two phases. Phase I will construct the new Parking and Transportation offices, transit hub and elevated pedestrian walkway. This phase will be bid in September 2011, with construction scheduled to be completed in July 2012. Phase 2 will raze the current indoor practice facility and construct a new parking lot on the site. This phase will be bid in January 2012 with construction scheduled to be completed in October 2012.

The net assignable square feet (NASF) in the approved program and schematic design are summarized as follows:

<u>Function</u>	<u>NASF</u>
Parking Offices	4,513
Cambus	2,761
Parking Workshop	850
Parking Maintenance	900
Transit Hub	<u>4,207</u>
TOTAL	13,231

Project Budget

Construction	\$18,380,652
Planning and Design	3,432,279
Project Contingencies	<u>1,774,946</u>
TOTAL	\$23,587,877

Source of Funds: Parking Improvement and Replacement Funds,
UIHC Gifts and Earnings, Institutional Roads Funds, Utility System
Renewal and Improvement Funds

**Bowen Science Building – Renovate 2-200 and 2-300 Cores
(formerly known as Bowen Science Building – Renovate Cores 2-200, 2-300 and 2-400)**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2010	Receive Report
Selection of Design Professional (Rohrbach Associates; Iowa City, IA)		Jan 2011	Not Required*
Design Professional Agreement	\$ 628,000	Apr. 2011	Not Required*
Program Statement		May 2011	Not Required*
Schematic Design		June 2011	Requested
Project Description and Budget	6,181,805	June 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report

*Approved by Executive Director, consistent with Board policies

The second floor of the Bowen Science Building includes four laboratory cores which are utilized by the Department of Pharmacology. These cores are grouped together and organized around a central atrium that provides student, staff and researcher access to each of the laboratory cores. Two of the four research cores will be renovated, with the central atrium space remaining in its present condition.

The project was originally intended to renovate the 2-200, 2-300 and 2-400 cores. Due to budgetary constraints, it will now only include the renovation of 2-200 and 2-300 cores. Renovation of the 2-400 core will be completed in the future, as the Carver College of Medicine identifies resources to do so. The building's core design allows for improvements to take place without significant impact to adjacent core spaces.

The planning objective for the renovation of the 2-200 and 2-300 cores is to achieve modernized and flexible laboratory space. Each core is being planned similarly with large open wet laboratory bench areas flanked by dedicated and shared in-lab support areas.

Project Budget

Construction	\$4,860,272
Planning and Design	849,590
Project Contingencies	<u>471,943</u>
TOTAL	\$6,181,805

Source of Funds: Carver College of Medicine Earnings, Treasurer's Temporary
Investment Income

**Golf Training Facility - Construct Facility
Evaluation Criteria**

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan: This project will enable the Department of Athletics to provide appropriate practice facilities for its men's and women's golf programs. Practice facilities are critical to the recruitment, retention and success of UI student-athletes. The Department's mission statement provides: "The mission of the Department of Athletics is to provide the administrative and coaching support, facilities, resources, and equipment necessary for student athletes to graduate from The University of Iowa while participating in broad based championship caliber athletic competition." It is important that athletic facilities are modern and attractive in order to support the overall experience of the student athlete.

Other Alternatives Explored: An alternative to replace the existing Finkbine clubhouse and integrate the training facility functions into this new facility was explored. The cost to build this significantly larger project was prohibitive. Incorporation of a modern golf practice facility onto the existing clubhouse would also place the practice functions at a greater distance from the already-established Athletics golf team outdoor practice areas, which are located at the west end of the driving range.

Abandoned/Transferred/Demolished Space: No facilities will be abandoned, transferred or demolished.

Financial Resources for Construction Project: The \$1.8 million project cost will be funded entirely by Athletics Department gifts and earnings.

Financial Resources for Operations and Maintenance: Annual operating and maintenance costs will be funded by Athletics Department revenues.

External Forces Justifying Approval: If the project is not approved the following consequences could occur: lack of golf team skill development, inability to recruit quality student-athletes, loss of donor support and the possibility of losing quality coaching staff personnel to programs that offer similar basic team training facilities.

**West Campus Transportation Center – Construct Facility
Evaluation Criteria**

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan: Completion of this project is a necessary first step that will allow the University of Iowa Hospitals and Clinics (UIHC) to move forward with the construction of the new Children's Hospital facility, which supports the UIHC in meeting its central missions. This project accounts for critical UIHC staff parking, a replacement Cambus transportation hub, a new connection to/from Hawkins Drive, and provisions for safe pedestrian access from the proposed transportation center to UIHC. This site is a major entrance and exit location for UIHC staff and visitors who use Cambus, and accommodates 4,000 passenger transactions and 400 bus turn-arounds daily – concentrated in the early morning and late afternoon.

Other Alternatives Explored: Multiple siting options for immediate and long-term growth of the UIHC complex were considered and tested as part of the UIHC master planning. Critical adjacencies to central service corridors and patient access points, which enable future modernization of existing hospital wings, led to the Children's Hospital location. Adjacencies, safety, and convenience for UIHC staff and patient parking were studied in selecting the location for the Transportation Center.

The proposed site is not only close to the UIHC complex, but is also adjacent to a majority of existing UIHC staff parking, and is directly adjacent to patient parking in Hospital Parking Ramp 3. The elevated pedestrian walkway will optimize safe passage to and from UIHC for all of those parking in these areas by avoiding a busy and complex vehicular intersection below.

Abandoned/Transferred/Demolished Space: This project will result in the relocation of Hospital Parking Ramp 2 parking offices, relocation of the current UIHC Cambus hub and the Cambus Office facility. To address UIHC staff parking needs, the spaces lost to the new transportation center will be reconstructed on the adjacent site currently occupied by the UI indoor practice bubble. A new indoor practice facility will be constructed west of the Recreation Building to make way for the needs of this project. The new indoor practice facility will be coordinated with the in-progress Football Operations Facility project.

Financial Resources for Construction Project: Parking Improvement and Replacement Fund, UIHC Gifts and earnings, Institutional Road Funds, Utility System Renewal and Improvement Funds.

Financial Resources for Operations and Maintenance: Operation and maintenance of the new and relocated Parking and Transportation facilities will be funded as part of the Parking and Transportation enterprise. Operation and maintenance of the indoor practice facility replacement will be funded by UI Athletics and Recreational Services based on the use of the facility.

External Forces Justifying Approval: This project is in response to and in support of the UIHC project for the construction of a new Children's Hospital. The continued growth in the health care requirements of pediatric patients is a significant force driving the need for the new Children's Hospital. UI Children's Hospital continues to be the only facility in the state that provides comprehensive care in the areas of neuromuscular disorders, rheumatology, cardiac electrophysiology, urology, bone marrow transplantation, solid organ transplantation, medical genetics, and advanced pediatric surgical subspecialty services.

**Bowen Science Building - Renovate 2-200 and 2-300 Cores
(Formerly: Bowen Science Building - Renovate Cores 2- 200, 2-300, and 2-400)
Evaluation Criteria**

Institutional Mission/Strategic Plan: This project will renovate approximately 15,000 square feet of research laboratory space in the Bowen Science Building (BSB) for the Department of Pharmacology, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance research among faculty investigators in the area of pharmacology and the training of undergraduate students, graduate students and post doctoral fellows in this field and related research areas. The renovation is aligned with the Carver College of Medicine and University of Iowa research goals of being in the top ten of public universities for research funding.

Other Alternatives Explored: The Bowen Science Building was completed in 1973. The areas included in this project need to be renovated to meet modern scientific needs and to make more efficient use of the space. The existing lab and office layout does not provide for collaborative relationships among faculty, students and post doctoral fellows. Renovation is more practical than the alternative of building a new research building. Relocation of the Pharmacology research laboratories to another building is not an option since there is no available space to accommodate this research. During construction, the existing research staff and laboratories will need to be accommodated in existing adjacent space within the Bowen Science Building.

This project was originally programmed to renovate cores 2-200, 2-300, and 2-400. Due to budgetary constraints, the initial project will include only the 2-200 and 2-300 cores. Renovation of the 2-400 core will be completed in the near future, as the Carver College of Medicine identifies resources to do so. The University plans to retain the current consultant to complete the 2-400 core design and final master planning of the Department of Pharmacology second floor cores, and will return to the Board to make that request at a future date.

Abandoned/Transferred/Demolished Space: There will be no change in square footage as the project involves the renovation of existing laboratories.

Financial Resources for Construction Project: Treasurer's Temporary Investment Income, Carver College of Medicine earnings.

Financial Resources for Operations and Maintenance: The source of funds to cover the operating and maintenance requirements will be existing O&M funds and indirect cost recoveries.

External Forces Justifying Approval: The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help to meet the following goals: 1) accommodate the recruitment of new faculty, 2) retain faculty capable of competing for extramural research funding, 3) provide state-of-the-art research facilities, and 4) sustain the commitment to training the next generation of scientists.







