

Contact: Joan Racki

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider recommending approval of:

1. The following actions for the **Eckstein Medical Research Building – Renovate Lab Floors 1, 2, 4 and 5** and **Currier Residence Hall – Renovate 3<sup>rd</sup> and 4<sup>th</sup> Floors South** projects, major capital projects as defined by Board policy:
  - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for Eckstein and Attachment B for Currier);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Authorize permission to proceed with project planning, including the design professional selection process.
  
2. The following actions for the **UIHC – UI Heart and Vascular Center Clinical Service Expansion and Consolidation** project, a major capital project as defined by Board policy:
  - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment C);
  - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
  - c. Approve the schematic design, and project description and budget (\$13,282,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

**Executive Summary:**

The University requests permission to proceed with project planning for the **Eckstein Medical Research Building – Renovate Lab Floors 1, 2, 4 and 5** project, which would modernize approximately 16,000 square feet of research laboratory space and offices in the Eckstein Medical Research Building (EMRB), constructed in 1989. Included in the project are a portion of the first, fourth and fifth floors; and the entire second floor. The renovation would include replacement of all finishes, lab casework, lighting and the ceiling, as well as electrical and information technology upgrades. The estimated project cost of \$2.5 million would be funded with Treasurer's Temporary Investment Income. (The location of the Eckstein Medical Research Building is shown on Attachment D.)

The University requests permission to proceed with project planning for the **Currier Residence Hall – Renovate 3<sup>rd</sup> and 4<sup>th</sup> Floors South** project, which would replace the flooring and re-paint the student rooms, hallways, laundry rooms, and stairwells on the south side of the third and fourth floors of Currier Hall. Vanities in the student rooms and galvanized piping would also be removed and replaced, and high-efficiency air conditioning units added in the student rooms. The estimated project cost of \$3.2 million would be funded by Dormitory Improvement Funds. (The location of Currier Hall is shown on Attachment E.)

Heart and Vascular Services is one of UIHC's five priority strategic service lines. It incorporates diagnostic and therapeutic services for all patients with cardiovascular or thoracic disease. The service and support areas are currently dispersed throughout several UIHC buildings. The University requests approval of the schematic design and project description and budget (\$13,282,000) for the **UIHC – UI Heart and Vascular Center Clinical Service Expansion and Consolidation** project, which would consolidate the services by renovating approximately 31,000 gross square feet of space in the former Clinical Cancer Center Clinic and Infusion Therapy space on level 4 of the John Pappajohn Pavilion (JPP). The project also includes the completion of 1,600 gross square feet of shell space that is being developed on the west side of 4 JPP. The space would be developed for an ambulatory care clinic, cardiac rehabilitation service unit, non-invasive diagnostic testing laboratories and associated patient preparation and recovery facilities for the UI Heart & Vascular Center. The project would be funded by University Hospitals Building Usage Funds. The schematic design booklet is included with the Board's agenda materials.

**Details of the Projects:**

**Eckstein Medical Research Building – Renovate Lab Floors 1, 2, 4 and 5**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2014	Requested

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Units currently located in the areas to be renovated are scheduled to move to the Pappajohn Biomedical Discovery Building, which is soon to be completed. Only minor modifications have been made to the laboratories since the Eckstein Medical Research Building opened in 1989. The laboratories currently do not meet current building codes and may not be ADA (Americans with Disabilities Act) compliant.

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**Currier Residence Hall – Renovate 3<sup>rd</sup> and 4<sup>th</sup> Floors South**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2014	Requested

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The project will be delivered over a three year period with the first phase of construction starting during the summer of 2015.

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**UIHC – UI Heart and Vascular Center Clinical Service Expansion and Consolidation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Aug. 2012	Approved
Initial Review and Consideration of Project Evaluation Criteria		Aug. 2012	Received Report
Design Professional Agreement (Invision Architecture; Des Moines)	\$ 1,150,000	Mar. 2013	Not Required*
Program Statement		May 2014	Not Required*
Schematic Design		June 2014	Requested
Project Description and Budget	13,282,000	June 2014	Requested
Final Review and Consideration of Project Evaluation Criteria		June 2014	Receive Report

\*Approved by Executive Director, consistent with Board policies.

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The construction of the UI Heart & Vascular Center (UIHVC) facilities on level 4 of the John Pappajohn Pavilion would permit consolidation of vascular, cardiac and thoracic clinics and minor procedure and recovery services for outpatients and inpatients into a single location. The current layout in several UIHC buildings, due primarily to the recent, significant growth in patient volume, results in disruption in clinician workflow and efficiency, as well as generating inconvenience and wayfinding difficulties for patients.

The new facility's design features many elements that will improve the efficiency of providing patient care, such as the creation of multi-use imaging rooms to permit the consolidation of echo cardiology and vascular ultrasound services. The design also promotes improved communication between providers, the diagnostic team and patients, while embracing an onstage/offstage clinical experience that enhances patient care and the confidentiality of patient information. The center will also include a conference room equipped with sophisticated audio/visual and communications technology, which will allow for enhanced connectivity with clinicians from within and outside UIHC. These services will be used to provide training and education for physicians, health profession students, patients and their families.

The following summarizes the square footage included in the program and schematic design of the project:

<u>Function</u>	<u>Square Footage (NASF*)</u>
<b>Reception and Waiting:</b>	
Lobby	1,551
Registration and Checkout	808
Public Restrooms	<u>55</u>
<b>Subtotal</b>	<b>2,414</b>
 <b>Patient Care and Support:</b>	
Exam Rooms	4,591
Procedure Rooms	2,968
Preparation and Recovery	337
Storage	1,135
Patient Toilets	370
Nourishment	<u>149</u>
<b>Subtotal</b>	<b>9,550</b>
 <b>Clinical Support:</b>	
Supply and Soiled Holding	629
Staff Restrooms	50
Housekeeping	<u>98</u>
<b>Subtotal</b>	<b>777</b>
 <b>Staff Support:</b>	
Offices	597
Conference Room	1,001
Lockers, Lounge and Lactation	1,766
Team Workspace	<u>9,531</u>
<b>Subtotal</b>	<b>12,895</b>
 <b>TOTAL</b>	 <b>25,636</b>

\*NASF – net assignable square feet

Project Budget

Construction	\$10,625,000
Planning, Design & Management	1,594,000
Contingency	<u>1,063,000</u>
TOTAL	<u>\$13,282,000</u>

Source of Funds: University Hospitals Building Usage Funds

Construction is scheduled to begin in the first quarter of FY 2016 with completion during the third quarter of FY 2017.

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**Eckstein Medical Research Building – Renovate Lab Floors 1, 2, 4 and 5  
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: The Eckstein Medical Research Building (EMRB) is critical to the Roy J and Lucille A Carver College of Medicine's threefold mission of providing patient care, education and research. To ensure that the UI retains and recruits top tier investigators in a global market, facilities must be commensurate with their research. Renovation of these laboratories will ensure state-of-the-art facilities compliant with current university design standards, building codes and ADA. Bench to bedside is one corner post of the Carver College of Medicine's strategic plan and is consonant with the UI Provost vision of increasing extramural funding. Updated facilities are central to achieving this objective.

Other Alternatives Explored: The Eckstein Medical Research Building was opened in 1989. It has been a focal point and fully occupied laboratory facility on the medical campus. Only minor room renovations have been completed since it opened. Components within the laboratories do not meet current building codes and may not be ADA compliant. Facilities Management is committed to maintaining this building to university standards. The central exhaust system has recently been upgraded. The upgrade of the HVAC supply air system will soon bid with project completion in calendar year 2014. Maintaining this building has proven to be more cost effective than building a new research building. The central location of this building on the medical campus has also made it a desirable research facility by all investigators.

Impact on Other Facilities and Square Footage: 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.

Financial Resources for Operations and Maintenance: The space is currently being maintained by Facilities Management Building and Landscape Services; thus, funds already exist.

External Forces Justifying Approval: It is a goal of the Carver College of Medicine to rank in the top twenty research colleges of medicine in the country. To do this will require a significant increase in federally funded research programs. The quality of research space is critical for the College to recruit and retain high quality faculty with the capability to compete for limited extramural funding.

Currier Residence Hall – Renovate 3<sup>rd</sup> and 4<sup>th</sup> Floors South  
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: The core values of the University include excellence, learning, community, diversity, integrity, respect and responsibility. Strategies to accomplish these core values include recruiting and retaining a talented student population, promoting effective learning environments and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University and they have direct impact on the retention and success of the students. University Housing's master plan includes updating of residence hall finishes and building systems as part of its long-term renovation and maintenance plan.

Other Alternatives Explored: Currier Residence Hall, the oldest residence hall on the UI campus (1914) continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there. Appropriately maintaining Currier Hall and all of the residence halls in the UI Housing system is a critical part of making these halls functional for the long-term. Continuing to utilize finishes and galvanized piping that are at the end of their lifespan creates increasing maintenance costs and frequent service calls. This project will improve the hall and is a well-timed investment in maintaining the hall for years to come.

Impact on Other Facilities and Square Footage: No space will be abandoned or demolished.

Financial Resources for Construction Project: The project will be funded through University Housing voluntary reserve funds generated from residence system room and board charges.

Financial Resources for Operations and Maintenance: The space is currently maintained by University Housing; therefore, operating and maintenance funds already exist in the operating budget.

External Forces Justifying Approval: None.

UIHC – UI Heart and Vascular Center Clinical Service Expansion and Consolidation  
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 will contribute to UI Hospitals and Clinics' efforts in meeting all elements of the UI Health Care mission, "Changing Medicine, Changing Lives." It will greatly enhance the UI Hospitals' capabilities for delivering excellent inpatient and outpatient care and enhancing clinical teaching opportunities. The project is also supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2014-2016 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone, 2) to advance world class discovery through excellence and innovation in biomedical and health services research, 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) to foster a culture of excellence that values, engages and enables our workforce, 5) to create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: Alternatives that would expand the UIHVC by relocating the Center for Digestive Diseases were considered, but none of the alternatives would address the consolidation, integration and future growth needs of the UIHVC as well as the adopted plan.

Impact on Other Facilities and Square Footage: The space vacated by the UI Heart and Vascular Clinic in Roy Carver Pavilion will be used to relocate the cardiac rehabilitation recovery unit from its current location on Level 3 of the South Wing.

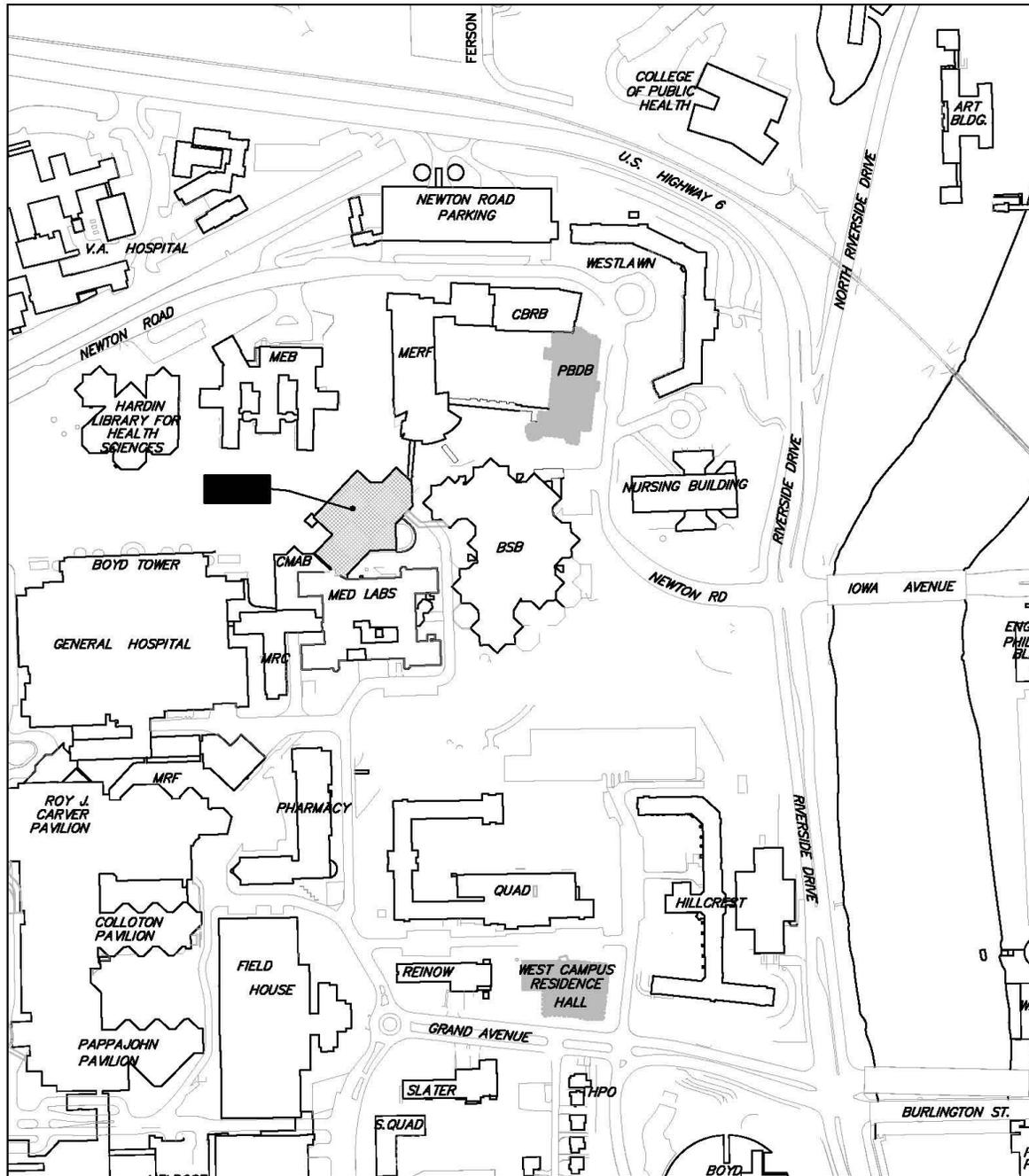
Financial Resources for Construction Project: The project will be financed with University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved. The estimate for the internal rate of return over the life of the project is approximately 3%.

Financial Resources for Operations and Maintenance: No significant change in operating expenses is expected. The source of funds to cover the associated operating and maintenance costs will be hospital-operating revenues derived from providing patient care services.

External Forces Justifying Approval: The expansion of this unit is an important element in enabling the UIHC to meet all components of its tripartite mission. Patient care will be enhanced through expanded facilities and the design of these facilities will be focused on providing a comfortable and patient-friendly environment. The project's design will meet all building codes and standards, as well as the most recently published 2010 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate hospital licensing and construction in Iowa and most other states and are used by Medicare and the Joint Commission to develop new regulations and

standards. The design will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

Heart disease is the leading cause of death for both men and women in the United States according to the Centers for Disease Control (CDC). The CDC estimates this accounts for approximately 600,000 deaths annually. Coronary heart disease alone costs the United States over \$108 billion each year. The proposed consolidation and relocation of the UI Heart and Vascular Center will respond to the continued growth and need for cardiovascular non-invasive, diagnostic services.



 THE UNIVERSITY  
OF IOWA  
Plotted: April 15, 2014  
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Scale:  
1" = 300'

LOCATION MAP  
**EMRB-**  
Renovate Lab Floors 1,2,4, and 5

