

Contact: John Nash

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

**Actions Requested:** Consider recommending to the Board approval of the:

1. Following actions for the **Hillcrest Residence Hall – Replace Vanities and Plumbing, Power Plant – Capacity Expansion, Museum of Art – Construct Facility and Renovate Existing Space, Iowa River Landing South – Medical Office Building Development and John Pappajohn Pavilion – Radiology Support Space Renovation** projects; all 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 Attachments A, B, C and D);
  - 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 selection of BNIM to provide design professional services for the Museum of Art project, the design professional selection process for the other projects, and the utilization of the construction management – agent delivery method for the Iowa River Landing South project.
2. Project description and budget (\$18,500,000) for the **Bowen Science Building – Modernize Building Systems** project.
3. Revised project description and budget (\$7,630,000) for the **Iowa Memorial Union – Deferred Maintenance** (revised title from “Iowa Memorial Union – Remodel and Deferred Maintenance”) project and ratification of Executive Director approval of the revised project budget (\$2,050,000) for the **Football Practice Field – Replace Turf** project.

**Executive Summary:**

The University requests permission to proceed with project planning for five projects: **Hillcrest Residence Hall – Replace Vanities and Plumbing, Power Plant – Capacity Expansion, Museum of Art – Construct Facility and Renovate Existing Space, Iowa River Landing South – Medical Office Building Development and John Pappajohn Pavilion – Radiology Support Space Renovation.**

The **Hillcrest Residence Hall – Replace Vanities and Plumbing** project would upgrade the plumbing fixtures and associated piping throughout the largest residence hall on the west side of the campus (see Attachment E). Hillcrest Residence Hall’s existing vanities, water supply lines, and sanitary piping are 77 years old and are in need of upgrading in order to continue to promote a welcoming residence hall environment. The project budget of \$3,300,000 would be funded by University Housing Renewal and Improvement funds.

The **Power Plant – Capacity Expansion** project would expand the University’s current steam generating capacity in response to increasing demand and the need to upgrade inefficient

equipment (see Attachment F). The Main Campus Power Plant supplies all utilities to UIHC as well as University research, residence hall, classroom, and office buildings. The project would replace the West Campus Energy Plant project, for which the Board previously granted permission to proceed with planning. This project would replace existing steam-generating equipment with new, more efficient steam-generating equipment and replace the two smallest steam turbine electrical generators with higher efficiency unit(s) to permit better performance and lower operating cost. The project budget of \$48,000,000 would be funded by utility system revenue bonds.

Since the flood of 2008, the University has investigated options to return the art collection to campus. The collection could no longer be insured at the former Museum of Art; the Federal Emergency Management Agency would not support construction of a replacement facility. The University then explored a public / private partnership but subsequently determined this option to be cost prohibitive. The University is now requesting permission to proceed with project planning for the **Museum of Art – Construct Facility and Renovate Existing Space** project which would construct a new Museum of Art building immediately south of the Main Library (see Attachment G). The art collection supports the academic programs of the University through the exhibition of the permanent collection, the display of art-on-loan, and the hosting of traveling art exhibitions.

The construction of this facility would be coupled with the renovation of existing areas within the University's Main Library. The co-location of library and museum support services would permit a reduction in the square footage needed for a new museum building, while addressing long-standing conditional concerns (e.g.: air quality, humidity control) within the Main Library. The project budget of \$50-\$60 million would be funded by a combination of University and gift funding.

The University requests permission to continue architectural services with BNIM Architects of Des Moines, Iowa. BNIM Architects was selected at the onset of the public / private partnership in early 2015 due in part to its previous design work at the original Museum of Art; the firm provided the programming and schematic design services for the public / private partnership. A great deal of the work completed through that process remains relevant to the project's new site. BNIM has unique and considerable insight into the needs of the project.

The **Iowa River Landing South – Medical Office Building Development** (IRL South) project would provide for the expansion of the Iowa River Landing (IRL) Medical Office Building facilities in Coralville with the development of a second building south of the existing building (see Attachment H). The proximity of IRL South would create opportunities for increased economies of scale and amplified growth.

IRL South would make it possible to relocate existing ambulatory orthopedic services from the main campus with the potential to relocate additional services in the future. The project may also replace some operating rooms and associated facilities from the main campus. IRL South would be sized to accommodate up to 200,000 clinic visits per year. Patient and staff parking would be provided in an adjacent parking garage to be developed by the City of Coralville.

The total project cost is approximately \$100 million and would be funded by University Hospitals Building Usage Funds and Gifts funds. Hospital revenue bonds may also be included in the overall financing plan developed for the project.

UIHC requests authorization to utilize a construction manager to provide preconstruction and construction management services for the project due to the complex development requirements

for IRL South. During the preconstruction phase, the construction manager (CM) would undertake feasibility analyses during design, identify multiple bid packages to allow phased construction, and encourage bidding by Iowa contractors, and coordinate constructability issues with the overall Iowa River Landing Development. During the construction phase, the CM would serve as the UIHC's agent to coordinate and manage multiple prime construction contracts.

The **John Pappajohn Pavilion – Radiology Support Space Renovation** project provides for the relocation of the Department of Radiology offices and support space from one area on level 3 of the Pappajohn Pavilion (JPP) to another area on that same level, a shell space created as a result of the construction of a hallway that connects to the new UI Children's Hospital. The total project cost of approximately \$3,420,000 would be funded by University Hospitals Building Usage Funds. Hospital revenue bonds may also be included in the overall financing plan developed for the project.

The University requests approval of the project description and budget (\$18,500,000) for the **Bowen Science Building – Modernize Building Systems** project, which would modernize the building's heating, ventilating, and air conditioning (HVAC) system (see Attachment J). Constructed in 1973, the Bowen Science Building is the most intensely utilized laboratory facility on campus. After 43 years, outdated exhaust systems and space terminal units have begun failing, drastically increasing the facility's operating and maintenance costs. Also, the failing HVAC systems create the risk of losing grant-funded research and research support. The project would be funded through a combination of Treasurer's Temporary Investment Income and Building Renewal funds.

Late in the design phase of a project to remodel and address deferred maintenance in the Iowa Memorial Union, the University became aware of challenges it would face if it proceeded with facility improvement work in conjunction with the flood recovery and mitigation work. As a result, the project was placed on hold while the flood recovery and mitigation project proceeded. During construction of the flood recovery and mitigation project several items on the deferred maintenance list work continued to deteriorate and/or fail. The **Iowa Memorial Union – Deferred Maintenance** project would address high priority deferred maintenance items, code deficiencies, elevator modernization, and delayed ADA renovations (see Attachment K). These items have been determined to pose a substantial risk to damaging new work recently done in the IMU flood mitigation and recovery project, if not corrected. Other items included in this project address life safety concerns and were determined by the University to be in the immediate best interest of the facility. The revised project description and budget (\$7,630,000) would be funded by Treasurer's Temporary Investment Income and Building Renewal funds.

In March 2016, consistent with Board policy, Executive Director Donley approved a project description and budget (\$1,900,000) for the **Football Practice Field – Replace Turf** project, which would replace the grass turf on two practice football fields and perimeter areas with artificial turf (approximately 15,000 square feet). This would result in a safer and more durable surface for practice.

Bids for the project were opened on April 27, 2016. The University received only one bid which exceeded the construction estimate by 8.4%. To permit the award of the construction contract, the Executive Director approved the revised project budget in the amount of \$2,050,000, an increase of \$150,000. Ratification of this action is now requested. The increase in the project budget is being funded by Athletic Department Gifts and Income.

**Details of the Projects:**

**Hillcrest Residence Hall – Replace Vanities and Plumbing**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2016	Receive Report

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Starting in 2017, all vanities and associated plumbing in Hillcrest Residence Hall, built in 1939, would be demolished and selectively replaced in all student rooms over a three to four year period. This work is part of the University Housing's Master Plan and a reflection of the University's commitment to reinvest wisely in existing facilities, while providing a high-quality student experience.

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**Power Plant – Capacity Expansion**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Requested

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The Power Plant generates steam to provide heat for the residence halls, to maintain adequate temperatures in classrooms and office spaces, to generate electricity, and to power chilled water generation for cooling. To currently provide adequate capacity, the University is utilizing boilers that were purchased "used" and put into emergency service due to the 2008 flood. These boilers are considered temporary and are reaching the end of their useful lives. This project would replace these temporary boilers with a new, more efficient gas-fired boiler and new steam turbine generators that would greatly enhance capacity and the overall efficacy of steam distribution on the campus.

The Plant must have "firm capacity" which is defined as having enough steam generating capability to meet the projected campus steam load when the largest campus boiler is out of service. Redundancy and long-term growth for steam production would be addressed by the boiler addition to the Power Plant.

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### Museum of Art – Construct Facility and Renovate Existing Space

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2016	Receive Report
Selection of Design Professional BNIM Architects (Des Moines)		June 2016	Requested

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The University's art collection is one of the premier university fine art collections with over 14,500 objects of art valued at over \$500 million. The University has collected valuable objects and holds those works of art for public engagement and education. Fine art must be housed in space that is safe, secure, climate and light controlled, adequately insured, and guarded in accordance with insurance requirements. Access for students, teachers, scholars, and the general public is critical. The collection is an integral part of the academic mission for those studying, teaching, and researching within visual arts programs. Access to the collection and adjacency with other UI educational programs for University students is essential. Since the June 2008 flood, this has not been possible except in a very limited way.

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### Iowa River Landing South – Medical Office Building Development

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2016	Receive Report
Consideration of Use of Construction Manager- Agent Delivery Method		June 2016	Requested

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Since the relocation of the Department of Orthopedics & Rehabilitation to the lower level of the John Pappajohn Pavilion (JPP) 20 years ago, the Department's volume has increased by over 74%; from 41,332 clinic visits in FY 1995 to 72,046 clinic visits in FY 2015. This remarkable growth in outpatient activity has far surpassed the projected capacity of the Department's current clinical and imaging space. Even with the development of the satellite Sports Medicine clinic on the Hawkeye Campus and the relocation of the Hand clinic to the Pomerantz Family Pavilion, this growth has put a significant strain on clinical operations within the physical space of the Pappajohn Pavilion Clinic and has created a scheduling backlog that results in patients often having to wait several weeks before getting into the clinic for care.

Additionally, the current clinic examination rooms are undersized based upon contemporary standards and the facility layout is no longer aligned with patient workflows. Currently, outpatient orthopedic services are spread across approximately 66,000 gross square feet of space and patients must travel a significant distance to receive comprehensive orthopedic care during a single outpatient visit. The Department's patient satisfaction scores on surveys are reflective of these and other facility issues. Patients often cite problems with wayfinding, physical accessibility, and privacy due to space limitations. The proposed off-site Medical Office Building dedicated to orthopedic services would be designed to optimize patient workflows that minimize the need for patients to travel long distances to receive comprehensive care.

Decompressing UIHC's core campus is also in concert with long-term facility growth plans, creates the needed space to expand other clinical and support services that are best suited to remain on campus, ensures that appropriate facilities are available to meet the demand for patient care services, and offers opportunities for increased operational efficiency to better serve its expanding patient population.

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### **John Pappajohn Pavilion – Radiology Support Space**

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2016	Receive Report

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The relocation and expansion of office and non-clinical support space is required to enable the replacement of Radiology functions that were displaced to accommodate the creation of the Children's Hospital access hallway, accommodate growth in faculty recruitments, and relocate offices and non-clinical functions out of space slated for future capital projects. The relocated radiology offices and support space would occupy approximately 5,000 gross square feet of space adjacent to the existing Department of Radiology.

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**Bowen Science Building – Modernize Building Systems**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2014	Approved
Design Professional Selection (Design Engineers, Inc.; Cedar Rapids)		Nov. 2014	Not Required *
Design Professional Agreement	\$ 1,213,900	May 2015	Not Required *
Project Description and Budget	18,500,000	June 2016	Requested

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

While the 375,000 square foot Bowen Science building has undergone individual and isolated updates as needed to address pressing research needs, the systems supporting all of the laboratory space within the building remain nearly unchanged since the facility was constructed 43 years ago. This project modernizes the Heating, Ventilation, and Air Conditioning (HVAC) systems in the building to address long-standing capital renewal needs, improve building system efficiency, decrease energy consumption, and reduce ongoing operating and maintenance costs. The building contains eight vertical mechanical cores. Seven cores serve research activities while the eighth core serves the auditoriums. This project would modernize the HVAC in the seven research cores.

According to the 2013 Space Survey Results, the Bowen Science Building houses 30% of the Carver College of Medicine’s grant-funded research, based on a square foot basis. Modernizing HVAC Systems in the Bowen Science Building would increase the reliability of critical building systems which are vital to research.

Project Budget

Construction	\$14,755,350
Planning, Design & Management	2,337,400
Contingency	1,407,250
<u>TOTAL</u>	<u>\$18,500,000</u>

Source of Funds: Building Renewal, Treasurer’s  
Temporary Investment Income

**Iowa Memorial Union – Deferred Maintenance**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning (Iowa Memorial Union – Remodel & Deferred Maintenance)		June 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2010	Received Report
Selection of Design Professional (Rohrbach Associates, Iowa City)		June 2010	Approved
Design Professional Agreement	\$ 2,387,000	Sept. 2010	Not Required *
Program Statement		Sept. 2010	Not Required *
Final Review and Consideration of Capital Project Evaluation Criteria		Oct 2010	Receive Report
Schematic Design		Oct. 2010	Approved
Project Description and Budget	22,000,000	Oct. 2010	Approved
Revised Project Description and Budget (Iowa Memorial Union – Deferred Maintenance)	7,630,000	June 2016	Requested

\* Approved by Executive Director, consistent with Board policies

Revised Budget

	<u>Initial Budget</u> <u>(Oct. 2010)</u>	<u>Revised Budget</u> <u>(June 2016)</u>
Planning, Design & Management	\$ 3,760,587	\$2,080,000
Construction *	16,490,502	5,050,000
Art in State Building	108,591	0
Contingency	1,640,320	500,000
<b>TOTAL</b>	<b>\$22,000,000</b>	<b>\$7,630,000</b>

Source of Funds: Treasurer's Temporary Investment Income and Building Renewal Funds

\* Includes design professional fees for the original and current project

SUI - Hillcrest Residence Hall – Replace Vanities and Plumbing  
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 of Iowa 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: Hillcrest Residence Hall continues to be a popular residence hall and must maintain a level of quality expected by students choosing to live there. Appropriately maintaining Hillcrest Residence 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 fixtures and services that are at the end of their lifespan creates increasing maintenance costs and frequent service calls. This project would 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 other facilities would be impacted, abandoned or demolished.

Financial Resources for Construction Project: The project would be funded through University Housing Renewal and Improvement 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.

SUI - Museum of Art – Construct Facility and Renovate Existing Space  
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 former University of Iowa Museum of Art building was built in 1969 with private gifts to display and store the University's fine art collection. The collection is one of the premier university fine art collections with over 14,500 objects of art valued at over \$500 million. The University has acquired and collected valuable objects and holds those works of art for public engagement and education. The collection supports the academic programs of the University through the exhibition of the permanent collection, the display of art on loan, and the hosting of traveling art exhibitions and exhibitions prepared by museum staff.

The collection is a critical part of the academic mission for those studying, teaching, and researching within visual arts programs. Access and adjacency to the collection for University of Iowa students is critical and, since June 2008, has not been possible.

Other Alternatives Explored: The University initially investigated the potential reuse of the flood-damaged Museum of Art building, but found that the collection could no longer be insured at this site. This eliminated the original building as a viable location for the Museum. With the assistance of Iowa Homeland security, the University pursued FEMA support for the construction of a replacement facility. FEMA determined this project was not eligible for replacement funding and the University has exhausted all appeal options.

A public / private partnership was then explored which included a review of the Museum of Art program needs. Constructing a new museum through the public / private partnership became cost prohibitive and alternative options were explored. The proposed site, adjacent and connected to the Main Library, is in the best interests of the University and its students.

This project would bring the art collection back on campus by constructing a new museum building coupled with the renovation of existing space within the UI Main Library. The co-location of library and museum support services would permit a reduction in the square footage needed for the new museum building. Given the importance of access to the collection for students, faculty, and the University community, locating a new and permanent facility on or near the main campus core is an important feature of the proposed site.

Impact on Other Facilities and Square Footage: The former Museum facility would be permanently recovered in accordance with FEMA rules and procedures, but would no longer house the University's art collection. The University is exploring various options for relocating existing programs into the former Museum building. For the duration of this project, Museum administrative office functions would be temporarily located in this building.

Financial Resources for Construction Project: This new construction and renovation project would not be funded by FEMA. As planning proceeds, the University would develop a funding plan which would include a combination of private gifts and University funding sources.

Financial Resources for Operations and Maintenance: Operating and maintenance costs of the former Museum of Art and Main Library were and continue to be borne by the University's general education fund. This is expected to continue when this new project is completed.

External Forces Justifying Approval: Continued storage of the Museum of Art collection at a remote location negatively impacts academic programs of the University. The collection is an integral part of the academic mission for those studying, teaching and researching within visual arts programs. Access to the collection and adjacency with other UI educational programs for University students is essential.

UIHC - Iowa River Landing - South Medical Office Building Development  
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 would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would greatly enhance the UI Hospitals' capabilities for fulfilling its patient care mission by providing the necessary space to accommodate the current volume and projected growth in outpatient visits and future growth inpatient admissions. 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: Following completion of studies to identify UIHC's future facility requirements and determining that a major emphasis should be placed on expanding off-site Medical Office Buildings, a number of potential sites were assessed. These are located in the Iowa City, Coralville, and North Liberty areas. The evaluation of these sites led to the conclusion that development of a second Medical Office Building at Iowa River Landing (IRL) in Coralville would provide the best option. In particular, this site offers an unparalleled opportunity to enhance efficiencies with the existing IRL Medical Office Building and establish a very visible and easily accessed location within which to provide a highly efficient, cost-effective, and patient friendly model for delivering ambulatory care.

Impact on Other Facilities and Square Footage: The space currently occupied by the Department of Orthopedics and Rehabilitation, located on Lower Level of the John Pappajohn Pavilion and Pomerantz Family Pavilion, would be reallocated to services remaining at the UIHC main campus thus, no facilities would be abandoned in undertaking this project.

Financial Resources for Construction Project: The project would 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. Gift funds would also be used to finance this project and funding through the issuance of hospital revenue bonds may also be included in the overall financing plan developed for the project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The expansion of the Medical Office Buildings at IRL is an important element in enabling the UIHC to respond to societal forces and changing standards for

the provision of contemporary patient care that meet all components of its tripartite mission. The aging of the population paired with increasing rates of obesity make the orthopedics service line one of the most likely specialty services to grow over the next decade. An industry trend towards conservative management and care in lower-acuity settings would also bolster orthopedics volumes in the outpatient setting. As previously noted, current clinic volumes of the Department of Orthopedics & Rehabilitation have far surpassed the capacity of its present physical location which severely limits its ability to accommodate this forecasted growth.

Changing customer expectations also support the relocation of orthopedics services to an expanded Medical Office Building at IRL. Market studies show that patients seeking orthopedics services are increasingly inclined to shop and travel significant distances for a convenient and individualized experience. This industry trend places a much greater focus on services that put patients at the center of care. Consolidation of orthopedics services into a single facility developed using evidence-based standards where orthopedic physicians can collaborate with other medical specialists and health care professionals including radiologists, pharmacists, and physical therapists which would provide patients with a comprehensive plan for rehabilitation of injuries and complex conditions. Heightened regulation and expectations surrounding patient privacy and protected health information also argues for the relocation of orthopedics services into a space that is adequately sized and specifically designed to meet these new standards.

On top of clinical program enhancements, educational training programs and research opportunities would positively benefit from the second Medical Office Building. The consolidation of services into one building would facilitate expansion of current training opportunities in accord with training program requirements while providing all trainees with more extensive clinical experiences. Additional space would also permit more research subjects to participate in clinical trials in proximity to their patient care, thereby enhancing opportunities to gain support for other funded clinical research studies.

In summary, the relocation of orthopedics services into a new Medical Office Building would address the changing demands of existing and future patients through improved patient access and increased clinic efficiency as well as expand upon the organization's outstanding educational and research mission.

UIHC – John Pappajohn Pavilion Radiology Support Space Renovation  
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 would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UIHC's capabilities for fulfilling its patient care mission by providing the necessary space to accommodate offices for Radiology faculty and staff so that their current offices can be converted into clinical space. The project also is 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: After careful evaluation of space available on the UIHC main campus it was determined that there are no alternatives that would provide adequate space for offices in close proximity to the Radiology Imaging Suite or that would provide the amount of space required by the Department of Radiology without a significant increase in costs.

Impact on Other Facilities and Square Footage: This project would not result in the abandonment or transfer of existing facilities.

Financial Resources for Construction Project: The project would be funded from 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. Hospital Revenue Bond proceeds may also be used to fund part of the costs of this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

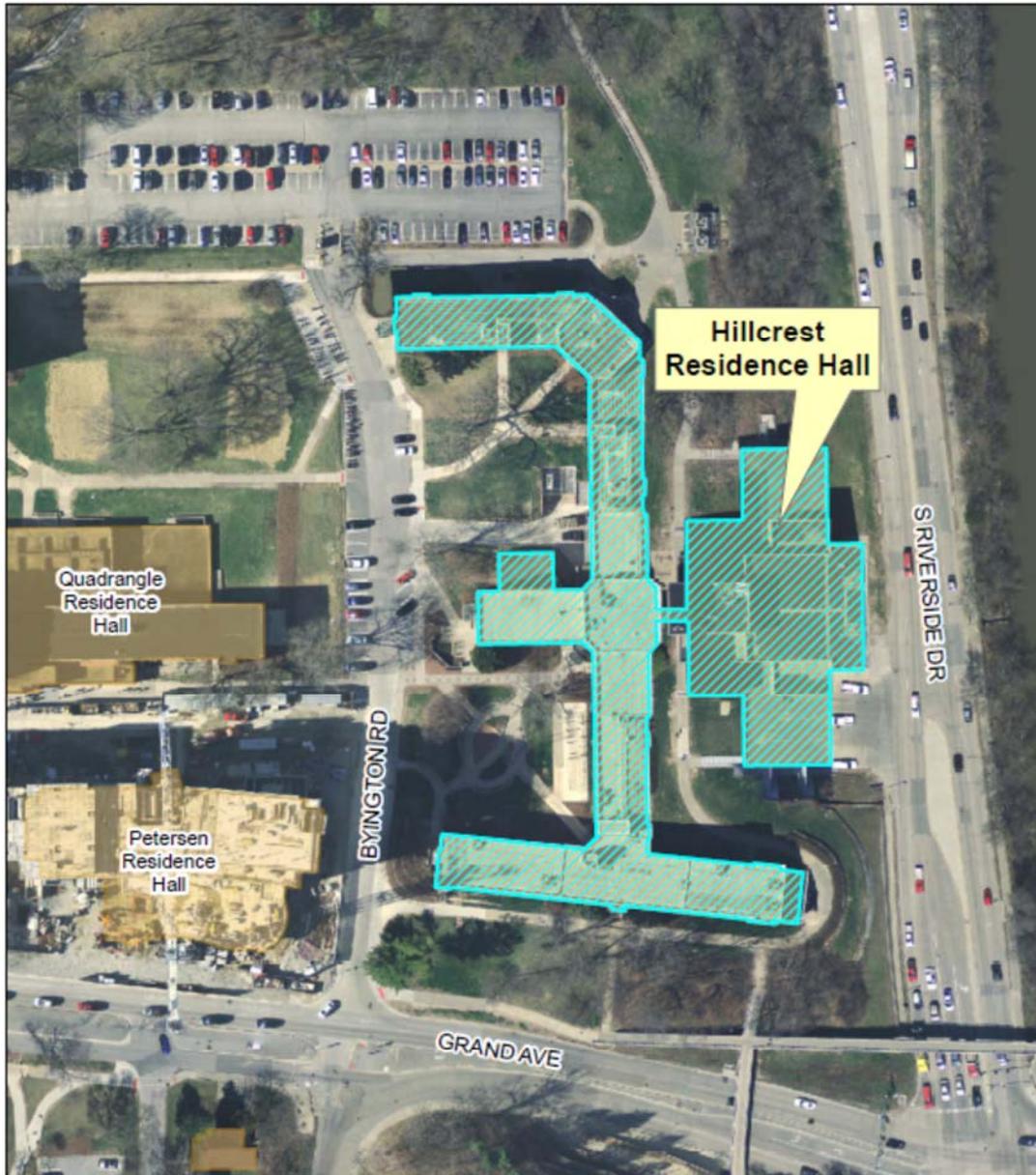
External Forces Justifying Approval: The relocation of non-clinical support space out of the primary clinical area within the Department of Radiology located on 3 JPP would provide space for future clinical expansion and enable the UIHC to meet the increasing requests for clinical services.

The project's design would meet all building codes and standards, including those in the 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as standards for 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 would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

The two smallest steam turbine electrical generators are becoming maintenance intensive and would soon require extensive overhaul expenditures. Their replacement with a newer, higher efficiency unit(s) would allow better performance and lower operating cost.

UNIVERSITY OF IOWA  
HILLCREST RESIDENCE HALL – REPLACE VANITIES AND PLUMBING PROJECT MAP



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Friday, April 22, 2016 Document Name: 20160422_Hillcrest</small></p>	 <p><b>1" = 100'</b></p>	<p><b>Location Map:</b> Hillcrest Residence Hall</p> <p>Replace Vanities and Plumbing BUI #0655301</p>
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UNIVERSITY OF IOWA  
POWER PLANT – CAPACITY EXPANSION PROJECT MAP



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Wednesday, April 23, 2016 Document Name: 20160423_BOR_CAPACITY_EXPANSION Project #0647201</small></p>	 <p><b>1" = 200'</b></p>	<p><b>Location Map:</b></p> <p><b>Power Plant Capacity Expansion UI Project #0647201</b></p>
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UNIVERSITY OF IOWA  
MUSEUM OF ART – CONSTRUCT FACILITY AND RENOVATE EXISTING SPACE  
PROJECT MAP



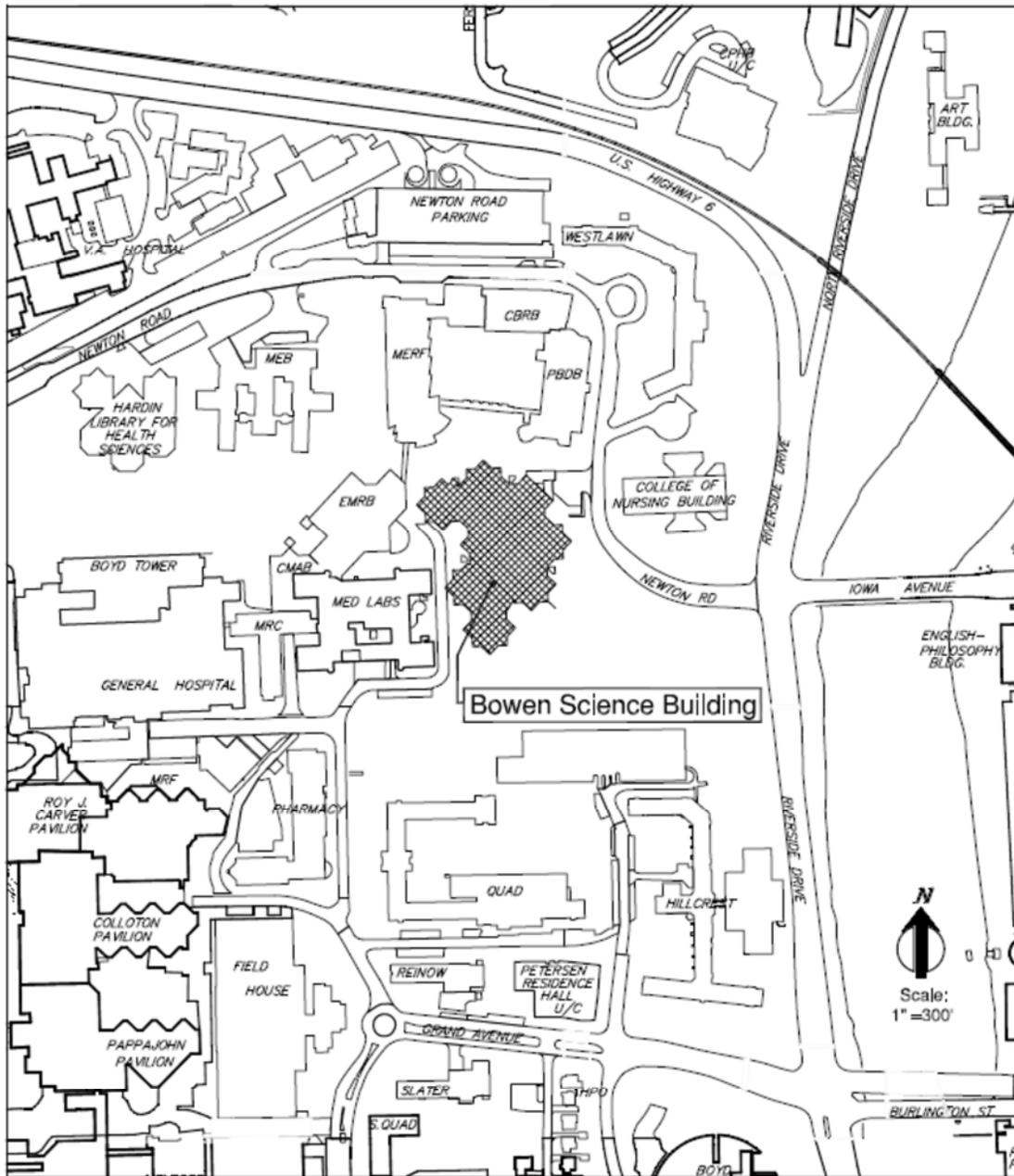
 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Tuesday, May 03, 2016 Document Name: 20180502_PTP_Museum_of_Art</small></p>	 <p><b>1" = 300'</b></p>	<p><b>Location Map:</b></p> <p><b>Museum of Art - Construct Facility and Renovate Existing Space</b></p>
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UNIVERSITY OF IOWA  
IOWA RIVER LANDING SOUTH – MEDICAL OFFICE BUILDING DEVELOPMENT  
PROJECT MAP



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><small>Monday, May 23, 2016 Document Name: 20160523_IRL_South</small></p>	 <p><b>1" = 200'</b></p>	<p><b>Location Map:</b></p> <p><b>Coralville Iowa River Landing</b></p>
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UNIVERSITY OF IOWA  
BOWEN SCIENCE BUILDING - MODERNIZE BUILDING SYSTEMS PROJECT MAP



THE UNIVERSITY  
OF IOWA

Plotted: Sept. 2, 2014  
BSB-BldgSys\_0548201.dwg

LOCATION MAP

Bowen Science Building -  
Modernize Building Systems

UNIVERSITY OF IOWA  
IOWA MEMORIAL UNION – DEFERRED MAINTENANCE PROJECT MAP

