

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to Proceed with Project Planning for the:
 - **Campus Recreation and Wellness Center – Replace PoolPak AHUs** project, including the design professional selection process. The estimated project budget of \$5,000,000 to \$6,000,000 would be funded by Recreation Renewal and Replacement Funds, and Athletic Department Gifts and Income.

2. Schematic Designs, Project Descriptions and Budgets for the:
 - **UIHC Pomerantz Family Pavilion – Expansion of Infusion – Clinical Cancer Level 4** (\$3,500,000),
 - **UIHC Modification of On-Site Central Sterilization Services** (\$2,400,000),
 - **UIHC Roy J. Carver Pavilion – Replace Flooring on First Floor** (\$3,200,000) projects with the understanding that approval is authorization to proceed with construction.

All three UIHC budgets would be funded by Hospital Building Usage Funds.



University of Iowa Hospitals and Clinics – Roy J. Carver Pavilion
project: UIHC Roy J. Carver Pavilion – Replace Flooring on First Floor

**SUI project #1 of 4
Campus Recreation and Wellness Center – Replace PoolPak AHUs**

Executive Summary: This project would replace seven air handling units that maintain the air temperature and humidity in the main pool and leisure pool areas. This estimated project budget of \$5,000,000 to \$6,000,000 would be funded by Recreation Renewal and Replacement Funds and Athletic Department Gifts and Income.

Background:

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|------------------|---------------------|
| Permission to Proceed with Project Planning | | Jun. 2019 | Requested |

The seven existing PoolPak air handling units, including pumps, piping and controls, have proven to be unreliable and are in a state of deterioration. PoolPak is a proprietary system that has parts that university staff and contractors have difficulty acquiring or modifying. Since the opening of the facility in 2010, there have been several significant issues with parts. While some parts have been replaced in recent years, several remain in need of repair or replacement.

The seven new air handling would be traditional units with readily available parts, allowing in-house staff to operate the Campus Recreation and Wellness Center like other campus buildings. So the main pool and leisure pool remain functional throughout construction, only one air handling unit would be replaced at a time.

The main pool at the University of Iowa Campus Recreation and Wellness Center is one of the premiere collegiate pools in the country and is slated to host several Big Ten and NCAA championship meets in the upcoming years.



University of Iowa campus, east side of the Iowa River

SUI project #2 of 4

UIHC Pomerantz Family Pavilion – Expansion of Infusion – Clinical Cancer Level 4

Executive Summary: This project would renovate 6,000 square feet of Level 4 to create 12 new cancer infusion chairs/beds and support spaces, which include reception, a nurse's station, restrooms, housekeeping and staff lounge in the Pomerantz Family Pavilion, built in 1996.

Background: Oncology infusions are continuing to increase in time and complexity and would continue to do so, due to the aging population and increased cancer incidence in the primary service area. Options were explored related to expansion of services at UIHC or an off-site community-based oncology practice. Due to the main hospital's infrastructure, support services, pharmacy expertise and availability of drug pricing programs, expansion at the main hospital for oncology infusion was selected and is now proposed.

Specifically, the work would include demolition of existing spaces and building new interior walls, ceilings and finishes. Installing medical gas piping, upgrading HVAC systems and enhancing electrical systems would be part of the work. The project budget would include furniture and medical equipment.

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---------------------------------------|--------------------|------------------|---------------------|
| Design Professional Selection | | | |
| ➤ Invision Architecture, Waterloo | | Dec. 2018 | Not Required* |
| Design Professional Agreement | | | |
| ➤ Schematic Design – Record Documents | \$ 243,375 | Mar. 2019 | Not Required* |
| Program Statement | | May 2019 | Not Required* |
| Schematic Design | | Jun. 2019 | Requested |
| Project Description and Budget | \$3,500,000 | Jun. 2019 | Requested |

* Approved by Executive Director, consistent with Board policy.

Budget

| | |
|-------------------------------|---------------------|
| Planning, Design & Management | \$ 430,000 |
| Construction | 2,235,000 |
| Furniture & Equipment | 625,000 |
| Contingency | 210,000 |
| Total | \$ 3,500,000 |

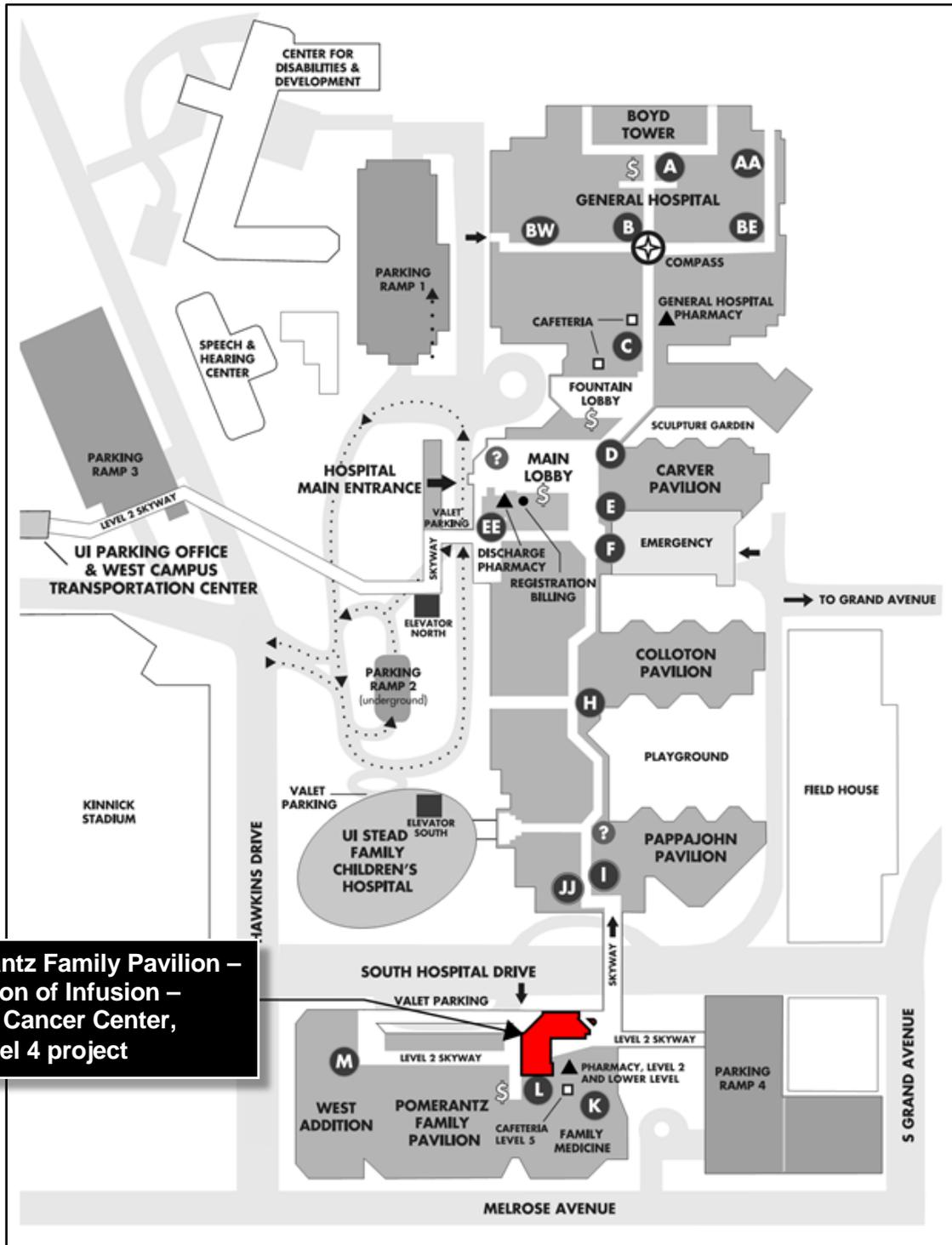
Source of Funds

University Hospitals Building Usage Funds

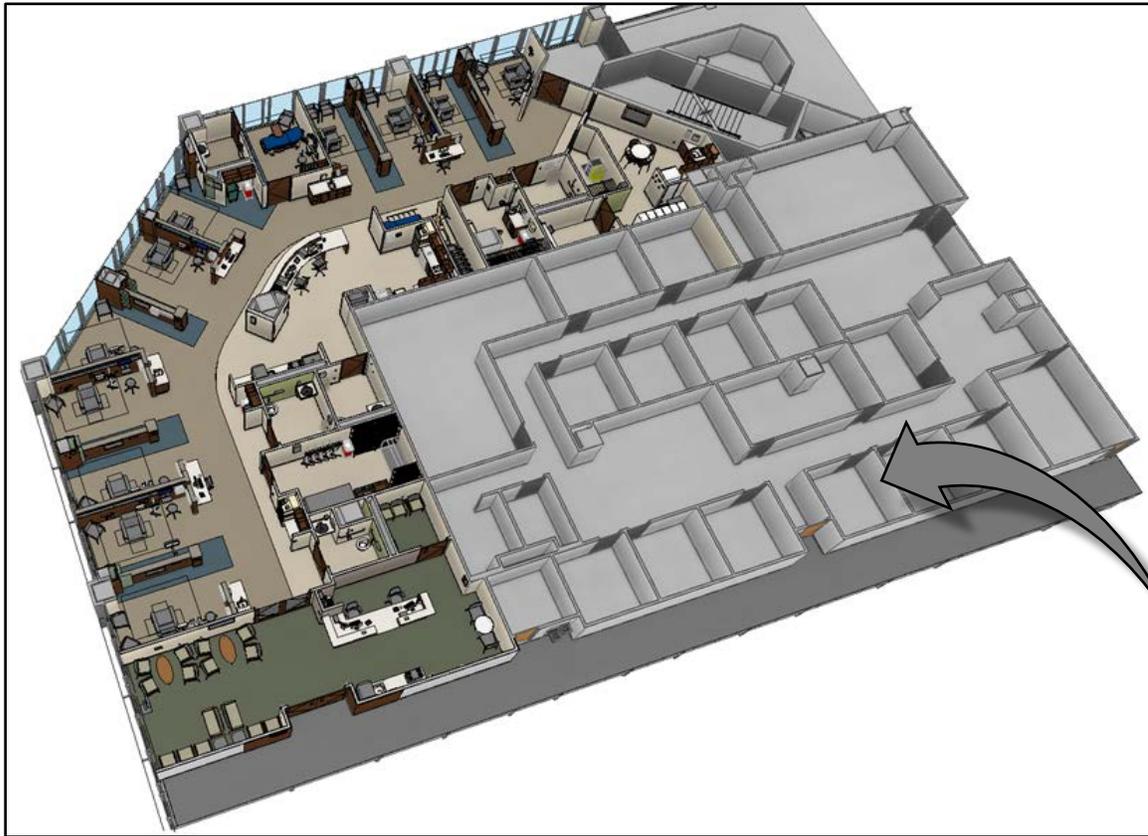
Schedule

Construction: Fall 2019 – Summer 2020

Schematic Design: Project Location



Schematic Design
Pomerantz Family Pavilion, Level 4 Floor Plan



Schematic Design
Pomerantz Family Pavilion,
Level 4 Floor Plan

| PROGRAM LEGEND | |
|----------------|----------------------|
| | PATIENT |
| | DIAGNOSTIC/TREATMENT |
| | STAFF SUPPORT |
| | STAFF WORK |
| | PUBLIC |
| | BUILDING SUPPORT |
| | CIRCULATION |
| | EXISTING |



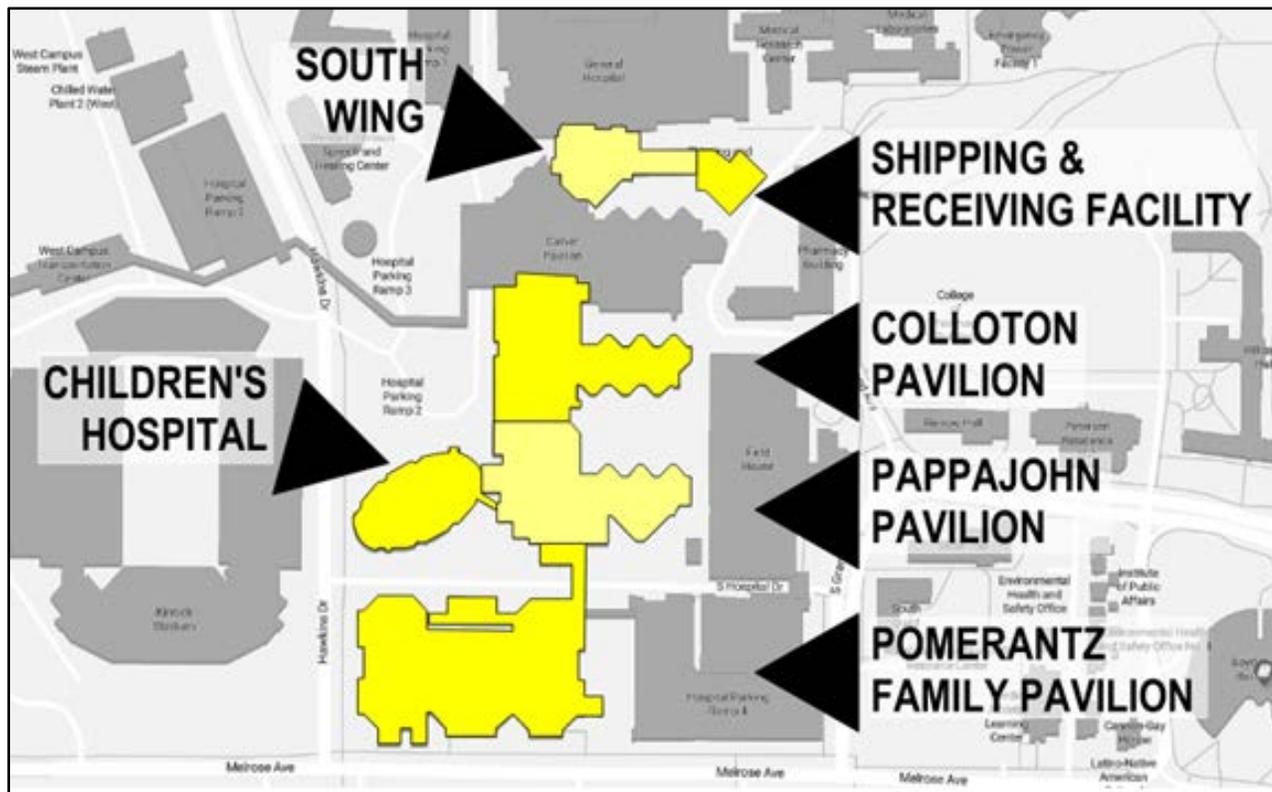
SUI project #3 of 4
UIHC Modification of On-Site Central Sterilization Services

Executive Summary: This project would renovate 36,000 square feet of on-site central sterilization facilities located throughout six UIHC buildings (see below). The work is in support of and response to the new \$31.5 million “Development of Off-Site Central Sterilization Services - Construct Facility,” approved by the Board in September 2018, project currently under construction on the Oakdale campus.

Renovation would occur in the following buildings:

- Shipping and Receiving – Level 1
- South Wing – Lower Level
- John W. Colloton Pavilion – Lower Level & Level 5
- John Pappajohn Pavilion – Lower Level
- Stead Family Children’s Hospital – Levels 4 & 5
- Pomerantz Family Pavilion – Ambulatory Surgery Center – Level 4

Schematic Design
Locations of Work in the Project



Background: The work would include a wide array of minor renovations. Examples include minor dock modifications, new staging areas for the Shipping and Receiving Facility, decommissioning existing Central Sterilization Services (CSS) Decontamination and Assembly areas and general re-purposing of existing Central Supply and CSS offices in the John W. Colloton Pavilion and the John Pappajohn Pavilions.

Renovations also include minor modifications to the CSS space and equipment in Stead Family Children’s Hospital, decommissioning equipment and re-purposing of CSS space in the Pomerantz Family Pavilion and minor modifications to Operating Room spaces within the Acute Surgical Center surgical suite in the John W. Colloton Pavilion. Other minor upgrades include completion of medical racks, shelving and supply storage.

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---------------------------------------|--------------------|------------------|---------------------|
| Design Professional Selection | | | |
| ➤ CMBA-IMEG, Des Moines | | Feb. 2019 | Not Required* |
| Design Professional Agreement | | | |
| ➤ Schematic Design – Record Documents | \$ 156,100 | Feb. 2019 | Not Required* |
| Program Statement | | May 2019 | Not Required* |
| Schematic Design | | Jun. 2019 | Requested |
| Project Description and Budget | \$2,400,000 | Jun. 2019 | Requested |

* Approved by Executive Director, consistent with Board policy.

Budget

| | |
|-------------------------------|---------------------|
| Planning, Design & Management | \$ 307,000 |
| Construction | 861,000 |
| Furniture & Equipment | 1,146,800 |
| Contingency | 85,200 |
| Total | \$ 2,400,000 |

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: Summer 2019 – Summer 2020
(includes two separate construction contracts)

SUI project #4 of 4
UIHC Roy J. Carver Pavilion – Replace Flooring on First Floor

Executive Summary: This project would provide an attractive, new UIHC main hospital entrance and be the first part of a multi-phased master plan to replace all flooring, mostly carpet, with hard surfaces on first floor of the public areas.

The new hospital entrance would include an inviting glass lobby, which would minimize contaminants into the hospital, mitigate cold air infiltration and be four times the size of the existing entrance.

Schematic Design:
New Main Entrance Rendering



University of Iowa Hospitals and Clinics – Roy J. Carver Pavilion,
project: UIHC Roy J. Carver Pavilion – Replace Flooring on First Floor

Background: The university did an initial study to consider multiple options for the new entrance. The existing flooring in many of these areas is carpet, which is at the end of its useful life. It would be replaced with solid surface flooring, such as terrazzo, which is more conducive to support infection control efforts in a healthcare environment.

The terrazzo flooring throughout the public spaces on the first floor would provide a durable, easily cleanable surface to help support infection control efforts throughout the hospital. Acute care hospitals like UIHC must meet the standards of the *Facility Guidelines Institute (FGI) 2014 Edition, Guidelines for Design and Construction of Hospitals and Outpatient Facilities*.

These guidelines have been adopted by Iowa and most other states to regulate hospital construction and are used by Medicare and the Joint Commission to develop new regulations and standards.

| | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---------------------------------------|--------------------|------------------|---------------------|
| Design Professional Selection | | | |
| ➤ CBRE Heery, Inc., Iowa City | | Dec. 2018 | Not Required* |
| Design Professional Agreement | | | |
| ➤ Schematic Design – Record Documents | \$ 262,200 | May 2019 | Not Required* |
| Program Statement | | May 2019 | Not Required* |
| Schematic Design | | Jun. 2019 | Requested |
| Project Description and Budget | \$3,200,000 | Jun. 2019 | Requested |

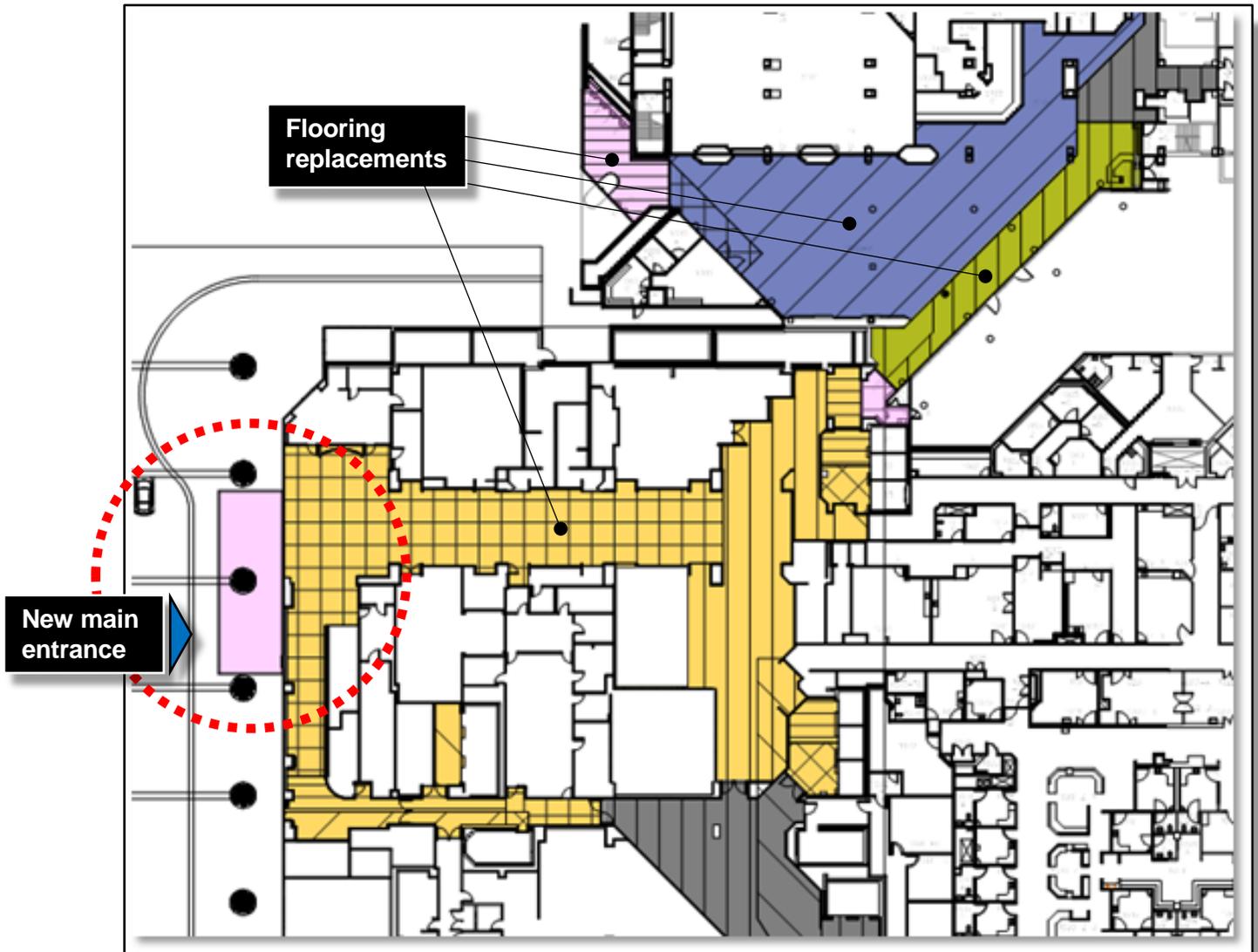
* Approved by Executive Director, consistent with Board policy.

| Budget | |
|-------------------------------|---------------------|
| Planning, Design & Management | \$ 497,000 |
| Construction | 2,368,000 |
| Furniture & Equipment | 100,000 |
| Contingency | 235,000 |
| Total | \$ 3,200,000 |

Source of Funds
University Hospitals Building Usage Funds

Schedule
Construction: Fall 2019 – Summer 2020

Schematic Design:
Roy J. Carver Pavilion, First Floor Plan



Floor Replacements

-  Future Phases
-  Walk-Off Carpet Tile
-  New Terrazzo Flooring – Roy J. Carver Pavilion Lobby
-  New Terrazzo Flooring - Corridor
-  New Terrazzo Flooring – Fountain Entrance

North



Schematic Design:
Roy J. Carver Pavilion, New Main Entrance Rendering



Schematic Design:
Roy J. Carver Pavilion, New Main Entrance Floor Plan

