

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend to the Board approval of the proposed:

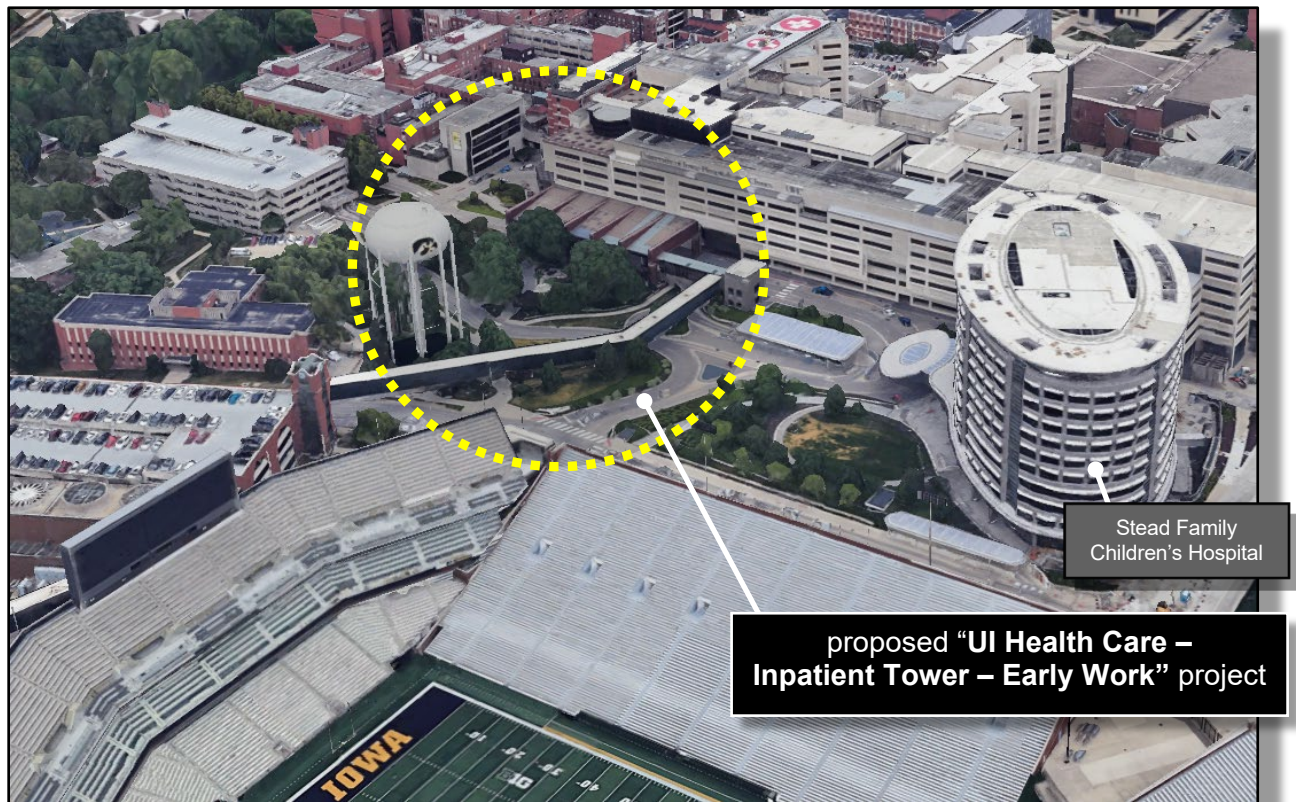
1. Project Description and Budget for the:
 - **UI Health Care – Patient Care Tower – Phase 1 (Early Work)** (\$72.5 million) project with the understanding that approval is authorization to proceed with construction and demolition.
2. Schematic Design, Project Description and Budget for the:
 - **Iowa Advance Technology Laboratories – Building Renovation and Addition** (\$28 million)
 - **Campus Maintenance Facility Expansion** (\$23 million)
 - **Duane Banks Baseball Stadium – Phase 2 - Reconstruct Press Box** (\$5.8 million) projects with the understanding that approval is authorization to proceed with construction and demolition.

UI project #1 of 4
UI Health Care – Patient Care Tower – Phase 1 (Early Work)

Executive Summary: The University of Iowa requests Board approval of the Project Description and Budget to build several early phase projects necessary to advance the planned future patient care tower construction. The \$72.5 million project budget would be funded by UI Health Care Earnings and Equity.

- Through this project, \$5 million in deferred maintenance would be removed.

Background: Construction would include 1) multiple renovated and expanded patient, staff and visitor entrances into various pavilions of the University of Iowa Health Care University Campus; 2) new alignment and entrance point for the existing skywalk; 3) demolition of the existing main entrance canopy; 4) utility work; and 5) site work. Entrance modifications and enhancements are necessary to enable the permanent closure of the existing main entrance prior to construction of the patient care tower. Long term, a new main entranceway would be built to welcome patients and visitors.



UI Hospitals and Clinics Main Hospital, looking northeast

Specifically, the scope of work would include:

- Expansion and renovation of the John Pappajohn Pavilion (JPP) south entrance, including new drop-off canopy, new vestibule, new interior lobby, wayfinding and reconfiguration of the current drive lanes on Hawkeye Wave Way.

North



- Relocation of the skywalk connection to the Roy Carver Pavilion and demolition of the existing main entrance canopy into this pavilion.
- Modifications to the driveway outside the fountain entrance and a new interior connector from the fountain entrance to the current main entrance and discharge lobby.
- Modifications to the drive lanes at the main entrance roadway to the hospital complex and the construction of a new drop-off canopy at the Stead Family Children's Hospital entrance. The new road alignment would only provide access to Hospital Ramp 2, Children's Hospital, and Maternal Health/Labor and Delivery during the construction time period.
- Utility work needed to support these projects and the future patient care tower, including sanitary sewer upgrades, stormwater upgrades, and refeeding electrical lines to existing steam vaults.
- Miscellaneous site work and fencing needed for these projects and the future patient care tower construction.

Construction of a new entrance lobby at the south end of the John Pappajohn Pavilion would allow for the relocation of guest services, security and other main entrance staff from the current hospital main entrance.

This budget also includes funds to secure warehouse space for construction, material, and equipment staging, and full-scale design mock-ups for the future patient care tower. The mock-up space is critical to validation of the design as it progresses.

This Project Description and Budget only includes approval for construction of the above-described work. Budget approval for construction of the complete inpatient tower would be submitted at future Board of Regents meetings.

The patient care tower would support UI Health Care's ability to accommodate projected future patient growth and improve patient experience by increasing inpatient and surgical capacity to meet projected demands and reducing the number of semi-private patient rooms.

The patient care tower is a strategic project which would enable continued planning and development of the UI Health Care University Campus to achieve the goals of accommodating growth, improving the patient experience, integrating research and education and facilitating future modernization and growth.

This patient care tower is enabled by several projects as part of the "*University of Iowa 10-Year Master Plan*," approved by the Board in January 2022, including but not limited to the construction of the new Health Sciences Academic Building, Newton Road connection to the new fountain entrance, West Campus Parking Ramp, and the razing of Hospital Parking Ramp 1 and Wendell Johnson Speech and Hearing Center and the water tower.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning			
Permission to Proceed with Project Planning		Jan. 2022	Approved
Master Planning			
Master Planning Services Selection, Four proposals, four interviews			
➤ Jacob’s Engineering Group, Dallas		Jul. 2022	Not Required*
Jacob’s Agreement			
➤ Master Planning Services for the new UIHC Inpatient Tower, the new Cancer Research Building and multiple enabling projects	\$11,607,102	Aug. 2022	Not Required*
Design Professional #1			
Design Professional Selection, Five Proposals, three interviews			
➤ Neumann Monson, Iowa City		Sep. 2023	Not Required*
Neumann Monson’s Agreement			
➤ Predesign Services only	\$3,946,220	Oct. 2023	Not Required*
Neumann Monson’s Amendment #1			
➤ additional Predesign Services	55,500	Jan. 2024	Not Required*
Neumann Monson’s Amendment #2			
➤ additional Predesign Services	2,848,000	Jul. 2024	Not Required*
Neumann Monson’s Amendment #3			
➤ additional Predesign Services	14,941,534	Mar. 2025	Not Required*
Design Professional #2			
Design Professional Selection, Indefinite Services Agreement for Site Work			
➤ Shive-Hattery, Incorporated, Iowa City		Jun. 2024	Not Required*
Shive-Hattery’s Agreement			
➤ Feasibility Study of Existing Sewer System	\$158,000	Jul. 2024	Not Required*
Cost Estimating			
Cost Estimating Services Selection, Eight proposals, three interviews			
➤ Concord Group, Chicago		Oct. 2023	Not Required*
Concord’s Agreement			
➤ Construction Cost Estimating	\$236,000	Nov. 2023	Not Required*
Jacobs Engineering (UIHC Master Planner), Neumann Monson Architects and JE Dunn Construction (Construction Manager at Risk) are also providing construction cost estimating services as part of their agreements.			

(continued)

Construction Manager at Risk

Includes construction cost estimating, construction management services and all construction

Construction Manager at Risk Selection,

Five proposals, three interviews

➤ JE Dunn Construction, Des Moines Oct. 2023 Not Required*

JE Dunn Construction's Agreement

➤ Preconstruction Services, Staffing, Site and
General Conditions Costs \$95,050,915 Nov. 2023 Not Required*

JE Dunn Construction's Amendment #1

➤ Preconstruction Services for Mockups \$8,364,739 Mar. 2024 Not Required*

JE Dunn Construction's Amendment #2

➤ Guaranteed Maximum Price (GMP) to Construct tbd tbd tbd

Project Descriptions and Budgets

Project Description and Budget #1:

Early Work **\$72,500,000** **Jun. 2025** **Requested**

Project Description and Budget #2: Nov. 2025 To be

Deep Foundations, Shoring and Major Utilities tbd estimated Requested

Project Description and Budget #3: Fall 2026 To be

Inpatient Bed Tower tbd estimated Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$5,873,000
Construction	60,537,000
Furniture & Equipment	170,000
Contingency	5,920,000
	\$72,500,000

Source of Funds

UI Health Care Earnings & Equity = 100%

Schedule

Fall 2025 through Summer 2026

UI project #2 of 4

Iowa Advance Technology Laboratories – Building Renovation and Addition

Executive Summary: The University of Iowa requests Board approval of the Schematic Design and Project Description and Budget to renovate and build an addition to the Iowa Advanced Technology Laboratories (IATL) to relocate the UI Computer Science Department. The \$28 million project budget would be funded by Building Renewal and Treasurer's Temporary Investments.

- Through this project, \$4 million to \$5 million in deferred maintenance would be removed.

Background: The University of Iowa intends to renovate and construct a 21,000 square foot addition to the 1992 Iowa Advanced Technology and Lab Building (IATL). The building improvements would allow the university to relocate the Computer Science Department from an aging MacLean Hall to the newer IATL building.

The Computer Science Department has outgrown its current location and expansion in place is not possible.



View from pedestrian bridge, looking northeast

The IATL building consists of primarily two wings. The easternmost wing hosts the advanced technology research labs, consisting of wet laboratories and equipment intensive space. The west wing, which is primarily office and support space for the lab wing, is not well utilized. The amount of service space needed for the labs has diminished over the past decade. The intent is to use this space for the Computer Science Department. Approximately 10,000 square feet would be renovated for instructional space, departmental offices and meeting spaces.

A third wing would be constructed adjacent to the west wing. This wing was designed as part of the original construction but never completed due to budget constraints in 1992. Completing this addition would provide the balance of instructional laboratory space needed for computer science.

As this portion of the building is being renovated, the building controls for HVAC would be replaced. The portion of the controls associated with the non-renovated space are approaching obsolescence and would be incompatible with the new control equipment. Therefore, to provide a functional control schema building wide, upgrades for new controls on the non-renovated portion of the building are included within the scope of this project.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Nov. 2023	Approved
Design Professional Selection 8 proposals, 3 interviews			
➤ BNIM Incorporated, Des Moines		Apr. 2024	Not Required*
BNIM’s Agreement			
➤ Predesign and Schematic Design	\$ 468,992	May 2024	Not Required*
BNIM’s Amendment #1			
➤ Design Development – Record Documents	1,700,182	Nov. 2024	Not Required*
Schematic Design		Jun. 2025	Requested
Project Description and Budget	\$ 28,000,000	Jun. 2025	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 3,490,000
Construction	20,750,000
Furniture & Equipment	1,660,000
Contingency	2,100,000
	\$ 28,000,000

Source of Funds

Building Renewal = 10%
<u>Treasurer’s Temporary Investments = 90%</u>
Total = 100%

Schedule

Fall 2025 through Summer 2027

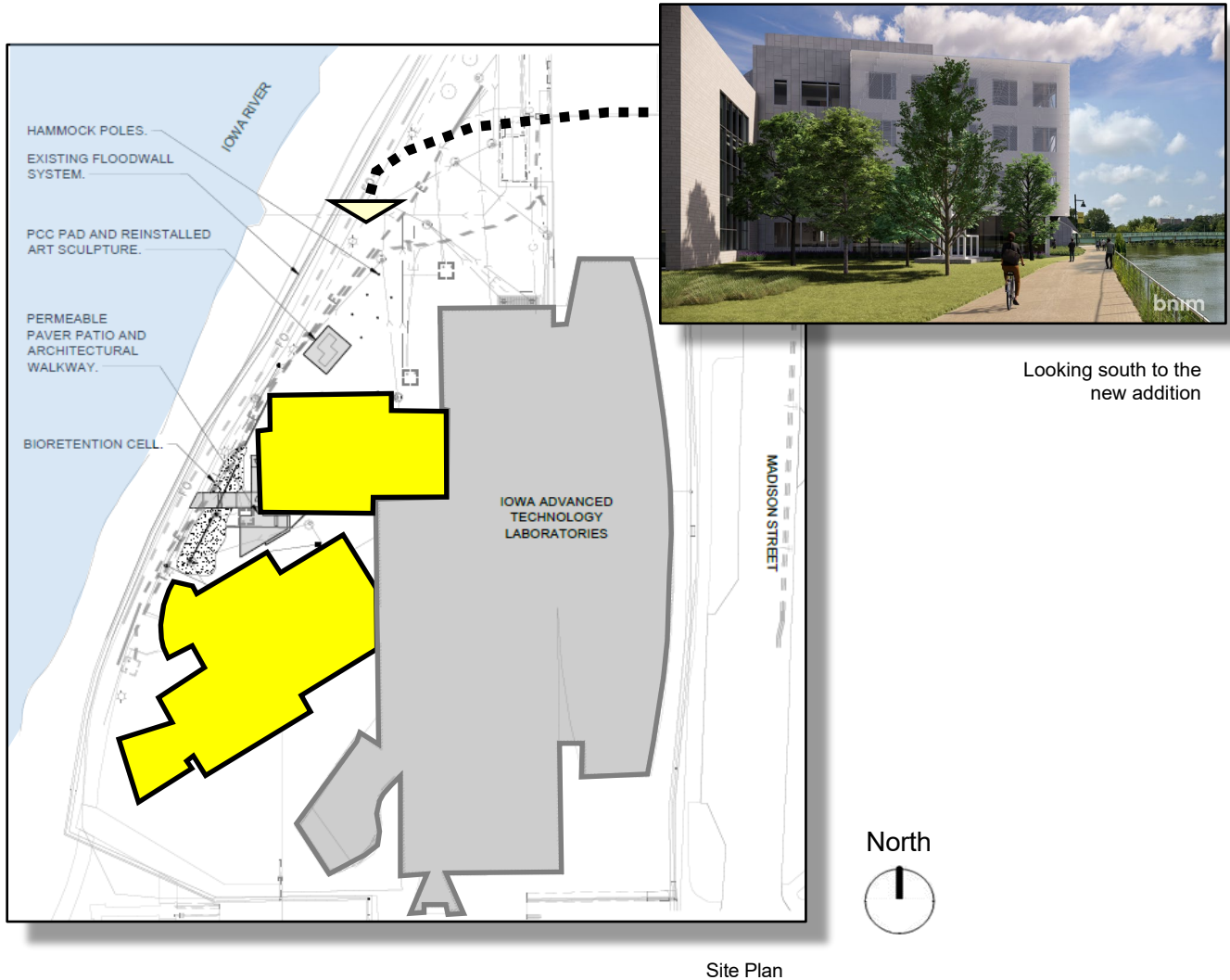
Department/Academic Needs

The focus of this project is to provide an appropriate academic home for the Computer Science Department (College of Liberal Arts and Sciences) that would allow it to grow so student demand for coursework and a wide variety of research experiences can be met. The project would help UI graduate students successfully compete for good jobs in this technical field of growing importance to society and the State of Iowa.

The department is home to several undergraduate majors that have seen significant growth over the past two decades. The department is now home to about 900 undergraduate majors, an increase of more than 300% since 2006. These students participate in the computer science major (512), informatics major (83), data science major (72; in collaboration with the Department of Statistics and Actuarial Science), and computer science & engineering major (243; in collaboration with the College of Engineering). The department also supports a PhD program (about 50 students), an industry career-oriented master’s program (about 50 students; including

a 4+1 joint program with Grinnell College), and is home to the interdisciplinary graduate program in informatics. Altogether, the department enrolls ~3,500 UI students in its course offerings each year.

Sparked by several faculty who have earned grants from the National Science Foundation, National Institutes of Health, Centers for Disease Control and Prevention, U.S. Department of Energy, and several corporations, the department’s annual research expenditures typically exceed \$3 million annually, a significant increase compared to a decade ago.



The department’s long-time home, the 111-year-old MacLean Hall, is outdated and poorly configured for the laboratory and pedagogical needs of a modern computer science program. Not only would the IATL building project provide a cost-effective solution to meet the department’s space needs, but it would also help it to extend its already-strong partnerships and collaborations with other programs across multiple UI colleges.

Programs in big data, informatics, and the recently established joint degree between computer science and the College of Engineering require facilities and technical infrastructure that can respond to increasing enrollments and facilitate cutting-edge, multidisciplinary activities. Laboratory spaces would enable the Computer Science Department to support and expand

relationships with a variety of research partners, including UI Health Care. Classroom design in the building would incorporate technology essential to the implementation of the 4+1 joint degree program with Grinnell, enabling its success and facilitating potential expansion to encompass other partner institutions.



Level 2 of Addition, public space in corridor

the previously needed support space is not necessary. The intent is to renovate this space (lower floors of the west wing) to provide much-needed space for the Computer Science Department. The current space being renovated would provide approximately 50% of the space needed for the department. The balance would be provided by completing the originally designed wing adjacent to the renovated west wing. This addition was part of the original building design by noted architect Frank Gehry but was never completed due to budget constraints.

IATL's flood mitigation:

The entire IATL building site, including the proposed building addition, is protected from a future high water/flood event in multiple ways. As part of the FEMA-sponsored flood recovery of IATL, the building now has the infrastructure for a water barrier flood wall and pump system that allows a six foot high portable flood wall system (referred to as an "invisible wall") to be built within a half day. It fully encircles the building and is engineered to prevent water intake during the highest campus flood risks. The same concept was also installed at Art Building West across the river from IATL.

Additionally, the University elevated the walkways on both sides of the river to one and half feet above the 100-year flood risk level, eliminating concerns for the vast majority of flood risk occurrences. Atop these walkways, the UI can add HESCO flood barriers, yet another layer of flooding protection.

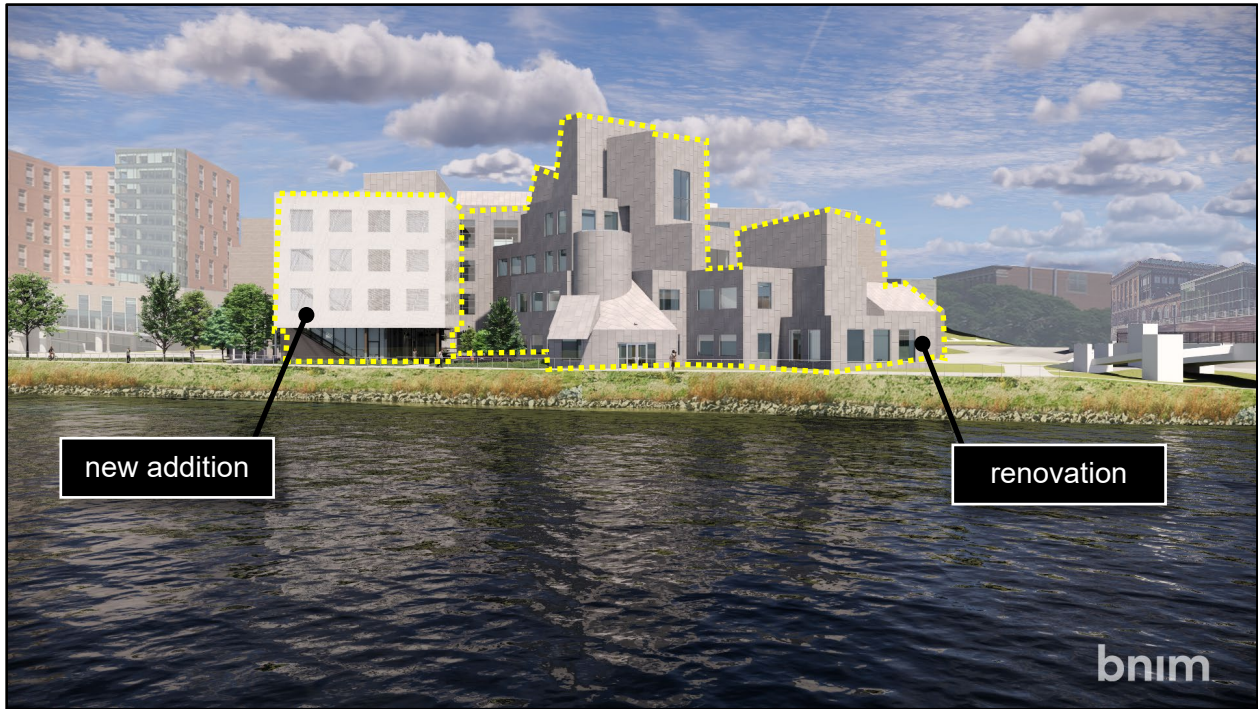
Finally, the proposed renovations and building addition would be designed to not have building systems or expensive research equipment located on the first floor of the building, as was the case when the flood hit in 2008.

Improved Building Use

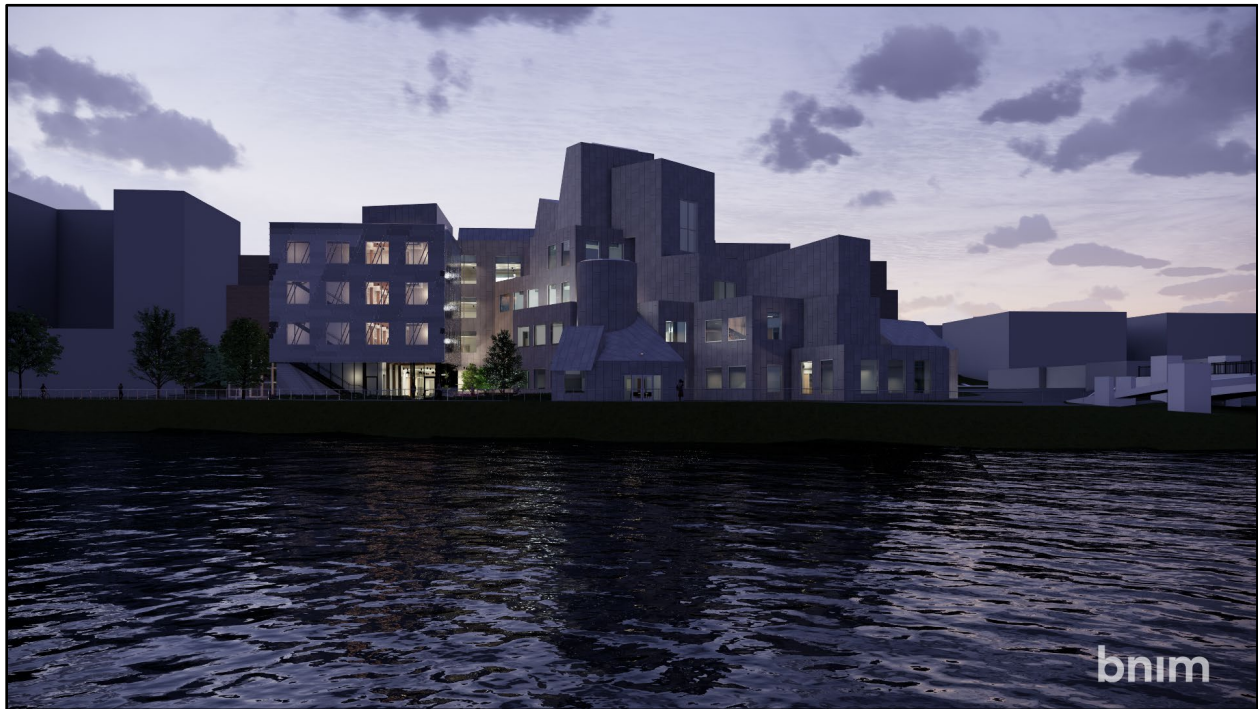
The IATL building was built in 1992 to support research programs requiring laser and major equipment resources. To date, the demand for this type of research has lessened, providing opportunities to repurpose space that is not well utilized. Although much of the research space is active, much of



Level 1 of Addition, public lobby space

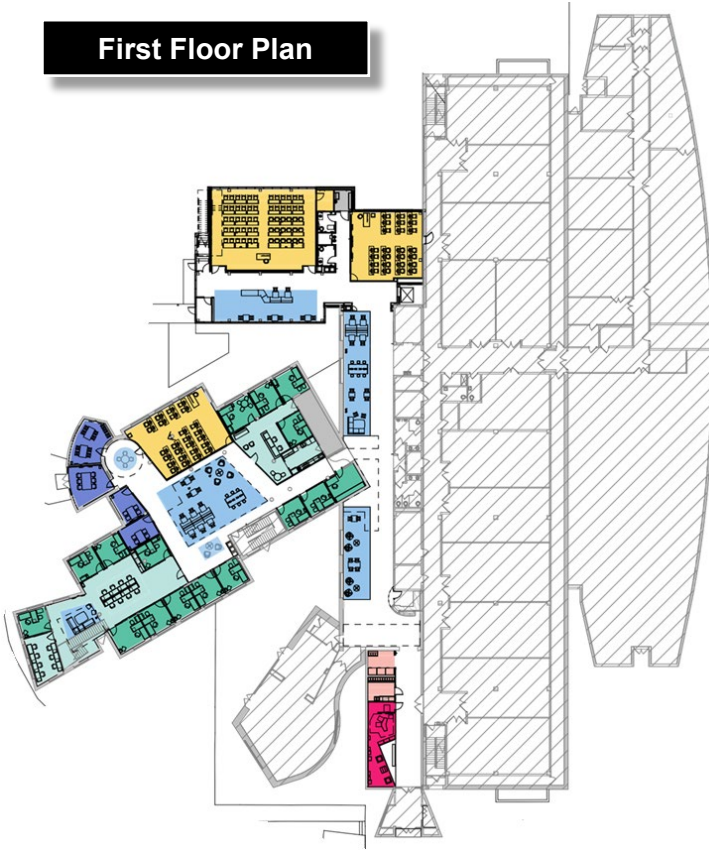


Looking east during the day

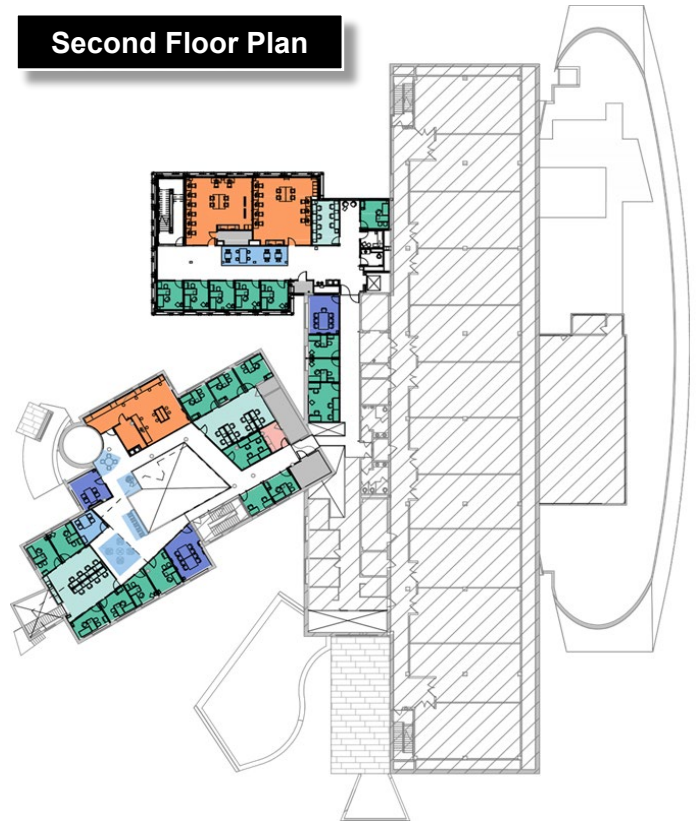


Looking east at night

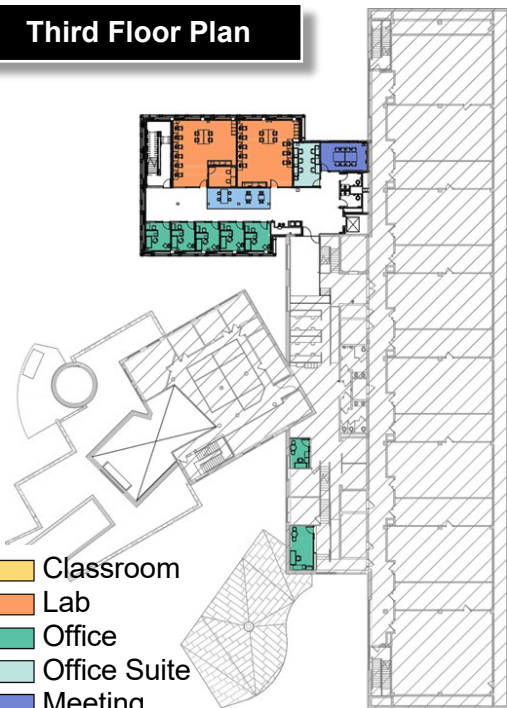
First Floor Plan



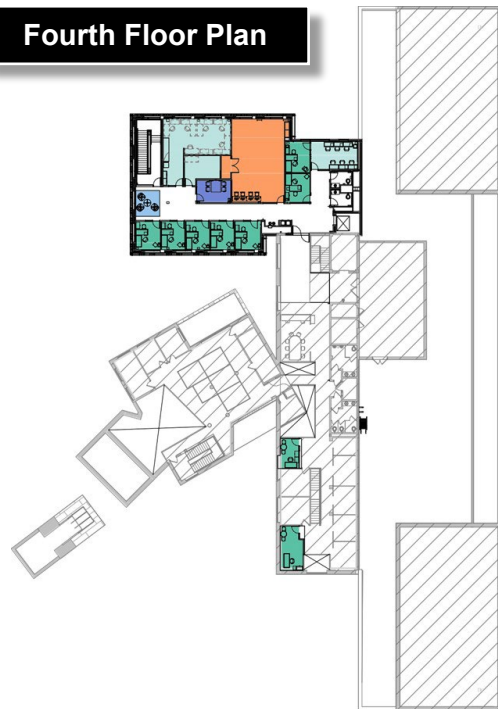
Second Floor Plan













Third Floor Plan



Fourth Floor Plan



-  Classroom
-  Lab
-  Office
-  Office Suite
-  Meeting
-  Informal Meeting
-  Other
-  Display
-  Mechanical/Electrical/Custodial
-  Existing Building



UI project #3 of 4
Cambus Maintenance Facility Expansion

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget expand and renovate the Cambus Maintenance Facility (CMF) to accommodate Fleet Services, Fleet Maintenance, Cambus Maintenance, Cambus Dispatch, renovated offices, vehicle wash, bus storage and electrical updates for potential future facility electric vehicle (EV) charging needs.

The \$23 million project budget would be funded by a Federal Transit Administration Grant, UI Fleet Services and UI Parking and Transportation.

- Through this project \$2 million to \$2.5 million in deferred maintenance would be removed.



North of the new addition, looking southwest

Background: The project would increase bus storage to accommodate Cambus' fixed-route, ADA paratransit, and on-demand services. Current storage space does not allow Cambus to expand the fleet to meet the growing needs of UI Health Care. The project includes purpose designed spaces for operations, electric buses, and chargers, as well as spaces for Fleet Services. The project would create dedicated vehicle maintenance spaces for current and future fleet equipment for CMF and Fleet Services; creating capacity for up to 12 new buses; centralizing CMF administrative, driver, and maintenance staff; and providing a permanent home for Fleet Services.

Cambus is the University of Iowa's fare-free public transportation system. Established by students in 1972, Cambus currently facilitates more than 2.6 million rides annually for university students, staff, faculty, visitors and the public. In addition to supporting the university's 31,000 students, Cambus plays a vital role with UI Health Care, transporting thousands of commuters daily to their respective work locations. Together with Iowa City Transit and Coralville Transit, the Iowa City metro area consistently ranks nationally within the top 20 per capita ridership, underscoring the pivotal function of the transit system in fulfilling the university's missions in academics, research, and health care.



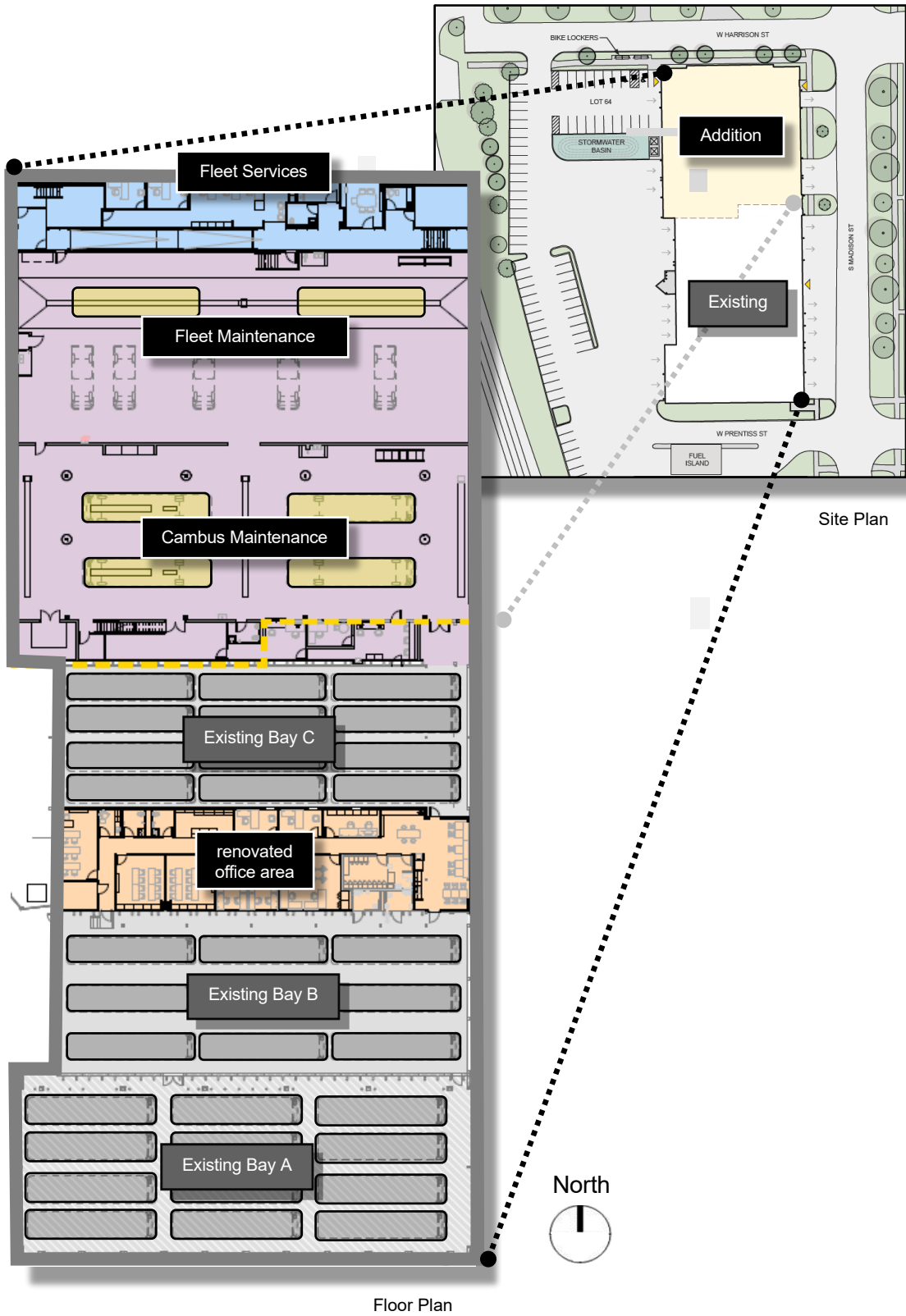
Existing Cambus Maintenance Facility, looking southwest

Cambus provides comprehensive transportation services to connect campus locations including main campus, all nine residence halls, health sciences campus, athletics facilities, commuter parking lots, and the UI Health Care University campus North Liberty campus. In addition to fixed-route transportation services, Cambus also provides ADA paratransit services, "Bionic Bus", for people with disabilities. During

fiscal year 2024, Bionic Bus services facilitated more than 8,000 rides, assisting passengers in reaching classes, work, healthcare appointments and other destinations.

Since 2020, Cambus has provided on-demand services with minibuses. On-demand services reduce operational costs and increase efficiency by providing services in minibuses (lower costs to acquire, maintain, and staff) and only dispatching vehicles when rides are needed. These services are primarily used by UI Health Care workers commuting to and from their work locations. In April 2025, On-demand services were expanded to provide transportation to and from UI Health Care's North Liberty campus.

Since its inception in 1972, Cambus services have been operated and supervised by University of Iowa students. Today, Cambus employs 160 students in various roles including bus operators, dispatchers, trainers, student maintenance assistants and supervisors. Student staff are supported by 10 full-time staff in maintenance, training, operations and administration.



Site Plan

Floor Plan

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Sep. 2023	Approved
Design Professional Selection			
Six proposals, three interviews			
➤ Substance Architecture, Des Moines		Oct. 2023	Not Required*
Substance’s Agreement			
➤ Pre-design - Schematic Design	\$ 248,130	Nov. 2023	Not Required*
Substance’s Amendment #1			
➤ Design Development – Record Documents	1,523,441	Oct. 2024	Not Required*
Program Statement		May 2025	Not Required*
Schematic Design		Jun. 2025	Requested
Project Description and Budget	\$23,000,000	Jun. 2025	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 2,938,000
Construction	17,182,000
Furniture & Equipment	358,000
Contingency	2,522,000
	\$ 23,000,000

Source of Funds

Federal Transit Administration Grant = 36%
 Fleet Services = 26%
Parking and Transportation = 38%
 Total = 100%

Schedule

Construction: Fall 2025 through Fall 2026



Annual Operating and Routine Maintenance Costs

\$125,200

includes utilities, routine maintenance, janitorial, supplies, security, mail, Environmental, Health and Safety (EH&S) and property insurance

Annual Operating and Routine Maintenance Costs: Source of Funds

Fleet Services, Parking and Transportation

CMF currently has no capacity for additional storage of Cambus vehicles. With the growing need to expand service, additional storage space is needed to keep all vehicles inside the facility. Since a tornado in 2006 Fleet Services has operated out of a trailer on the future CMF expansion site. In 2012, Parking and Transportation relocated drivers and Cambus administrative staff to the West Campus Transportation Center (WCTC). Drivers and other Cambus staff must commute frequently between CMF and WCTC for route assignments and bus storage. The commute between two

locations creates service delays and makes responding to service disruptions inefficient. The centralization of all CMF operations, which this project would provide, would increase efficiency in the UI transit system.



Entrance into Fleet Services



Fleet Services' open office



Cambus Dispatch, break area in renovated office area



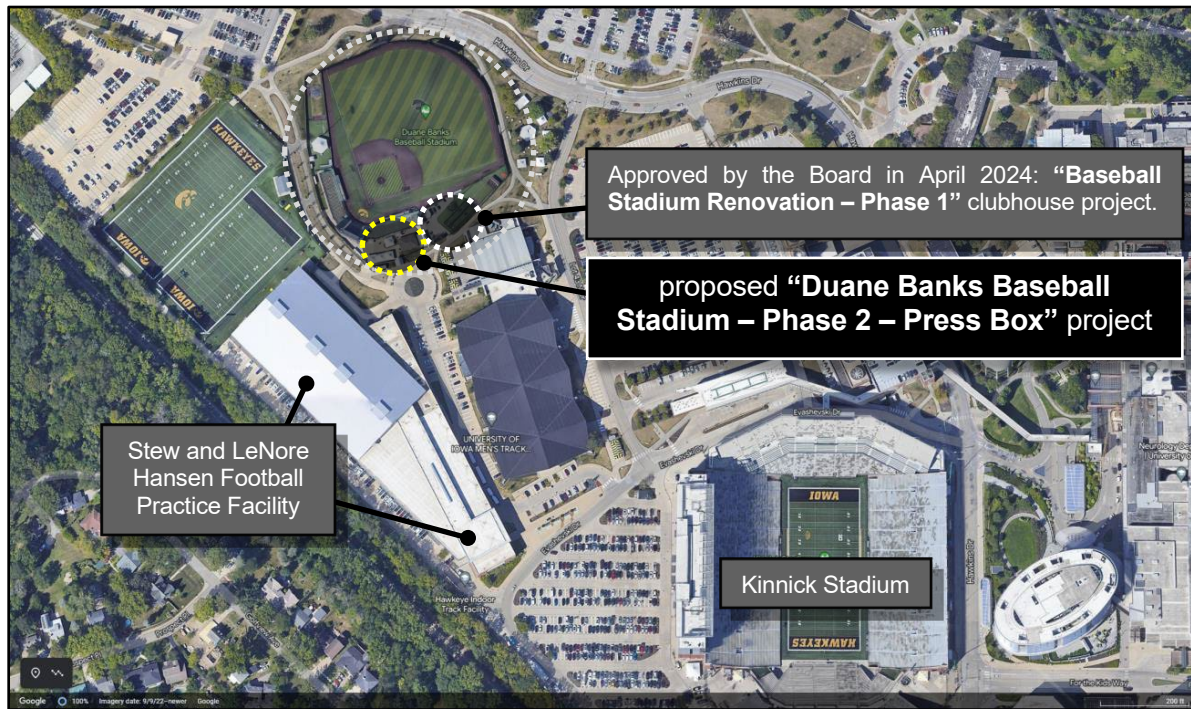
Corridor in renovated office area

UI project #4 of 4
Duane Banks Baseball Stadium – Phase 2 - Reconstruct Press Box

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to reconstruct the press box, bowl seating and safety netting. The \$5.8 million project budget would be funded by Athletics Department Gifts.

- Through this project \$150,000 to \$200,000 in deferred maintenance costs would be removed.

Background: The proposed reconstruction of the press box and central seating bowl to the baseball field is a strategic enhancement designed to support the growing needs of the athletic program, improve media coverage, ensure safety and functionality for game operations, improve ADA seating and site lines, as well as elevate the overall experiences for players, coaches, media, and spectators.



University of Iowa Athletic Campus

This project involves demolishing the existing press box and the center precast concrete seating bowl between the two main fan entrances. A new aluminum bleacher system would be constructed in the main grandstand seating area with the new 1,500 square foot press box positioned atop the seating bowl. Additionally, cable-tension ball containment netting would be installed that spans the entire distance of both the existing and new grandstands.

An ADA-compliant single-user restroom would be located on the main concourse level, accompanied by a hydraulic elevator and an elevator machine room. An ADA-compliant ramp would connect to the existing cross-aisle positioned between the new clubhouse and the current first baseline grandstand. Renovations to the main concourse would be limited to the press box and grandstand area.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning and Use of Alternative Delivery Methods, UI “10-Year Facilities Master Plan”		Jan. 2022	Approved
Design Professional Selection Six proposals, three interviews ➤ Invision Architecture, Des Moines		Aug. 2022	Not Required*
Invision Architecture’s Agreement Schematic Design – Record Documents	\$ 1,723,844	Sep. 2022	Not Required*
Invision Architecture’s Amendment #1 ➤ Add services to modify and pare back the project, and change the project from CMR to Traditional	787,250	Oct. 2023	Not Required*
Program Statement		Aug. 2023	Not Required*
Schematic Design		Apr. 2024	Approved
Project Description and Budget, Phase 1 - Clubhouse	\$5,500,000	Apr. 2024	Approved
Schematic Design		Jun. 2025	Requested
Project Description and Budget, Phase 2 – Press Box	\$5,800,000	Jun. 2025	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design and Management	\$860,000
Construction	4,650,000
Furniture & Equipment	50,000
Contingency	240,000
Total	\$5,800,000

Source of Funds

Athletic Department Gifts = 100%

Schedule

Construction: Summer 2026 to Spring 2027



Annual Operating and Routine Maintenance Costs

\$20,000

includes utilities, routine maintenance, janitorial, supplies, security, mail, Environmental, Health and Safety (EH&S) and property insurance

Annual Operating and Routine Maintenance Costs: Source of Funds

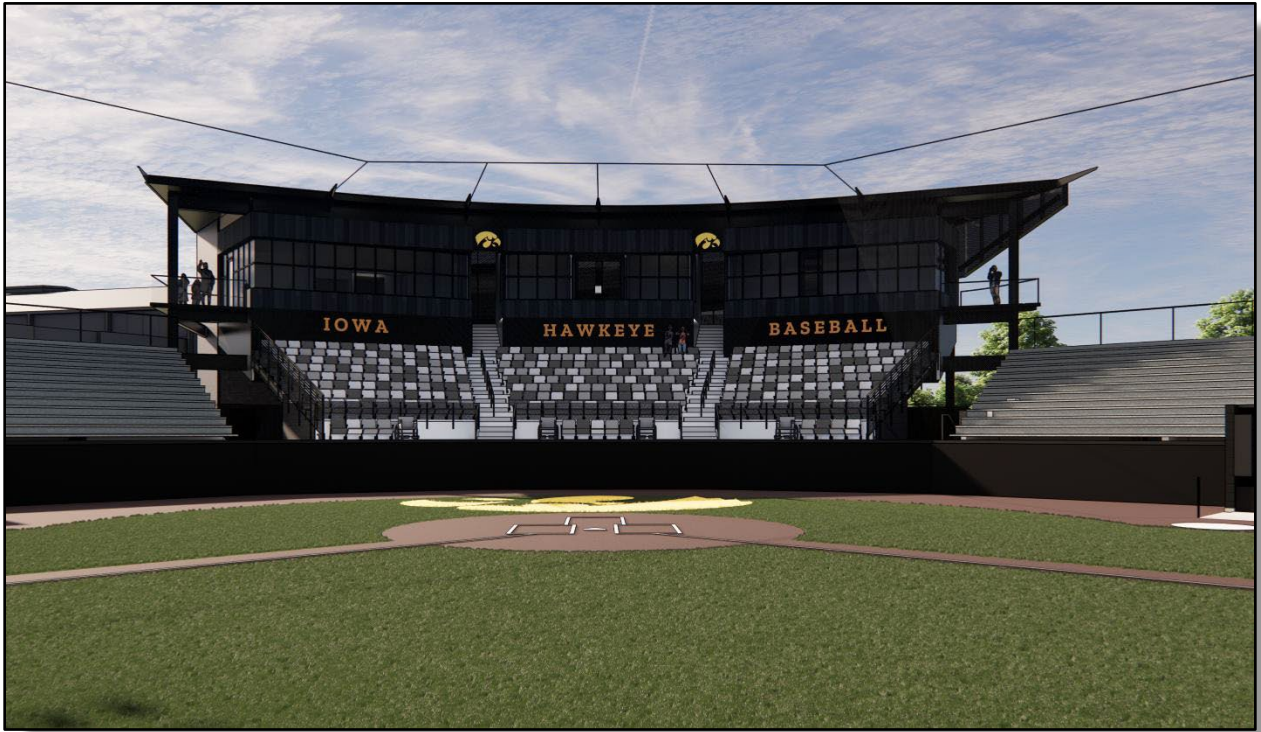
Athletic Department Gifts and Earnings – 100%



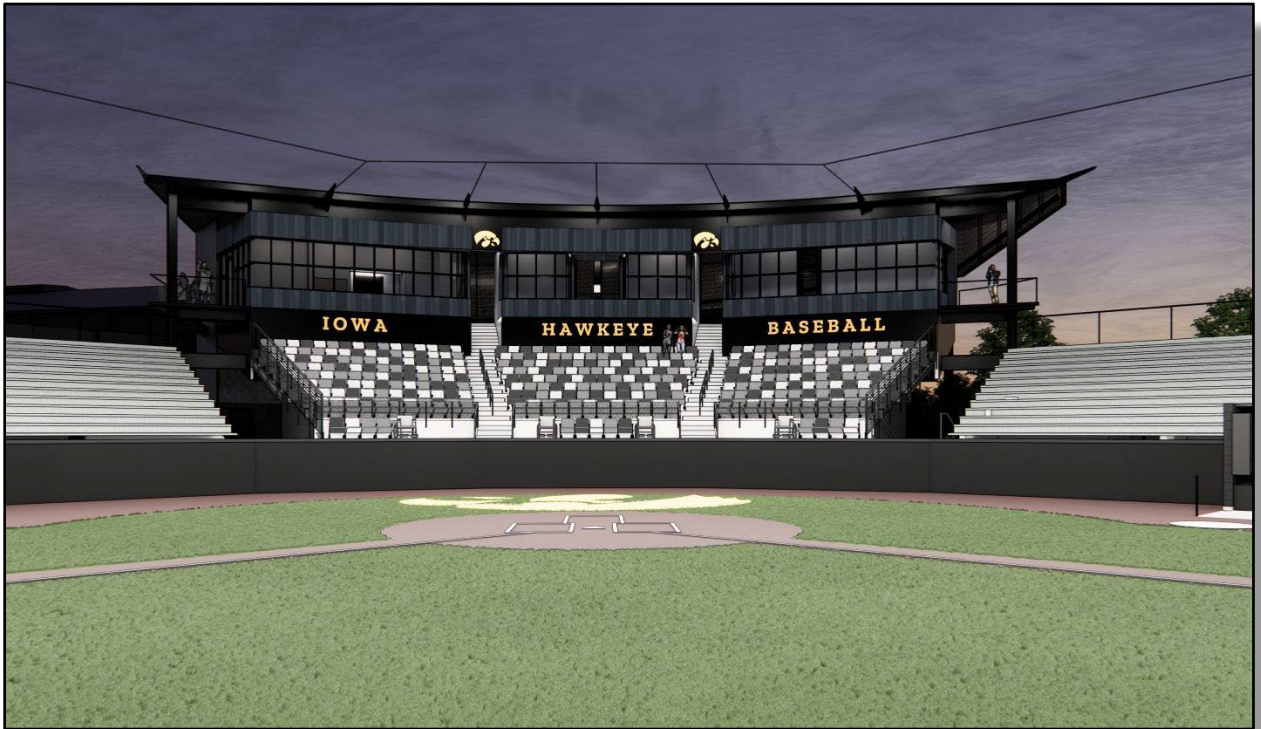
Approach from the south during the day



Approach from the south at night



View from the pitcher's mound during the day



View from the pitcher's mound at night

