

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the:
 - **UIHC Emergency Power Generation Facility – Expand Facility** project, including the Design Professional Selection process.

2. Schematic Design, Project Description and Budget for the:
 - **UIHC John Colloton Pavilion – Expand Observation Unit** (\$13,430,000) and the
 - **UIHC - Pomerantz Family Pavilion – Expand Cancer Centralized Intake** (\$2,280,000) projects with the understanding that approvals are authorization to proceed with their construction.

UI project #1 of 3
UIHC Emergency Power Generation Facility – Expand Facility

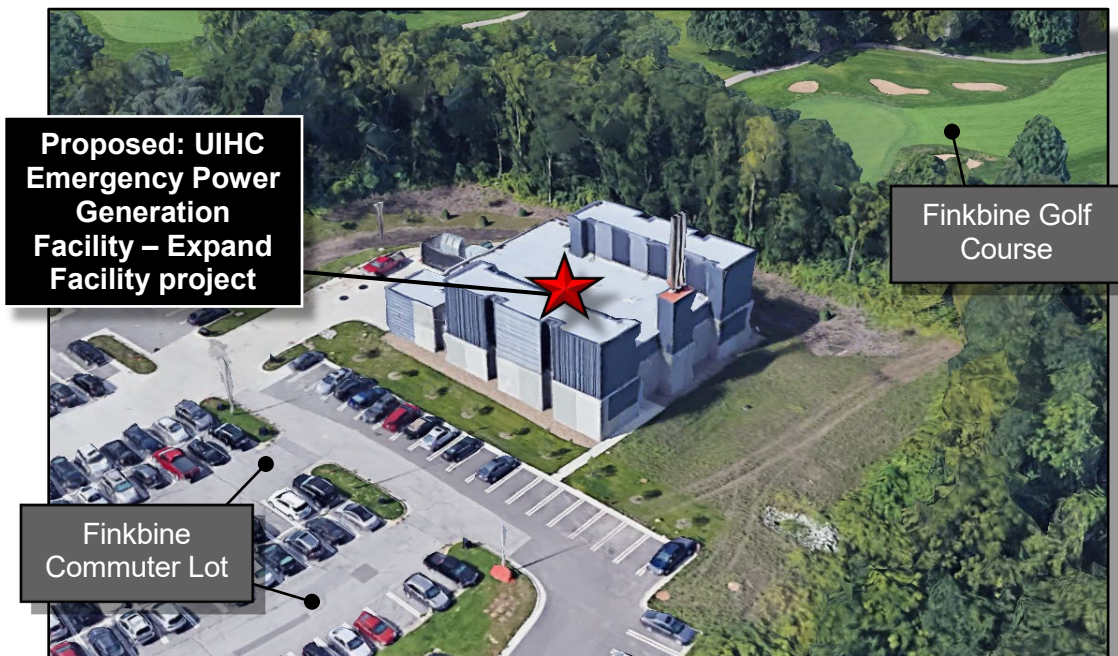
Executive Summary: Permission to Proceed with Project Planning is requested to replace two diesel generators in the UIHC Main Hospital with one large diesel generator in a new expansion of the existing UIHC Emergency Power Generation Facility on the west side of the Iowa River. Duct banks, electrical feeders, substations and telecommunication/utility infrastructure would also be constructed. The estimated project budget of \$30,000,000 to \$35,000,000 would be funded by University Hospital Usage Funds.

Background: Built in 2016, UIHC Emergency Power Generation Facility currently houses three large diesel emergency generators. This project would add one more and build an addition to house it.

The two existing diesel generators being replaced, installed in the late 1970's and located in UIHC's main hospital, serve the Roy Carver Pavilion (RCP) and the Pomerantz Family Pavilion (PFP). They are beyond their anticipated useful lives, require continuous maintenance and are a limiting factor to future growth within the RCP and PFP.

This project would provide more reliable, sufficient emergency power to RCP and PFP, while located remotely at the UIHC Emergency Power Generation Facility. This is the same way emergency power is currently provided to the John Pappajohn Pavilion and the Stead Family Children's Hospital.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Jul. 2021	Requested



UIHC Emergency Power Generation Facility – Expand Facility project,
Looking southwest



North

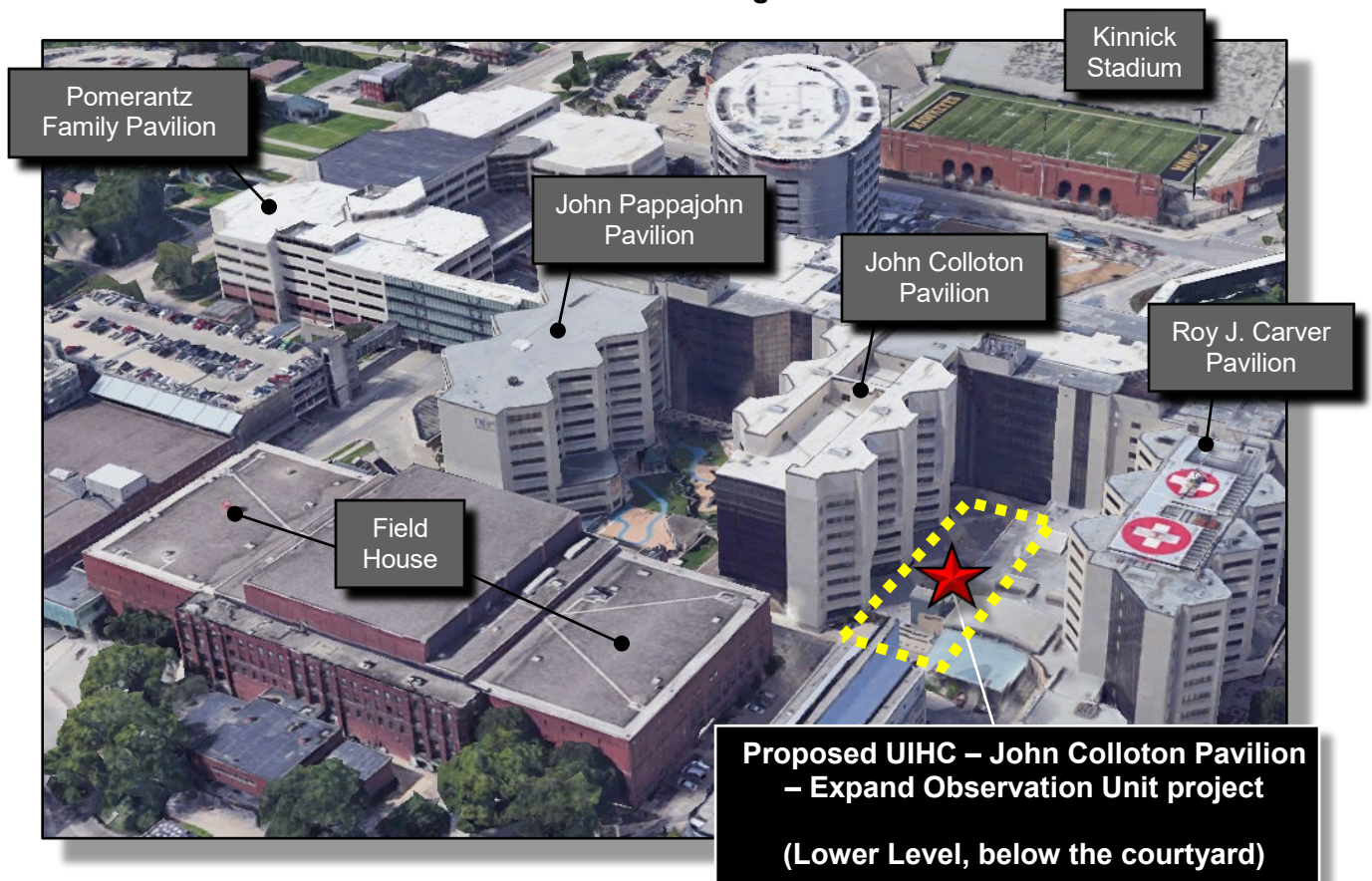
UI project #2 of 3
UIHC – John Colloton Pavilion – Expand Observation Unit

Executive Summary: Schematic Design, Project Description and Budget approval is requested to renovate 15,100 square feet of John Colloton Pavilion’s Lower Level for a new Observation Unit for Orthopedic and Emergency Department patients. The project budget of \$13,430,000 would be funded by University Hospital Building Usage Funds.

Background: Thirty new patient observation rooms, support spaces, team-work area, clean and soiled utility, staff support spaces, telecom and storage spaces would be built. Work includes demolition and reconstruction of walls, upgrades to mechanical, electrical, plumbing, finishes, furniture and equipment.

If funding allows, a bid alternate may be accepted to upgrade the roofing, roof insulation and pavers in the courtyard immediately above this project.

Schematic Design



University of Iowa,
West side of the Iowa River looking southwest



Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Approved
Design Professional Selection, 8 proposals			
➤ S/L/A/M Collaborative Inc., Iowa City		Nov. 2020	Not Required*
S/L/A/M Collaborative's Agreement			
➤ Schematic Design only	\$ 82,000	Dec. 2020	Not Required*
S/L/A/M Collaborative's Amendment #1			
➤ Design Development – Record Documents	631,100	Apr. 2021	Not Required*
Schematic Design		Jul. 2021	Requested
Project Description and Budget	13,430,000	Jul. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

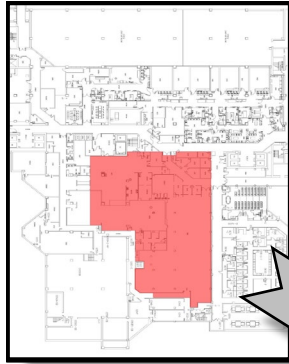
Planning, Design & Management	\$ 1,406,654
Construction	7,453,751
Furniture & Equipment	3,906,920
Contingency	662,675
Total	\$ 13,430,000

Source of Funds

University Hospital Building Usage Funds

Schedule

Construction: Fall 2021 – Winter 2022



UIHC – John Colloton Pavilion –
Expand Observation Unit project,
Lower Level

Schematic Design

- Circulation
- Clean Linen/Personal Protection Equipment
- Mechanical/Electrical/Plumbing/Housekeeping
- Office
- Patient Room
- Patient Toilet/Shower
- Private
- Shared Support
- Staff Work



Floor plan



UI project #3 of 3
UIHC - Pomerantz Family Pavilion – Expand Cancer Centralized Intake

Executive Summary: Schematic Design, Project Description and Budget approval is requested to renovate 2,900 square feet of waiting space on Level 1 of the Pomerantz Family Pavilion into a centralized intake space with 13 patient intake bays. The project budget of \$2,280,000 would be funded by University Hospital Building Usage Funds.

Schematic Design



Information Desk

Background: The ability to efficiently perform patient intake procedures is critical to meeting the needs of the Holden Comprehensive Cancer Center as approximately 75% of patients require intake lab work. Patient volumes currently range from 300 to 350 per day, resulting in lab volumes of 225 to 263 patients per day. This project would increase intake efficiency and provide additional exam rooms, yielding better use of staff resources and increased patient volume.

Specifically, construction would include the demolition of existing and the installation of new walls, doors, finishes, HVAC, pneumatic tube system, electrical, information technology systems, casework, medical equipment and furniture.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ OPN Architects, Cedar Rapids		Sep. 2020	Not Required*
OPN's Agreement			
➤ Schematic Design only	\$ 11,000	Oct. 2020	Not Required*
OPN's Amendment #1			
➤ add'l Schematic Design – Record Documents	117,321	Jun. 2021	Not Required*
Schematic Design		Jul. 2021	Requested
Project Description and Budget	2,280,000	Jul. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 265,549
Construction	1,533,251
Furniture & Equipment	336,000
Contingency	145,200
Total	\$ 2,280,000

Source of Funds

University Hospital Building Usage Funds

Schedule

Construction: Fall 2021 – Summer 2022

Schematic Design



Waiting

Schematic Design



Typical Intake Bay



Intake Bay Corridor

Schematic Design

- Check In
- Circulation
- Guest Services
- Information
- Patient Bay
- Toilet
- Staff Support
- Waiting
- Work Room



Pomerantz Family Pavilion, looking northeast

Proposed UIHC - Pomerantz Family Pavilion – Expand Cancer Centralized Intake project (a portion of Level One)

Proposed UIHC Pomerantz Family Pavilion – Expand Cancer Centralized Intake project,

Floor plan

North

