

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of June 17, 2004, Through August 4, 2004
Date: August 16, 2004

Recommended Actions:

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
 - a. **University Hospitals and Clinics—Magnetic Resonance Imaging (MRI) Center Renovation and Systems Installation—Phase 2** project (see pages 3 through 6).
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 5 and 6);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning, including the architectural selection process.
 - b. **Medical Laboratories—Research Laboratories Renovation** project (see pages 7 through 11).
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 10 and 11);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the schematic design and project description and budget (\$5,304,000) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
 2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for the University of Iowa.
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Executive Summary:

Requested Actions

Permission to proceed with project planning for the **University Hospitals and Clinics—Magnetic Resonance Imaging (MRI) Center Renovation and Systems Installation—Phase 2** project which would complete the renovation of the MRI Center to accommodate the installation of state-of-the-art MRI systems, improve the function of the Center's support facilities, and upgrade building systems (see page 3).

Schematic design and project description and budget (\$5,304,000) for the **Medical Laboratories—Research Laboratories Renovation** project which would upgrade space on three floors of the Medical Laboratories building to provide modern research laboratories for the Departments of Internal Medicine and Orthopaedic Surgery of the Carver College of Medicine (see page 7).

- A map showing the location of the building is included as Attachment A; the schematic drawings are included as Attachments B through G to this memorandum.

Revised project budget (\$17,989,000) and Change Order #12 (not to exceed \$400,000) with Miron Construction Company for the **Pomerantz Center** project to extend the west side fourth floor exterior wall to increase the size of two Executive MBA classrooms (see page 12).

- The classrooms were not designed of sufficient size to accommodate the specific programmed furnishings; extending the exterior wall to increase the size of the rooms would accommodate the furnishings and maintain the programmed seating capacity.

Project description and budget (\$935,500) and engineering agreement with Stanley Consultants, Muscatine, Iowa (\$75,000) for the **Steam Distribution System Improvements—Power Plant to Pentacrest** project which would replace the deteriorating expansion joints on the steam line connecting the Power Plant to the Pentacrest (see page 15).

Project description and budget (\$470,000) for the **University Hospitals and Clinics—South Wing Heating, Ventilating and Air Conditioning (HVAC) Replacement** project which would upgrade the air handling systems that serve patient areas and overnight guest facilities in the South Wing (see page 16).

Architectural agreement with Rohrbach Carlson, Iowa City, Iowa (\$90,500) for the **Burge Residence Hall—Renovate Restrooms—Phase 2** project which would continue the renovation of restroom areas in Burge Hall to meet accessibility and building code requirements (see page 17).

University Hospitals and Clinics—Magnetic Resonance Imaging (MRI) Center Renovation and Systems Installation—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Magnetic Resonance Imaging (MRI) Systems Installation (Phase 1)</u>			
<u>Master Plan Study</u>			
Feasibility Study Agreement (HDR, Architects, Des Moines, IA)	\$ 99,310	Nov. 2002	Approved
Permission to Proceed with Project Planning Architectural Agreement—Design Development through Construction Phase Services (HDR, Architects, Des Moines, IA)	92,530	June 2003	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2003	Approved
Program Statement		Oct. 2003	Approved
Schematic Design		Oct. 2003	Approved
Project Description and Total Budget	2,131,000	Oct. 2003	Approved
Construction Contract Award (Knutson Construction Services Midwest)	934,200	Feb. 2004	Ratified
<u>Magnetic Resonance Imaging (MRI) Center Renovation and Systems Installation—Phase 2</u>			
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Receive Report
Permission to Proceed with Project Planning		Sept. 2004	Requested

Background

The current patient volume of the UIHC Magnetic Resonance Imaging (MRI) Suite, located in the lower level of Colloton Pavilion, exceeds its capacity; over the past two decades, the growth in patient volume has exceeded 700 percent.

The increasing demand for MRI services has created significant scheduling backlogs, which delays the receipt of diagnostic information for patient treatment and disrupts research studies.

The UIHC MRI Suite currently houses three MRI units which were installed in 1988, 1993 and 1998; the oldest unit was upgraded in 1995.

The 1993 unit is technologically obsolete and lacks the image quality of newer generation systems; it can no longer be upgraded which precludes its use for a number of state-of-the-art procedures.

To accommodate current and future patient volume, the University undertook a feasibility study for the renovation of the MRI Suite, conducted by HDR, Architects; the study addressed expansion options, reviewed existing equipment and state-of-the-art MRI technology, and developed phasing plans, schedules and cost estimates.

Phase 1 Project

The Phase 1 project, currently under construction, is renovating approximately 6,000 gross square feet of space in the MRI Suite to accommodate two new MRI units; one would replace the existing obsolete 1993 unit, and the other would provide a fourth unit for the MRI Suite.

The project will also renovate adjacent areas including three offices, patient preparation and holding facilities, a staff locker room and lounge and restroom, a research workroom and conference room, and telecommunications and electrical closets.

The anticipated completion date for the Phase 1 project is November 2004.

**Proposed
Phase 2 Project**

While the fourth MRI unit to be installed with the Phase 1 project would facilitate the scheduling of non-emergency MRI procedures, UIHC reports that it is necessary to replace the two remaining older generation MRI units with state-of-the-art systems with improved scanning capabilities, to fully address the scheduling difficulties of the MRI Center.

The Phase 2 project would address the remaining 9,000 gross square feet of space in the MRI Center and would include the following:

- Renovation of the existing MRI scanning areas to support the replacement of two existing MRI systems and the installation of a new MRI system. (The purchase of the MRI equipment would not be funded by the project budget.)
- Upgrade of the existing MRI Center support facilities to enhance the overall functionality of the facility.
 - This would include the renovation of patient areas (reception and waiting areas, preparation and holding rooms, and restrooms), a conference room, utility rooms and other support space; development of a HIPAA-compliant patient intake area; and creation of a pediatric play area within the Center's waiting room.
- Installation of dedicated exhaust systems to support the MRI equipment and modification of existing mechanical, electrical and fire protection/detection systems.

Additional Information	<p>The two project phases would increase the total number of MRI units in the Center from three to five (an additional unit would be added in each phase), and upgrade the Center's MRI systems to provide modern technologies and scanning capabilities.</p> <p>UIHC reports that it may wish to install a sixth MRI system for the Center at a future date.</p>
Proposed Schedule	The University anticipates that Phase 2 construction would begin in July 2005.
Anticipated Cost/Funding	\$3.8 million, excluding the cost of the new MRI equipment, to be funded by University Hospitals Building Usage Funds.
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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	<p>Completion of this project will provide the Magnetic Resonance Imaging Center with the facilities and imaging technology required for it to meet its mission of providing state-of-the-art diagnostic services to all patients cared for within the UIHC. The UIHC's educational and research missions will also be enhanced by making available the most up-to-date imaging technology for training radiology residents and fellows in the application and use of MRI and to provide physicians and research scientists in the disciplines of Radiology, Oncology, Radiation Oncology, Otolaryngology, Thoracic Surgery, Psychiatry and Neurology with the imaging technology required for them to remain competitive in obtaining federal funding for clinical research studies. The project also supports several of the UIHC's current Strategic Plan goals and objectives, most notably by differentiating the UIHC clinically, by enabling the UIHC to excel in all aspects of service to our patients and their families and referring providers, by facilitating opportunities for operational and clinical efficiencies, and by making possible incremental growth in service volume and revenue, and by implementing or enhancing interdisciplinary interaction and collaboration to enrich the patient care, teaching and research missions of the UIHC.</p>
Other Alternatives Explored	<p>The project is required to provide the necessary space and facilities to accommodate the growth in MRI services. The project does not involve expansion of the existing space, only reconfiguring it. The MRI Center was opened 20 years ago and has not undergone any significant renovation for over 12 years. Over the past two decades the majority of MRI Center diagnostic services have shifted from inpatient procedures to those now provided outpatients, although the MRI Center was not designed to accommodate a large outpatient mix or to efficiently handle the large volume of patients currently requiring MRI scans. Almost 4,000 procedures are performed per year on each of three machines, or 12,000 procedures annually. Most market projections predict requests for MRI</p>

services will increase by a minimum of 5% per year for the next five years. To help meet the increasing number of requests for MRI examinations a technologically outmoded unit that was utilized for over ten years has been replaced and a fourth unit will become operational in November of this year. This Phase II project will involve replacing the remaining two MRI scanners and installing a new MRI system. This work will be undertaken in a phased manner in order to keep the MRI Center in operation during construction and to permit installation of the additional scanning systems when they are needed. There are no viable alternatives available to accommodate the growth in services and to make MRI imaging services available to our patients and their physicians. Without upgrades to the space and equipment, it will not be possible for the UIHC to accommodate the clinical and research demand for this technology.

Impact on Other
Facilities and
Square Footage

This project will not result in the abandonment, transfer or demolition of existing facilities.

Financial
Resources for
Construction
Project

The project will be funded through 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 ten-year return for this project is 58% with a payback period of 1.8 years.

Financial
Resources for
Operations and
Maintenance

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

The ability to perform state-of-the-art MRI procedures is critical in meeting the complex diagnostic needs of our patients and their referring physicians. As noted previously, the growth in clinical demand for these services is expected to continue. The MRI Center is already operating second shifts and weekend hours in order to accommodate requests for patient exams, yet there is currently a 5-week scheduling backlog. In addition, many researchers require the latest MRI technology to conduct their research and remain competitive for NIH research funding. This renovation project will ensure that the latest MRI technology will be available to them.

Medical Laboratories—Research Laboratories Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Received Report
Permission to Proceed with Project Planning Architectural Agreement		Nov. 2003	Approved
(Rohrbach Carlson, Iowa City, IA)	\$ 290,700	Feb. 2004	Approved
Program Statement		June 2004	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Requested
Schematic Design		Sept. 2004	Requested
Project Description and Total Budget	5,304,000	Sept. 2004	Requested

Background

The Medical Laboratories Building was constructed in 1928; portions of the facility were remodeled in the 1960s. (A map showing the location of the building is included as Attachment A.) The University reports that the existing research space in the facility is deteriorated and of poor quality.

The University wishes to renovate space in the building to meet the modern research and instructional needs of the Departments of Internal Medicine and Orthopedic Surgery of the Carver College of Medicine.

The research functions of these Departments are central to all biomedical research and involve the application of techniques which are crucial to understanding the molecular bases for digestive diseases, vascular diseases and heart diseases.

Project Scope

The project would renovate approximately 19,200 gross square feet of space on the ground, first and second floors of the Medical Laboratories Building to provide modern research laboratories to facilitate and enhance interactive research among faculty investigators in the areas of Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology, and Cell and Molecular Biology, and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas.

- The project area includes both 1928 constructed space and space that was remodeled in the 1960s.

The project would also install an additional heating, ventilating and air conditioning unit to upgrade the mechanical systems that serve the laboratory areas.

Schematic
Design

The renovation work would take place in the east wing of the Medical Laboratories Building on the ground, first and second floors. (The project area is also identified on the attached map.) The existing and proposed schematic drawings for each level are included as Attachments B through G to this memorandum.

Renovated space on the ground floor and first level would house laboratory and support functions and office areas for the Department of Internal Medicine research in immunoregulation of inflammation in digestive diseases (a total of 4,593 square feet).

Additional renovated space on the first level would house laboratory and support functions and office areas for the Department of Orthopaedic Surgery research in cell and molecular biology (3,170 net square feet).

The first level would also house a seminar/break room adjacent to the Orthopaedic Surgery laboratory space for use by both departments (516 net square feet).

The renovated space on the second level would house laboratory and support functions, and office areas for the Department of Internal Medicine research in vascular biology (6,818 net square feet).

Square Footage
Table

The following table provides the detailed square footages for the project.

Detailed Building Program and Schematic Design

Ground Floor

Internal Medicine – Immunoregulation of
Inflammation of Digestive Diseases

Laboratory (1) and Support Areas	1,516	
Office (1)	<u>115</u>	
		1,631

Level One

Internal Medicine – Immunoregulation of
Inflammation of Digestive Diseases

Laboratories (2) and Support Areas	1,904	
Offices (6)	1,058	

Orthopaedic Surgery - Cell and Molecular Biology

Laboratories (4) and Support Areas	2,786	
Offices (3)	384	
Shared Seminar/Break Room	<u>516</u>	
		6,648

Level Two

Internal Medicine – Vascular Biology

Laboratories (7) and Support Areas	5,839	
Offices (5)	<u>979</u>	
		6,818

Total Net Assignable Space		<u>15,097</u> nsf
Total Gross Square Feet		<u>19,186</u>

Schedule

The University plans to bid the project in April 2005 with an anticipated completion date of September 2007.

Project Budget

Construction	\$ 4,163,200
Design, Inspection, and Administration	
Design and Construction Services	389,400
Consultants	335,400
Contingencies	<u>416,000</u>

TOTAL \$ 5,304,000

Source of Funds

National Institutes of Health Grant	\$ 2,534,658
Carver College of Medicine Gifts, Grants and Earnings, Building Renewal Funds, and Income from Treasurer's Temporary Investments	
	<u>2,769,342</u>

TOTAL \$ 5,304,000

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 goal of this renovation project in the basement, first and second floors of the Medical Laboratories at the University of Iowa is to renovate existing 1928 labs and modified labs of the 1960's into research laboratory space located in the Departments of Internal Medicine and Orthopaedic Surgery in the Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance interactive research among faculty investigators in the areas of Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas.

As research disciplines, Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology are central to all of biomedical research. It involves the application of the techniques of molecular biology, tissue culture and biochemistry to study the interactions and structures of organs and tissues that are medically and biological important. These studies are, in turn, crucial to understanding the molecular bases for Digestive Diseases, Vascular diseases, and heart diseases, as well as understanding the molecular interactions that occur in normal, healthy individuals. A component of the strategy for the future of the Departments of Internal Medicine and Orthopaedic Surgery and the overall research community in the Carver College of Medicine is to strengthen our capacity in Digestive Diseases, Vascular Biology and Cell & Molecular Biology, both as a complement to the other biomedical research on campus and as research disciplines of their own. The renovation of the research space designated in this renovation project is

an important part of this strategy. The research laboratories of faculty members who are in the Departments of Internal Medicine and Orthopaedic Surgery will occupy the research space. The existing faculty who occupy the renovated space will be expected to maintain and develop externally funded research programs that, in turn, employ research assistants and train students and post-doctoral fellows.

Other
Alternatives
Explored

The Medical Laboratories Building, occupied in 1928, is in need of renovation to meet modern research needs. The space has deteriorated during the past seven decades and its laboratory quality is poor. Renovation was more practical than the alternatives of destroying the building and either constructing a new building or relocating the laboratories to another building. This is the only space that is currently available. During construction phases, the existing faculty will intrude and make do in existing space until complete. In addition, a lab facility on the Oakdale Campus has been temporarily made available for transition space. The overall objective of this renovation project is to create an excellent, interactive research environment in Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology that enhances the research productivity and educational development of all of the participants in the Program.

Impact on Other
Facilities and
Square Footage

No change in square footage as we are renovating existing laboratories.

Financial
Resources for
Construction
Project

The National Institutes of Health (NIH) has awarded \$2,534,658 in support of this approximately \$5.3 million project. The remaining funding is expected from Carver College of Medicine gifts and earnings, Treasurer's Temporary Investments, and Building Renewal.

Financial
Resources for
Operations and
Maintenance

The space exists now in the Medical Laboratories Facility. Renovation of the area will result in updated and significantly more efficient facilities.

External Forces

The project supports the University's research mission and the following Carver College of Medicine goals:

- 1) Sustain commitment to training the next generation of physician-scientists.
- 2) Improve the number of graduate students supported by independent, extramural awards.
- 3) Increase NIH extramural research support to rank in the top ten of public medical schools.
- 4) Initiate and complete the design of additional basic research laboratories following the health sciences campus master plan.

Pomerantz Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Cleary Walkway/Market Street Development</u> Permission to Proceed		Oct. 1999	Approved
<u>Pomerantz Center</u> Permission to Proceed		March 2000	Approved
Architectural Selection (SVPA Architects, West Des Moines, IA)		March 2000	Approved
Architectural Agreement—Pre-Design and Programming Services (SVPA Architects)	\$ 41,408	Sept. 2000	Approved
Architectural Amendment #1 (SVPA Architects)	19,512	Jan. 2002	Approved
Program Statement		March 2002	Approved
Architectural Agreement—Schematic Design Through Construction Administration (SVPA Architects)	1,036,450	April 2002	Approved
Schematic Design		Oct. 2002	Approved
Project Description and Total Budget	17,589,000	Jan. 2003	Approved
Construction Contract Award (Miron Construction Company)	11,846,850	July 2003	Ratified
Construction Change Orders #1 - #11 (Miron Construction Company)	181,038		Not Required*
Revised Project Budget	17,989,000	Sept. 2004	Requested
Change Order #12 (Miron Construction Company)	400,000 (est)	Sept. 2004	Requested

* Approved by University in accordance with Board procedures.

Background This project, currently under construction with an anticipated completion date of April 2005, will provide a facility to house expanded career counseling and placement services and other academic/student service functions, including general assignment classroom space, on the east side of the T. Anne Cleary Walkway across from the Chemistry Building.

Executive MBA Program Classrooms The Pomerantz Center will also house the University's executive MBA program on the fourth floor; included are two classrooms which were programmed to seat 60 and 80 individuals, respectively.

- The rooms were to incorporate the special requirements for the Executive MBA program, including larger seats, wider student work stations, and other amenities not provided in standard university classrooms.

During the selection of the furnishings for these classrooms, the project architects disclosed to the University that the classrooms had not been designed of sufficient size to accommodate the specified program requirements.

The University wishes to expand the size of the two classrooms to accommodate the required furnishings for the Executive MBA program, while also maintaining the programmed seating capacity of the two classrooms.

Since the building is currently under construction, the University wishes to expand the classrooms by extending the fourth floor west exterior wall; this extension would provide an additional 546 gross square feet of interior space.

- In the schematic design approved by the Board, the fourth floor west exterior wall was set back approximately five feet from the exterior wall of the floors below; this setback makes it possible to expand the wall to the west, making it flush with the floors below. The original and revised west exterior renderings are included with the Board's agenda materials.

Revised Project
Budget

The revised project budget of \$17,989,000, an increase of \$400,000, would provide the additional funds for expansion of the fourth floor space.

The project architects have agreed to contribute \$125,000 toward the budget increase; the remaining funds would be provided by the Tippie College of Business.

Construction
Change Order

Change Order #12, not to exceed \$400,000, would incorporate the fourth floor expansion space into the construction contract with Miron Construction; the specific dollar amount of the change order is being negotiated with the contractor.

Project Budget

	<u>Initial Budget Jan. 2003</u>	<u>Revised Budget Sept. 2004</u>
Construction	\$ 14,575,630	\$ 15,975,630
Design, Inspection and Administration		
Consultants	1,061,350	1,061,350
Design and Construction Services	400,000	400,000
Art in State Buildings	87,460	87,460
Contingency	<u>1,464,560</u>	<u>464,560</u>
TOTAL	<u>\$ 17,589,000</u>	<u>\$ 17,989,000</u>
Source of Funds:		
Facilities Corporation Revenue Bond	\$ 10,000,000	\$ 10,000,000
Proceeds*		
Private Gifts	4,000,000	4,125,000
Income from Treasurer's Temporary		
Investments	3,289,000	3,289,000
Utility Enterprise Funds	300,000	300,000
Tippie College of Business	<u>0</u>	<u>275,000</u>
TOTAL	<u>\$ 17,589,000</u>	<u>\$ 17,989,000</u>

* Debt service on bonds sold in July 2003 to be paid from gifts to the University of Iowa Foundation.

Steam Distribution System Improvements—Power Plant to Pentacrest

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 935,500	Sept. 2004	Requested
Engineering Agreement (Stanley Consultants, Muscatine, IA)	75,000	Sept. 2004	Requested

- Background** The expansion joints within the steam tunnel connecting the Power Plant to the Pentacrest are deteriorating and beginning to fail. Replacement of the expansion joints is necessary to maintain the safety and reliability of the system.
- Project Scope** The project would replace all steam line expansion joints from the Power Plant to the Pentacrest. (A map showing the project area is included as Attachment H.) The project would also replace several sections of steam piping, anchors and supports, and condensate piping, and provide electrical upgrades.
- Design Services** The agreement with Stanley Consultants would provide design and construction administration services for a fee of \$75,000, including reimbursables.
- Funding** Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	\$ 705,000
Design, Inspection, and Administration	
Consultants	75,000
Design and Construction Services	85,000
Contingencies	<u>70,500</u>
TOTAL	<u>\$ 935,500</u>

University Hospitals and Clinics—South Wing Heating, Ventilating and Air Conditioning (HVAC) Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 470,000	Sept. 2004	Requested

Background The heating, ventilating and air conditioning systems that serve Levels Two through Four of the UIHC South Wing need to be upgraded to provide the code-required air exchange levels and improved air quality.

Levels Two and Three house inpatient and outpatient facilities; Level Four will house expanded facilities of the Rossi Guest House (currently under construction), which provides overnight accommodations for families of UIHC patients.

Project Scope The project would install a roof-mounted air handling unit and associated ductwork to replace the existing air handling system that serves Levels Two through Four of the South Wing.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 376,000
Professional Fees	37,600
Planning and Supervision	18,800
Contingencies	<u>37,600</u>
TOTAL	<u>\$ 470,000</u>

Burge Residence Hall—Renovate Restrooms—Phase 2

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural/Engineering Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 90,500	Sept. 2004	Requested

Background The existing restrooms in Burge Residence Hall have not been renovated since the building's construction in 1956 and are in poor condition.

The restrooms are not accessible to persons with disabilities and do not provide a sufficient number of showers to meet current building codes for residence halls.

The University has proceeded with the Phase 1 project to renovate a total of four restrooms, one on each of four levels, in one wing of Burge Hall.

As indicated with Board approval of the Phase 1 project in February 2004, the University anticipates undertaking a total of four phases of restroom renovations for Burge Hall, with completion anticipated in 2007.

The University wishes to proceed with design services for the Phase 2 project.

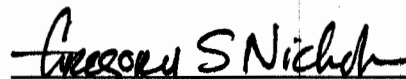
Design Services The agreement with Rohrbach Carlson would provide full design services for a fee of \$90,500, including reimbursables.

- Rohrbach Carlson also provided design services for the Phase 1 project.
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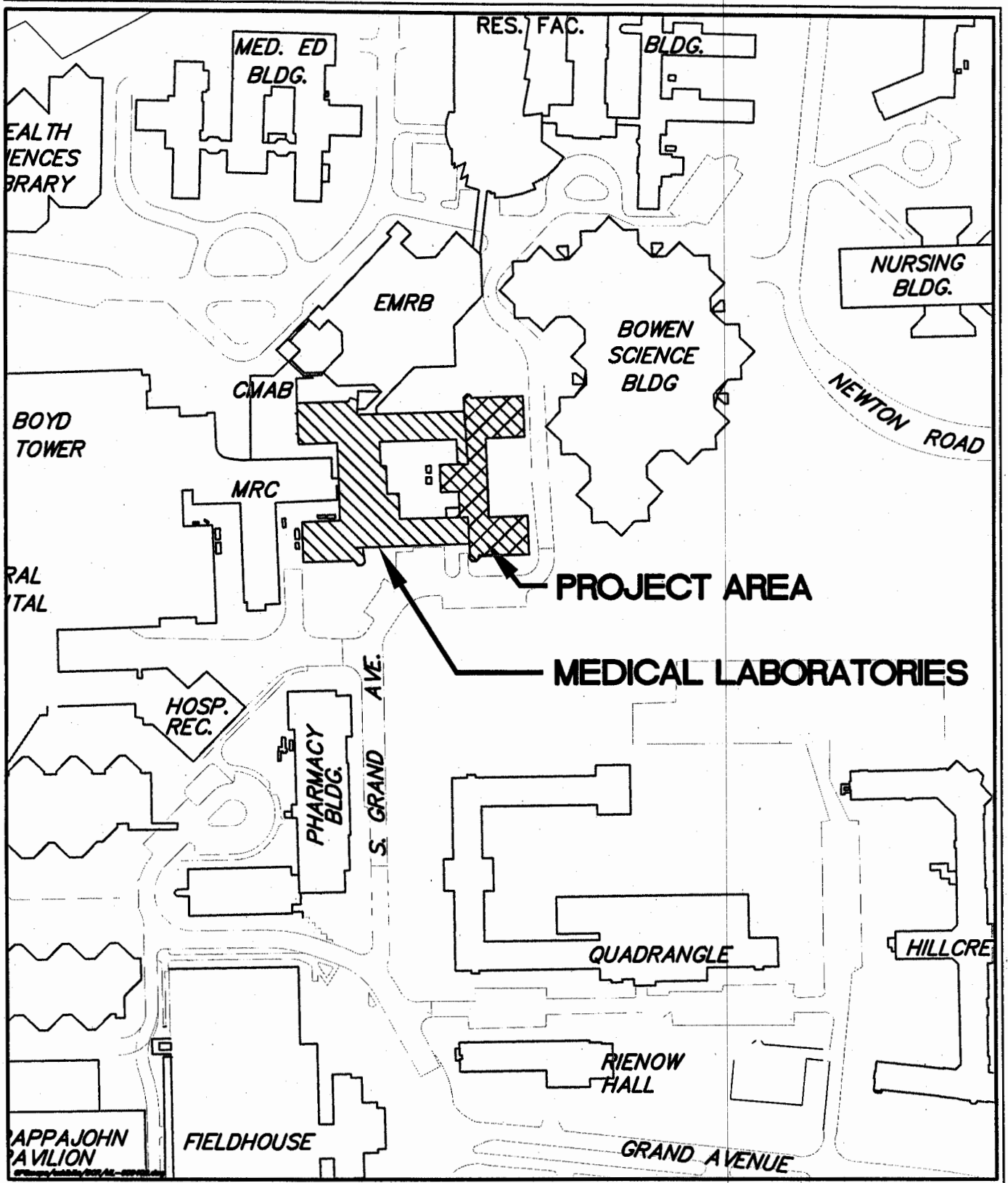
Also presented for Board ratification are eight project descriptions and budgets under \$250,000, three architect/engineer agreements, nine construction contract awards, the rejection of bids for five construction contracts, one change order, and the acceptance of nine completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

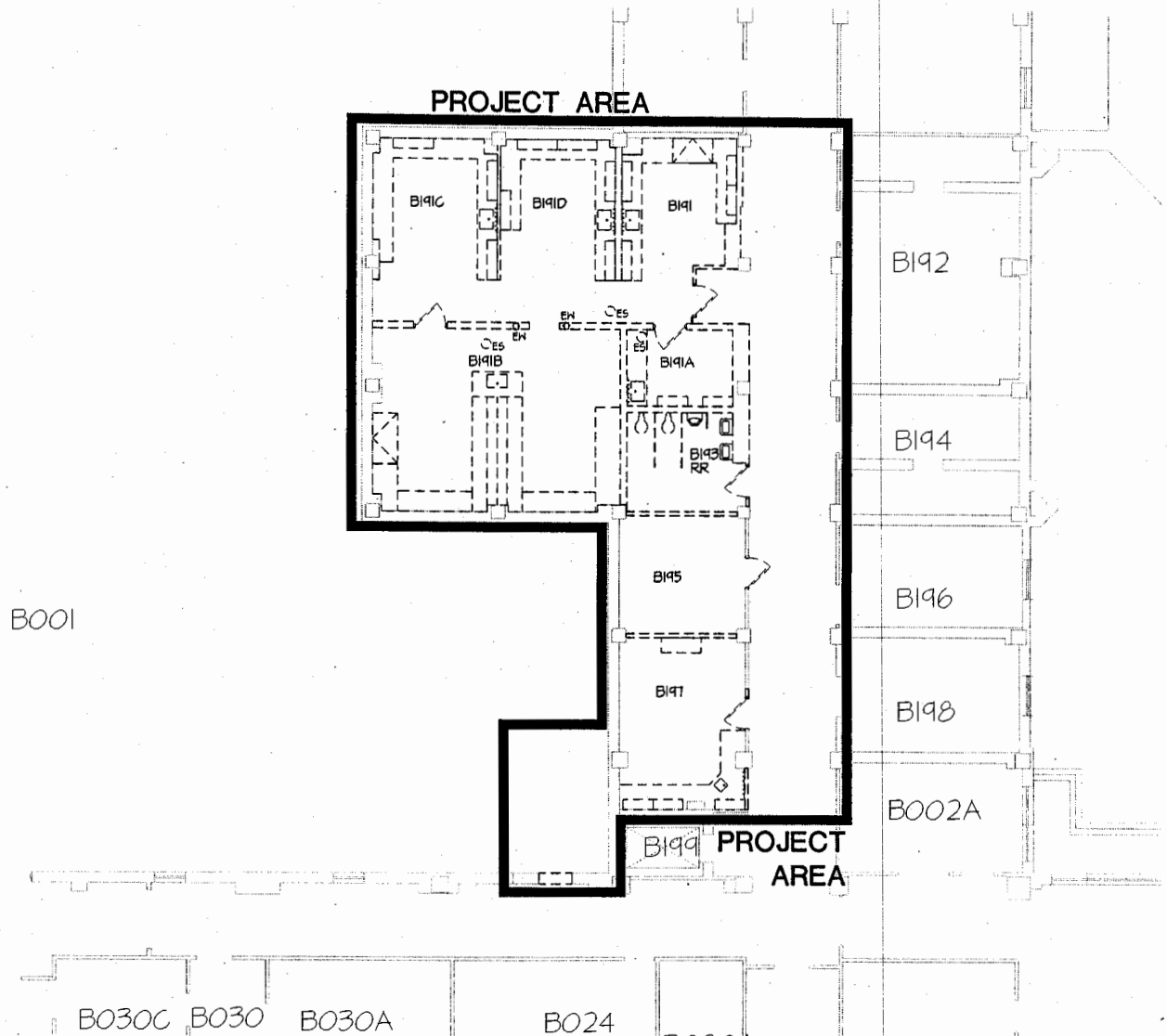
Approved:


Gregory S. Nichols


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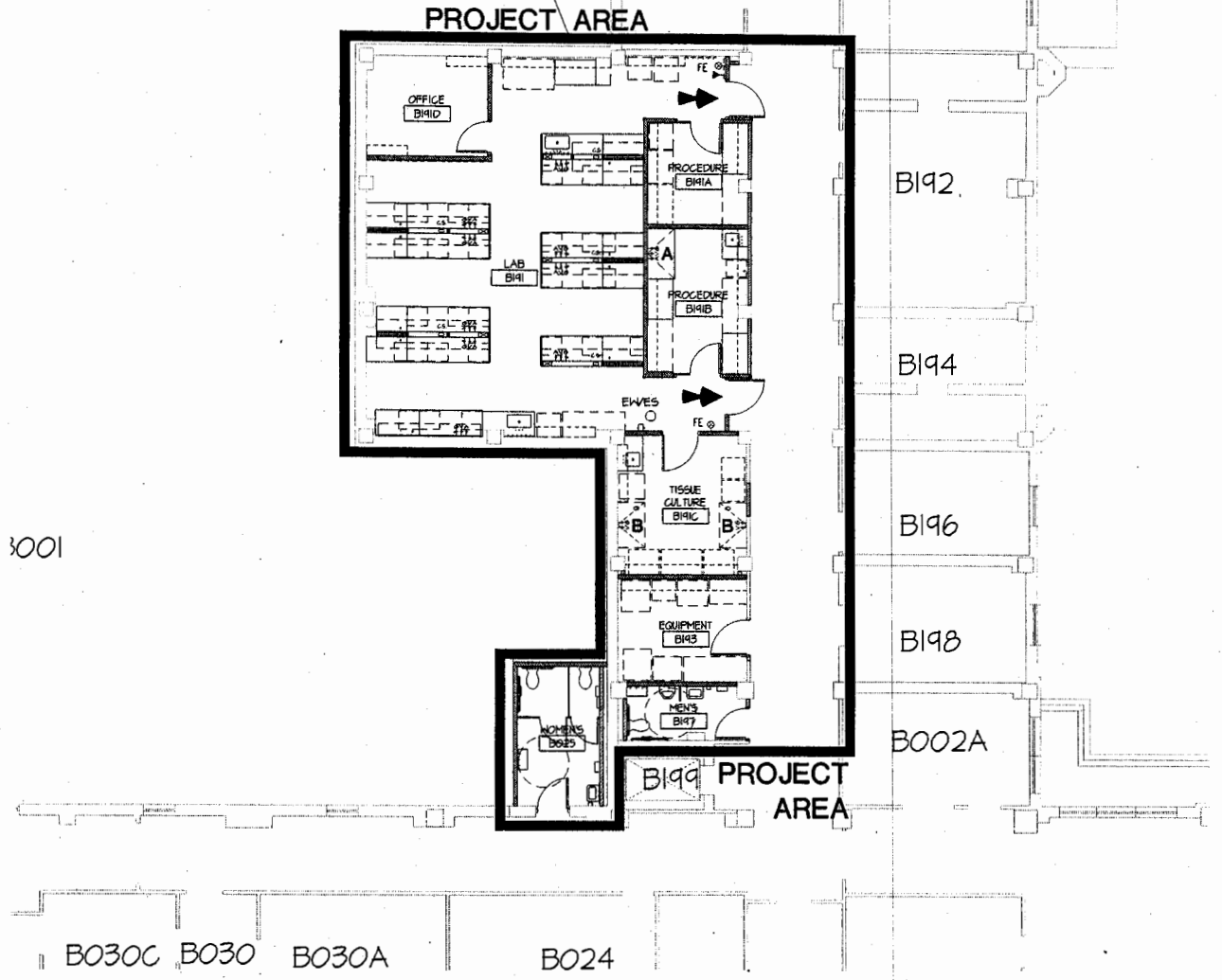
	PROJECT TITLE MEDICAL LABORATORIES RESEARCH LABORATORIES RENOVATION				SCALE 1" = 100'-0"	THE UNIVERSITY OF IOWA Design & Construction Services 200 University Services Building Iowa City, Iowa 52242-1520 (319) 335-1222 Fax: (319) 335-0700	SHEET TITLE SITE PLAN	1
	DATE ML	DATE NO. 28	ISS. NO. 03-800400	DATE ISSUED BAR				
SCALE:								



EXISTING BUILDING PLAN - GROUND FLOOR MEDICAL LABORATORIES

	ROHRBACH CARLSON P.C. ARCHITECTS Commerce Center 325 E. Washington Suite 400 P.O. Box 2238 Iowa City, IA 52244 Tel: 319-338-9311 Fax: 319-338-9872	Project Name: MEDICAL LABORATORIES RESEARCH LABORATORY RENOVATION	Title: GROUND FLOOR EXISTING BUILDING PLAN UI Project No.: 03-800400		
			Date: 8/19/04	Project No.: 0413	Drawn by: WTD

LAB FACILITIES - INTERNAL
 MEDICINE - IMMUNOREGULATION
 OF INFLAMMATION IN DIGESTIVE
 DISEASES



NEW SCHEMATIC PLAN - GROUND FLOOR



- LEGEND**
- EXISTING HALL
 - NEW HALL
 - A** FUME HOOD
 - B** BIOLOGICAL SAFETY CABINET
 - FE FIRE EXTINGUISHER
 - EW/ES EYE WASH / EMERGENCY SHOWER
 - EXIT

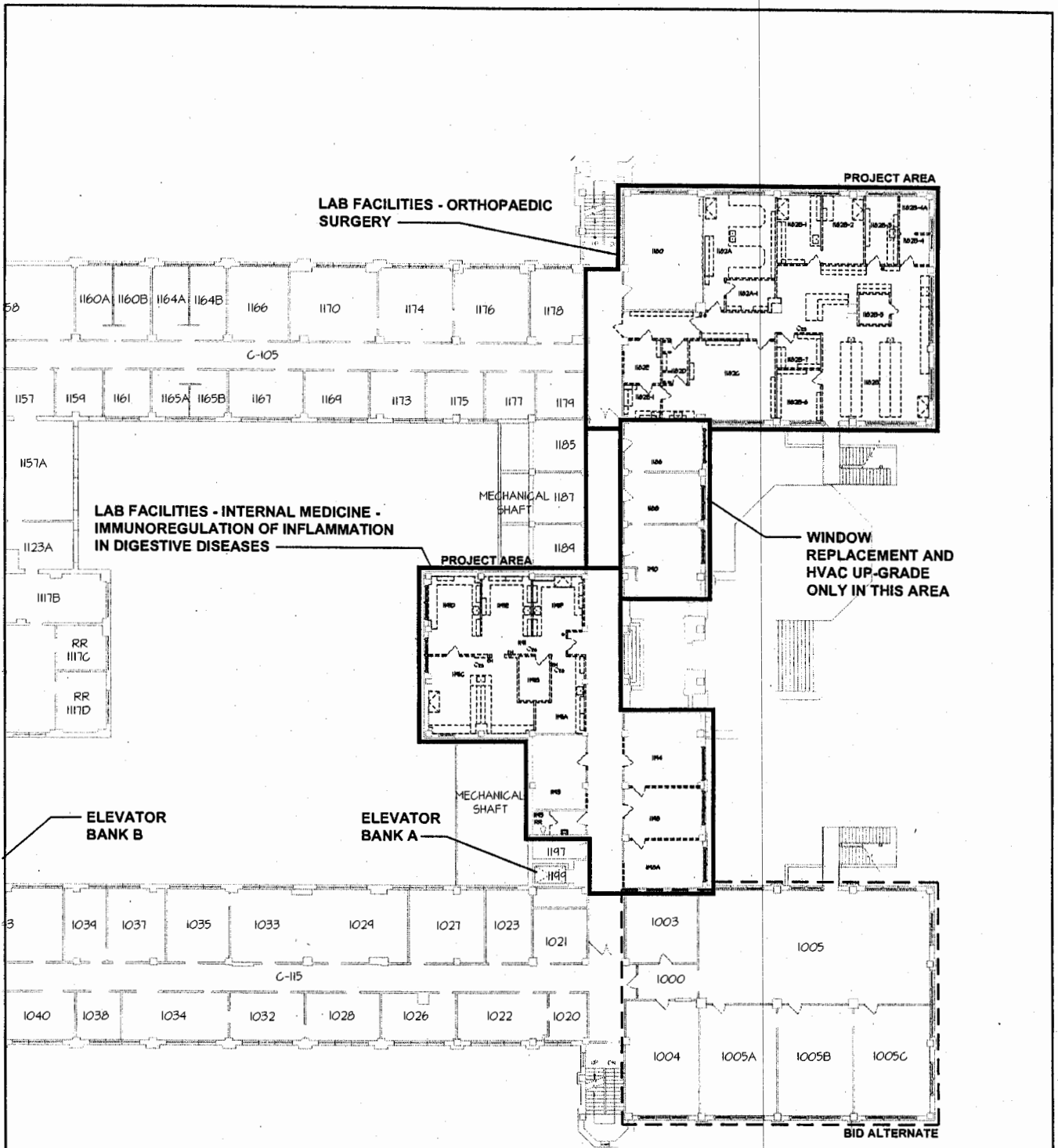


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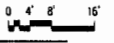
Project Name:
**MEDICAL LABORATORIES
 RESEARCH LABORATORY
 RENOVATION**


Title:
**NEW SCHEMATIC PLAN
 GROUND FLOOR**
 UI Project No.:
 03-800400

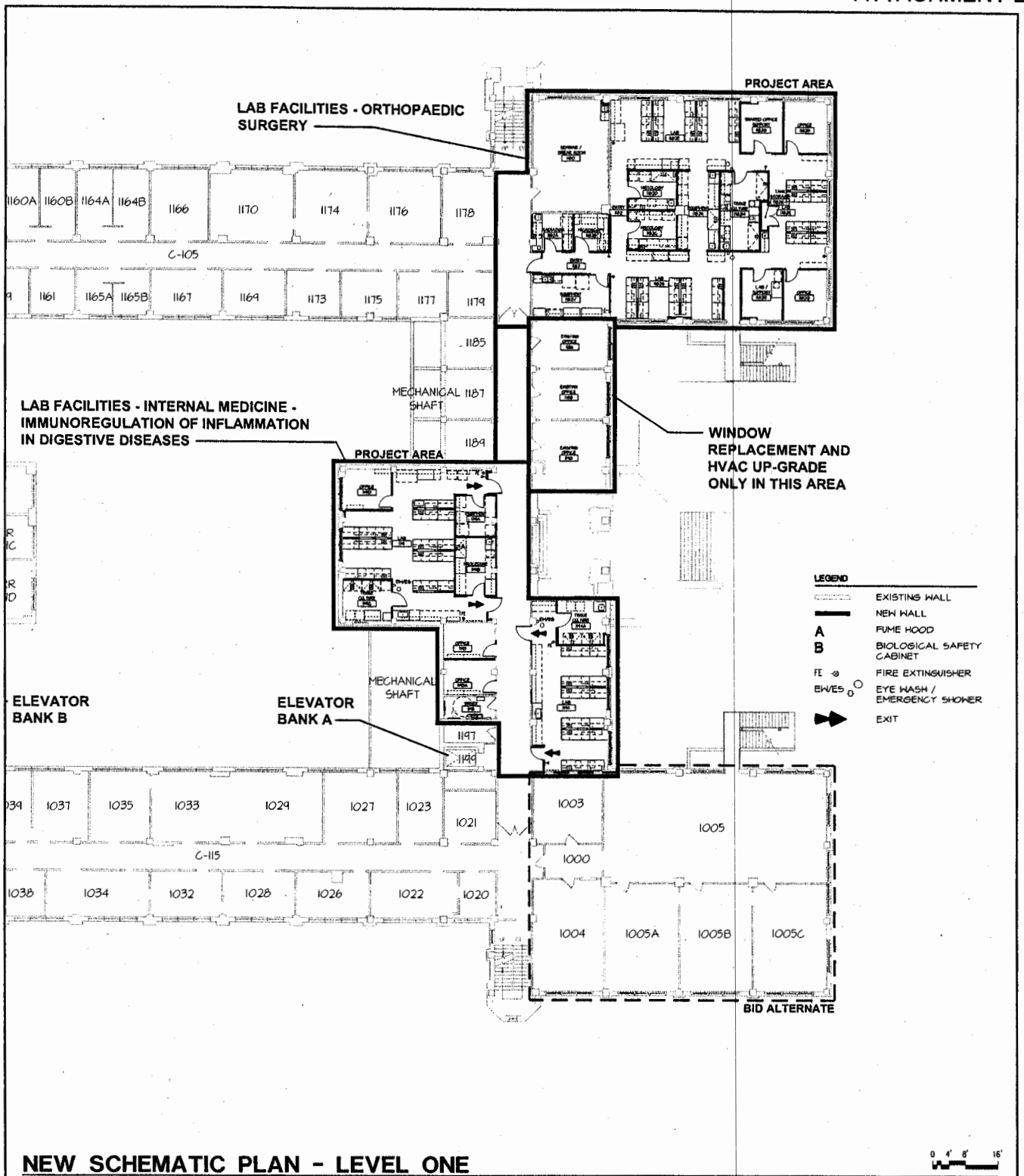
Date: 8/19/04	Project No.: 0413	Drawn by: WTD	Sheet Number: 8
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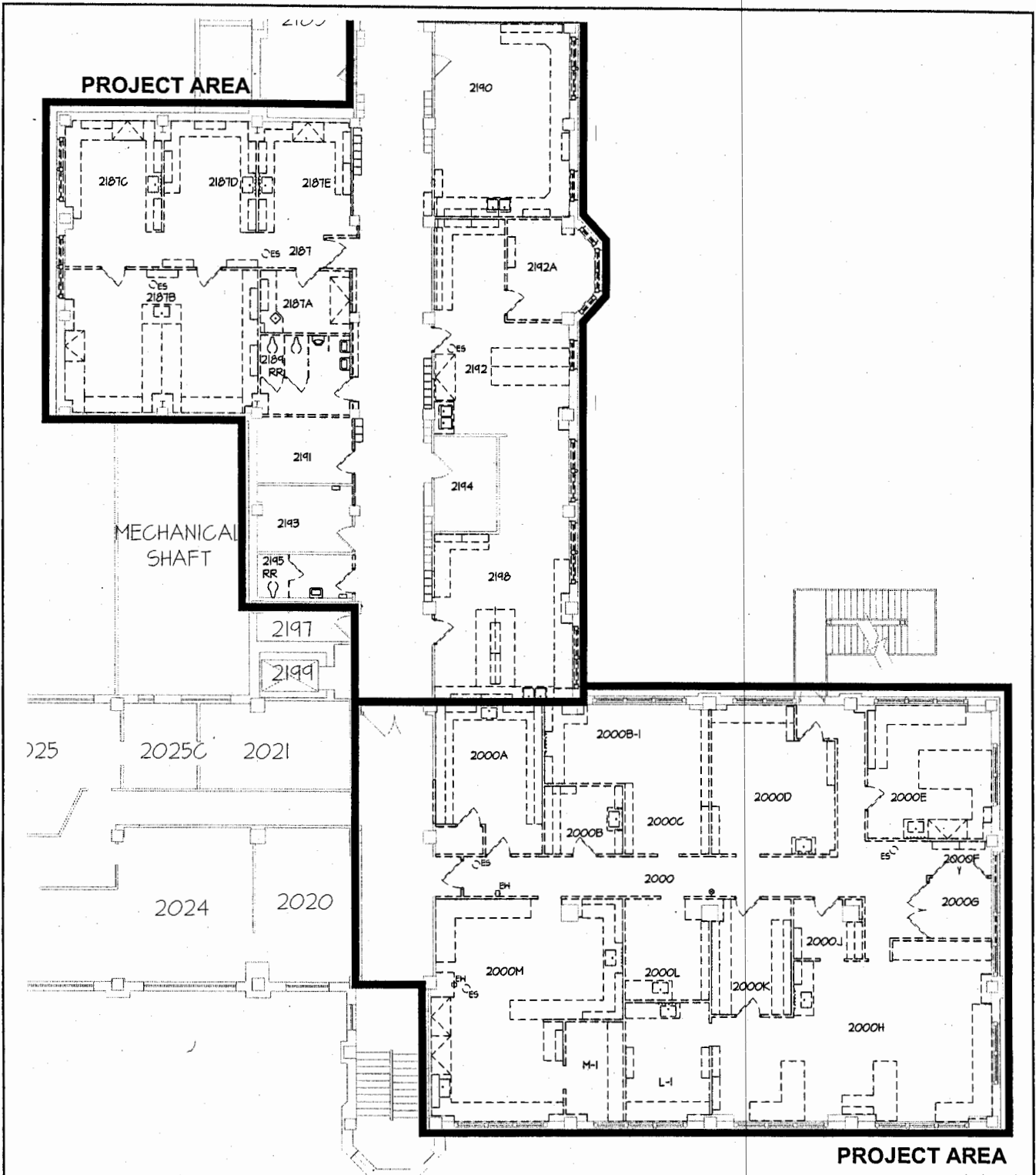
EXISTING BUILDING PLAN - LEVEL ONE MEDICAL LABORATORIES




 <p>ROHRBACH CARLSON P C ARCHITECTS Commerce Center 325 E. Washington Suite 400 P.O. Box 2238 Iowa City, IA 52244 Tel: 319-338-9311 Fax: 319-338-9872</p>	<p>Project Name: MEDICAL LABORATORIES RESEARCH LABORATORY RENOVATION</p>	<p>Title: LEVEL ONE EXISTING BUILDING PLAN Ul Project No.: 03-800400</p>	
	<p>Date: 8/19/04</p>	<p>Project No.: 0413</p>	<p>Drawn by: WTD</p>

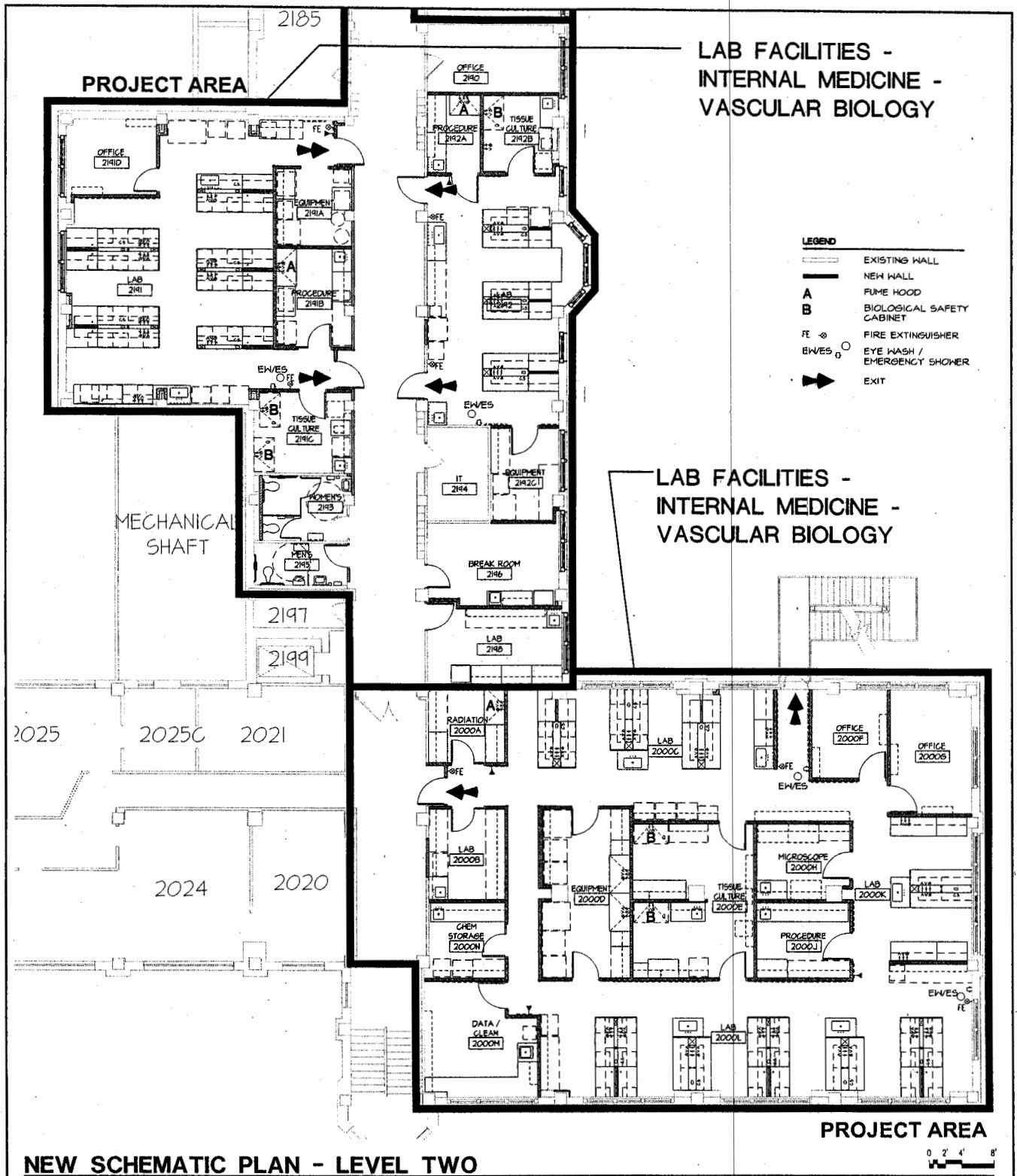


	ROHRBACH CARLSON P.C. ARCHITECTS Commerce Center 325 E. Washington Suite 400 P.O. Box 2238 Iowa City, IA 52244 Tel: 319-336-9311 Fax: 319-336-9872	Project Name: MEDICAL LABORATORIES RESEARCH LABORATORY RENOVATION	Title: NEW SCHEMATIC PLAN LEVEL ONE UI Project No.: 03-800400
			Date: 8/19/04 Project No.: 0413 Drawn by: WTD Sheet Number: 9



EXISTING BUILDING PLAN - LEVEL TWO MEDICAL LABORATORIES

	RONRBACH CARLSON PC ARCHITECTS	Project Name: MEDICAL LABORATORIES RESEARCH LABORATORY RENOVATION	Title: LEVEL TWO EXISTING BUILDING PLAN		
	Commerce Center 325 E. Washington Suite 400 P.O. Box 2238 Iowa City, IA 52244 Tel: 319-338-9311 Fax: 319-338-9872	UI Project No.: 03-800400	Date: 8/19/04	Project No.: 0413	Drawn by: WTD
			Sheet Number: 4		



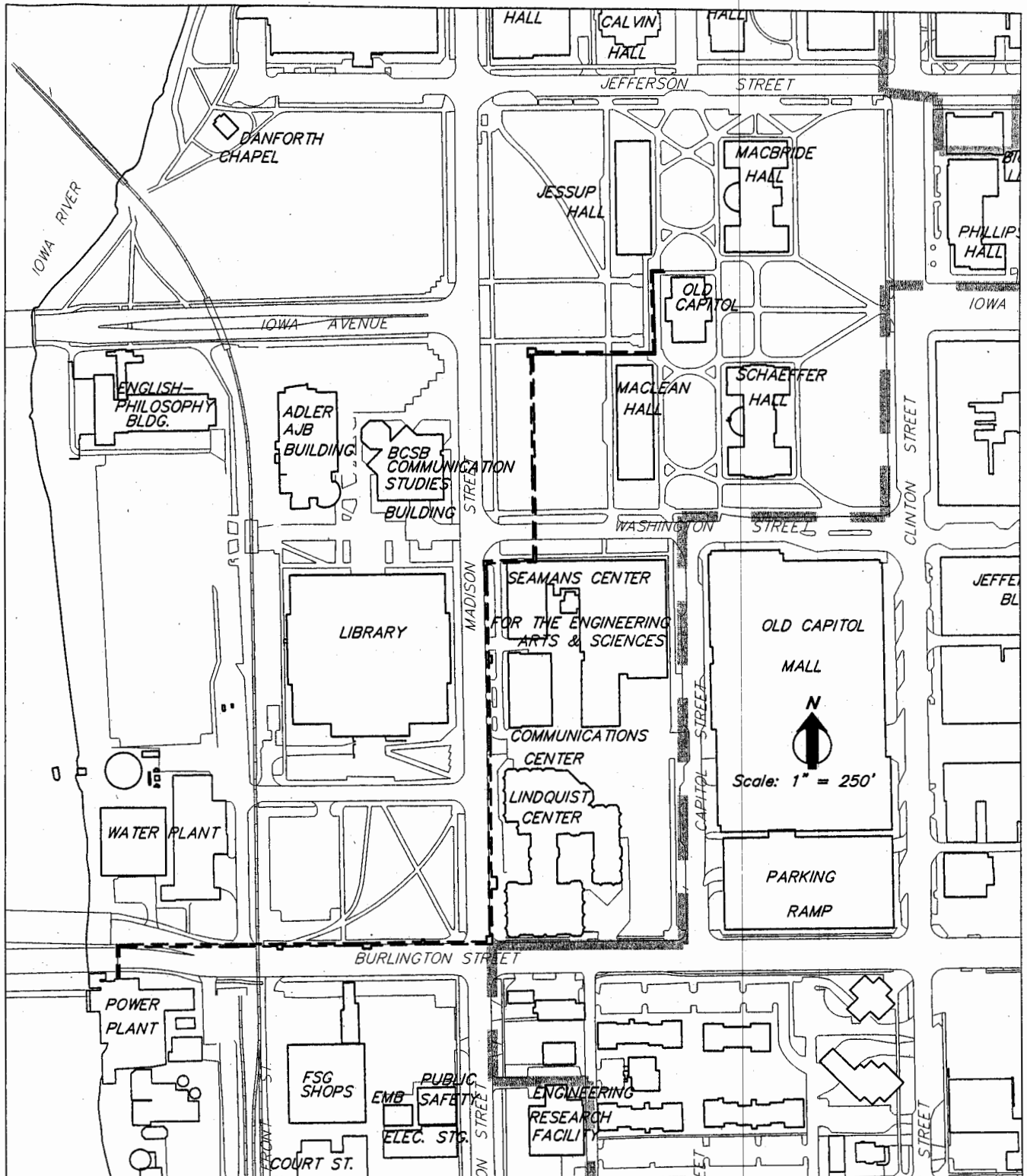
**ROHRBACH
CARLSON PC**

ARCHITECTS

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Tel: 319-338-9311
Fax: 319-338-9872

Project Name:
**MEDICAL LABORATORIES
RESEARCH LABORATORY
RENOVATION**

Title:
**NEW SCHEMATIC PLAN
LEVEL TWO**
Ul Project No.:
03-800400
Date: 8/19/04 | Project No.: 0413 | Drawn by: WTD | Sheet Number: 10





The UNIVERSITY OF IOWA



#04-800724
OC Tunnel.dwg

Plotted:
August 20, 2004

Legend

-  University Boundary
-  Tunnel

Location Map:

**Steam Distribution
System Improvements -
Power Plant to Pentacrest**