

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Permission to proceed with project planning for the **Power Plant – Boiler Make-Up Water System** project.
2. Schematic design and project description and budget (\$47,700,000) for the **College of Public Health Academic Building** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design and project description and budget, with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
3. Revised budget (\$45,104,500) for the **Chemistry Renovation** project.

Executive Summary: The **Power Plant – Boiler Make-Up Water System** project would install a new technologically-efficient make-up water system to support the steam production processes of the Power Plant. The project would replace the existing, temporary equipment, which was installed in response to the Power Plant's aging make-up water system which has reached the end of its useful life and is experiencing equipment failures.

The **College of Public Health Academic Building** project would construct a dedicated classroom and office building for the College of Public Health. The facility would provide: a physical identity and academic home for the College that encourages interdisciplinary work and integration; a gathering place for the Public Health community; and space for anticipated and planned College and departmental growth. The building would be constructed at the current site of the International Center building (south of the Art Building West and north of Westlawn) on the University's west campus; the Board approved the demolition of this facility at the August 2007 meeting.

The project budget of \$47.7 million would be funded by Academic Building Revenue Bonds (\$18.7 million), Facility Corporation Revenue Bonds (\$16 million), College of Public Health Gifts and Earnings (\$6 million), Federal Grants (\$3 million), Capital Appropriations (\$2 million), and Utility System Revenues/Income from Treasurer's Temporary Investments (\$2 million).

The **Chemistry Building Renovation** project is upgrading the facility to provide modern, code-compliant laboratories to accommodate state-of-the-art instruction and research; new general university classrooms, a library, and administrative office area; and new building systems and windows.

The revised budget of \$45,104,500, an increase of \$3,672,000, reflects the addition of \$1,836,000 from the Carver Trust, and a corresponding match from University funds, to develop additional research laboratory space for new faculty hires, and to renovate additional areas of the building.

Details of Projects:

Power Plant – Boiler Make-Up Water System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2007	Approved

College of Public Health Academic Building

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2005	Received Report
Permission to Proceed		Aug. 2005	Approved
Presentation on University's Capital Request		Nov. 2005	Received
Architectural Selection (Rohrbach Associates, Iowa City, IA)		Feb. 2006	Approved
Program Statement		Sept. 2007	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2007	Requested
Schematic Design		Sept. 2007	Requested
Project Description and Total Budget	\$ 47,700,000	Sept. 2007	Requested

The schematic design booklet is included with the Board's meeting materials.

The building would consist of two wings with a total of five levels each (one underground level and four levels above grade). The University plans to complete all but the fourth level (which would consist primarily of offices), and a first-level auditorium, as part of the initial construction. These areas, which represent 18 percent of the building's total gross square feet, would be constructed as shell space for completion at a future date. Four of the College's academic departments (Health Management and Policy, Community/Behavioral Health, Epidemiology, and Biostatistics) would occupy the facility upon its completion. The College's fifth department (Occupational and Environmental Health) would relocate at a future date following completion of the fourth level shell space.

The lower level would house two 50-seat classrooms in the south wing. The remainder of this level would house storage, building support and maintenance areas, and restrooms.

The first level would house the Dean's and Communications offices, a 50-seat classroom, and a cafeteria in the south wing. The space connecting the north and south wings would include atrium areas and building entrances at the east and west. The offices for Administration and Information Technology, and a 100-seat classroom, would be located in the north wing. Also located in this wing would be shell space for the future fit-out of a 200-seat auditorium. However, the University reports it will consider bidding the completion of the auditorium as an add alternate to the initial construction contract.

The second level would house Student Services and Distance Learning, two classrooms (30 seats and 75 seats), two computer laboratories, and a student lounge in the south wing. The Department of Health Management and Policy would occupy the north wing.

The majority of the third level would initially house the Departments of Community/Behavioral Health and Epidemiology, with the Department of Biostatistics located in a portion of the north wing. However, following the relocation of Community/Behavioral Health and Epidemiology to future finished space on the fourth level, the third level would house the Department of Occupational and Environmental Health in the south wing, and the Department of Biostatistics in the north wing. This level would also house a 20-seat classroom and two meeting rooms.

The fourth level would be constructed entirely as shell space. Upon future completion, this level would house the Department of Community/Behavioral Health in the north wing and the Department of Epidemiology in the south wing (both would relocate from the third level). The completed fourth level would also include a 20-seat seminar classroom and meeting room in the south wing, and a 30-seat computer classroom in the north wing.

The building would be constructed of limestone and glass with metal panel accents. The University believes these are appropriate materials given the limestone bluff that borders the site and the materials used on other nearby campus buildings.

The University anticipates commencing construction in the spring of 2008, and project completion during the summer of 2010.

Project Budget

Construction	\$ 38,907,048
Design, Inspection and Administration	5,787,952
Contingencies	<u>3,005,000</u>
TOTAL	<u>\$ 47,700,000</u>
Source of Funds:	
Academic Building Revenue Bonds	\$ 18,700,000
UI Facility Corporation Revenue Bonds	16,000,000
College of Public Health Gifts and Earnings	6,000,000
Federal Grants	3,000,000
Capital Appropriations	2,000,000
Utility System Revenues/Income from Treasurer's Temporary Investments	<u>2,000,000</u>
TOTAL	<u>\$ 47,700,000</u>

Chemistry Building Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Selection (Brooks Borg Skiles, Des Moines, IA)		Jan. 2003	Approved
Negotiated Architectural Agreement— Programming and Schematic Design (Brooks Borg Skiles, Des Moines, IA)	\$ 649,000	April 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received with Capital Request
Interim Review and Consideration of Capital Project Evaluation Criteria		March 2004	Received Report
Program Statement		March 2004	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		May 2004	Received Report
Schematic Design		May 2004	Approved
Project Description and Budget	35,200,000	May 2004	Approved
Architectural Agreement—Design Development Through Construction (Brooks Borg Skiles, Des Moines, IA)	2,778,984	May 2004	Approved
Construction Contract Award—Phase 1A - Chemical Stores Relocation, Greenhouse Demolition, Elec. Substation Construction (McComas-Lacina Construction)	1,248,000	July 2004	Ratified
Construction Contract Award—Phase 1B - Demolition (Selzer Werderitsch Assoc.)	438,000	May 2005	Not Required**
Construction Contract Award—Phase 1B - General Construction (Miron Construction)	17,156,900	Sept. 2005	Not Required**
Construction Contract Award—Phase 1B - Direct Digital Controls (Johnson Controls)	855,000	Sept. 2005	Not Required**
Construction Change Orders (Miron Construction Company)			
Change Orders #1- #3	31,801		Not Required*
Change Order #4	411,747	April 2006	Not Required**
Change Order #5	31,486		Not Required*
Change Order #6	30,816		Not Required*
Change Order #7	37,286		Not Required*
Change Order #8	195,546	Oct. 2006	Not Required**
Change Order #9	14,543		Not Required*
Change Order #10	67,784	Nov. 2006	Not Required**
Revised Project Budget	41,432,500	March 2007	Approved
Revised Project Budget	45,104,500	Sept. 2007	Requested

*Approved by University in accordance with Board procedures.

**Approved by Executive Director in accordance with Board procedures

Project Budget

	Revised Budget <u>March 2007</u>	Revised Budget <u>Sept. 2007</u>
Construction	\$ 33,183,200	\$ 36,004,200
Design, Inspection & Administration	4,949,580	5,518,580
Contingency	<u>3,299,720</u>	<u>3,581,720</u>
TOTAL	<u>\$ 41,432,500</u>	<u>\$ 45,104,500</u>
Source of Funds:		
Academic Building Revenue Bonds, Utility Improvement Funds, Income From Treasurer's Temporary Investments, and/or Building Renewal Funds	\$ 37,982,500	\$ 39,818,500
Carver Grant	<u>3,450,000</u>	<u>5,286,000</u>
TOTAL	<u>\$ 41,432,500</u>	<u>\$ 45,104,500</u>

College of Public Health Academic Building

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 College of Public Health was formally established by the Board of Regents, State of Iowa in 1999. This was the first new College at the University of Iowa in over 50 years. Its faculty and activities are now housed in 16 different sites throughout the University. The College is in need of an academic home that includes classrooms and conference rooms, student facilities, offices for primary faculty, and administrative functions.

The proposed facility will serve the College's mission and strategic plan by: 1) providing an academic home that brings faculty and students together, 2) encouraging interdisciplinary work and integration, 3) providing a gathering place for the Public Health community and a focus for the College's important service mission to Iowa, 4) allowing for anticipated and planned departmental growth, and 5) creating a physical identity for the College.

Other Alternatives Explored: Originally, the Health Sciences Campus Master Plan called for the establishment of a combined College of Public Health home and Biomedical Research facility. Further analysis of programmatic needs and site selection options, along with a more intensive long range planning effort, demonstrated the significant advantages of establishing a free-standing permanent home for the College of Public Health.

Impact on Other Facilities and Square Footage: The project will build a new academic home for the College of Public Health on the existing International Building site. The existing 1935 Law Commons and 1959 Law Annex (presently known as the International Center) buildings will be razed to accommodate the project.

Financial Resources for Construction Project: A combination of state support and authorization of Academic Building Revenue Bonds (ABRB), UI Facilities Corp revenue bonds, Federal Grants, and COPH gifts and earnings is proposed. In 2007, the state authorized \$18.7 million in ABRB in addition to \$2 million in appropriated planning funds authorized one year ago. Additional support will be provided by the UI Utility System and/or Treasurers Temporary Investment income. The total cost of the project is expected to be \$47.7 million.

Financial Resources for Operations and Maintenance: State funding, tuition revenue, indirect cost recoveries (research component) and reallocations within the General Education Fund will be used to support the operation and maintenance of the building.

External Forces: This is a time of dramatic growth and development, not only for the College of Public Health, but also for the field of public health in general. From the terrorist attacks that occurred on and after September 11, 2001, to outbreaks of new and emerging infectious diseases, events continue to highlight the interdependent nature of the modern world and the critical importance of protecting health at the community level. Through its teaching, research, and practice activities, the College of Public Health is helping students and society respond to new and emerging threats, as well as other longstanding public health concerns such as air and water quality, aging, cancer, health care quality and services, obesity, tobacco, and substance abuse.