

Contact: John Nash

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider recommending to the Board approval of the:

1. Following actions for the **Iowa River Landing - Medical Office Building Extension Development, Finkbine Golf Course Clubhouse and Support Facility, MRI Suite Safety and PET/MR Expansion and Renovation, Interprofessional Center for Procedural Skills and Simulation** projects; all major capital projects as defined by Board policy:
  - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachments A, B, and C);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Authorize permission to proceed with project planning, including the design professional selection process for all projects, and the utilization of a construction manager for pre-construction services on the **Iowa River Landing - Medical Office Building Extension** project.
  
2. Following actions for the **John W. Eckstein Medical Research Building – Renovate Lab Floors 1 – 5, Russell and Ann Gerdin Athletic Learning Center, and the College of Pharmacy Building – UIP Fit Out and Manufacturing Equipment** projects; all major capital projects 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 Attachments D, E, and F);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Approve the schematic designs and project descriptions and budgets (Eckstein = \$9.1 million, Gerdin = \$6.3 million, and College of Pharmacy-UIP Fit Out = \$28,420,000) with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

**Executive Summary:**

The University requests permission to proceed with project planning for four projects: **Iowa River Landing - Medical Office Building Extension Development, Finkbine Golf Course Clubhouse and Support Facility, MRI Suite Safety and PET/MR Expansion and Renovation, and the Interprofessional Center for Procedural Skills and Simulation.**

The **Iowa River Landing - Medical Office Building Extension Development** project would be an expansion of the existing Iowa River Landing (IRL) clinic to allow ambulatory orthopedic services to relocate from the main hospital campus. This IRL expansion would be located on the same parcel

of land and directly south of the existing IRL (see Attachment G). The additional space would be sized to accommodate up to 200,000 annual clinic visits. The initial design would include programming, site planning, building layout, utilities, roadways, and parking. The University would report back to the Board on the results of this initial design phase before proceeding into full project design. Due to the complex development requirements for an expanded footprint, along with the need to develop and track infrastructure costs, the University requests approval to utilize a construction manager to provide preconstruction services for the project. The project budget is approximately \$100,000,000 and would be funded by hospital revenue bonds, gifts, and University Hospital Building Usage Funds.

The **Finkbine Golf Course Clubhouse and Support Facility** project would replace the existing clubhouse and support facility with a new facility (see Attachment H). The replacement facility would be approximately 20,000 gross square feet on two levels. The space would include Men's and Women's Locker Rooms, a retail Pro Shop, administrative offices, dining/kitchen areas, and special events space. Accommodations for the golf cart fleet, driving range operations, and equipment storage would also be incorporated into the design. The project budget of \$8,000,000 to \$10,000,000 would be funded by Athletics Department gifts. No state appropriations would be used.

The **MRI Suite Safety and PET/MR Expansion and Renovation** project would provide an expansion and renovation of the existing Magnetic Resonance Imaging (MRI) suite on the lower level of the John Colloton Pavilion (JCP). The scope of work includes reconfiguration of the entire suite to create separate MR safety zones, transitional areas for patients between MR-compatible and non-MR-compatible equipment, and space to install a Positron Emission Tomography (PET)/MR scanner. The PET/MR scanner would be purchased outside of this project. The project budget of approximately \$5,400,000 would be funded by University Hospitals Building Usage Funds. Gifts and hospital revenue bonds may also be used to finance the project.

The **Interprofessional Center for Procedural Skills and Simulation** project would provide for the relocation and expansion of space utilized for the Interprofessional Clinical Procedural Skills and Simulation from Level 4 of General Hospital/Boyd Tower to Hospital Parking Ramp 4's (HPR4) mezzanine and Level 4 of Boyd Tower. This area would become available with the opening of the new Children's Hospital and the new Healthcare Support Services Building in Coralville. The project would allow clinical simulation to expand from 8,000 to 30,000 gross square feet and would include the construction of simulated inpatient environments, perioperative settings, wet/dry labs, educational support space, and storage. The project budget of approximately \$20,000,000 would be funded by University Hospitals Building Usage Funds. Gifts and hospital revenue bonds may also be used to finance the project.

The University requests approval of the schematic designs and project description and budgets for three projects: **John W. Eckstein Medical Research Building – Renovate Lab Floors 1 – 5**, **Russell and Ann Gerdin Athletic Learning Center**, and the **College of Pharmacy Building – UIP Fit Out and Manufacturing Equipment**.

The **John W. Eckstein Medical Research Building – Renovate Lab Floors 1 – 5** project would modernize approximately 56,000 square feet of laboratory, support space, and offices throughout five floors of the Eckstein Medical Research Building (EMRB), constructed in 1989. The renovation would include the renovation of lab casework, plumbing fixtures, mechanical, electrical, plumbing, information technology, flooring, and ceiling. Americans with Disabilities Act upgrades would be made to the restrooms and drinking fountains. New furniture would also be

part of this project. The project location can be found on the map in the schematic design booklet included in the Board’s agenda materials. The project budget of \$9.1 million would be funded by Building Renewal Funds and Treasurer’s Temporary Investment Income.

The **Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3<sup>rd</sup> Floor** project would remodel the three-story, 28,240 gross square foot Gerdin Athletic Learning Center building that houses the Student-Athlete Academic Services program. The project would renovate the first and second floors and would build out the third floor that was originally constructed as shell space for future growth. The renovation would address the needs of student athletes by providing collaborative study rooms, lounge space, an improved “refueling station” and new furnishings. Scope of work includes upgrades and redesign of architectural, technology, electrical, and mechanical systems, as well as upgrades to interior finishes and furniture. The project location can be found on the map in the schematic design booklet included in the Board’s agenda materials. The project budget of \$6.3 million would be funded by Athletics Department gifts and earnings.

The **College of Pharmacy Building – UIP Fit Out and Manufacturing Equipment** project would fit out 24,600 gross square feet of space in the lower level of the new College of Pharmacy (COP) Building to enable the relocation of the University of Iowa Pharmaceuticals (UIP) sterile manufacturing operation. The project includes pharmaceutical production, office space, mechanical space, support spaces, and new equipment. (The latter represents 68% of the project budget.) The UIP non-sterile manufacturing operation would stay in its current location in the south portion of the existing COP building that would remain. The project location can be found on the map in the schematic design booklet included in the Board’s agenda materials. The project budget of \$28,420,000 would be funded by Treasurer’s Temporary Investment Income and College of Pharmacy gifts and earnings.

**Details of the Projects:**

**Iowa River Landing - Medical Office Building Extension Development**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Requested
Utilization of Construction Manager for Pre-Construction Services		Sept. 2016	Requested

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Since the relocation of the Department of Orthopedics & Rehabilitation to the lower level of the John Pappajohn Pavilion (JPP) 20 years ago, the Department’s volume has increased by over 57%, from 41,332 clinic visits in FY1995 to 72,046 clinic visits in FY2015. This remarkable growth in outpatient activity has far surpassed the projected capacity of the Department’s current clinical and imaging space. Even with developing a satellite Sports Medicine clinic on the Hawkeye Campus and relocating the Orthopedic Hand & Wrist Clinic to the Pomerantz Family Pavilion, this growth has put a significant strain on clinical operations within the physical space of the Pappajohn Pavilion Clinic and has created a scheduling backlog that results in patients often having to wait several weeks before getting into the clinic for care.

Additionally, the current clinic exam rooms are undersized in comparison to contemporary standards and do not meet the needs of many orthopedic patients whose mobility is limited or they are in wheelchairs. Additionally, the facility layout is no longer aligned with patient workflows. Currently, outpatient orthopedic services are spread across approximately 66,000 gross square feet of space and patients, especially those with mobility issues, must travel a significant distance to receive comprehensive orthopedic care during a single outpatient visit. The Department's patient satisfaction scores on Press Ganey surveys are reflective of these and other facility issues. Patients often cite problems with wayfinding, physical accessibility, and privacy due to space limitations. There are continued efforts to address these issues, but space limitations prevent full resolution. Additional clinic space dedicated to orthopedic services would be designed to optimize patient workflows that minimize the need for patients to travel long distances to receive comprehensive care.

Decompressing UIHC's core campus is also in concert with long-term facility growth plans, creates the needed space to expand other clinical and support services that are best suited to remain on campus, ensures that appropriate facilities are available to meet the demand for patient care services, and offers opportunities for increased operational efficiency to better serve its expanding patient population.

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### Finkbine Golf Course Clubhouse and Support Facility

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Requested
Initial Review and Consideration of Capital		Sept. 2016	Receive
Project Evaluation Criteria			Report

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The current Finkbine Golf Course clubhouse and support facility is approximately 5,000 square feet and was built in 1965. This 50+ year-old facility is functionally obsolete, presents accessibility challenges, and cannot support the demands of today's NCAA program or that of a modern day golf course. Approximately 25,000 rounds of golf per year are played on the course. The 60-year-old golf course is renowned for its quality of turf, fast greens, and tournament-style layout. In 2011, the golf course was ranked as a 'Top 25 College Golf Course' in the country by Golfweek Magazine. Unfortunately, the clubhouse facility has not kept pace with the course, limiting the University's ability to host events and appropriately serve its visitors.

The existing clubhouse is plagued with multiple deficiencies, including major issues with basic accessibility, safety, and an outdated infrastructure. These inadequacies, along with the lack of dining/event space and kitchen operations, contribute to the loss of NCAA events, large revenue golf events, fundraisers, and social functions.

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**MRI Suite Safety and PET/MR Expansion and Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Requested
Initial Review and Consideration of Capital		Sept. 2016	Receive
Project Evaluation Criteria			Report

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The renovation of the UIHC MRI Suite located on the lower level of JCP is required to improve patient and staff safety as well as create space to accommodate a PET/MR scanner. Reconfiguration of the existing MR suite into segmented MR zones would functionally limit the access of patients and staff who have not been trained in MRI safety and/or screened for ferrous metal objects. Patients arriving to the suite on carts and wheelchairs would be transferred to MR-compatible equipment and screened for ferrous metal objects to prevent any of these objects from entering an MR’s magnetic field. This workflow requires the creation of space dedicated to patient prep and transfer as well as MR-compatible equipment storage. The proposed reconfiguration of the existing suite would create the space required by these workflows.

Additionally, the renovation and reconfiguration of space would enable the installation of a PET/MR scanner within the existing MR suite. The PET/MR scanner technology would make it possible for clinicians to simultaneously visualize soft tissue as well as cellular activity and metabolism. The combined functionality of the PET/MR scanner means that clinicians may be able to detect early cellular changes before any soft tissue anatomical changes can be identified, thus making it easier to pinpoint the area of abnormal cell growth in patients.

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**Interprofessional Center for Procedural Skills and Simulation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Requested
Initial Review and Consideration of Capital		Sept. 2016	Receive
Project Evaluation Criteria			Report

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UIHC has always been at the forefront of clinical practice, education, and advances in medical and surgical techniques. The introduction of new and more complex technologies has resulted in the need for expanded simulation training opportunities. Current limitations include the ability to conduct simulations in a high-fidelity perioperative environment and wet lab space to practice procedural skills on animals or cadavers. Existing inpatient and dry lab simulation space is undersized for the increased number of disciplines requesting simulation training. UIHC must respond with advanced and expanded facilities that meet the increased requirements for simulation facilities to ensure patient safety and quality. The development of an expanded interprofessional

simulation and procedural skills facility would enable various disciplines to collaborate as a team in a realistic health care environment.

**Eckstein Medical Research Building – Renovate Lab Floors 1 - 5**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2014	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2014	Received Report
Design Professional Selection (Invision Architecture, Des Moines, Iowa)		May 2016	Not Required*
Design Professional Agreement (Schematic Design - Construction)	\$ 423,577	Aug. 2016	Not Required*
Program Statement		Aug. 2016	Not Required*
Schematic Design		Sept. 2016	Requested
Project Description and Budget	9,100,000	Sept. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2016	Receive Report

\*Approved by Executive Director, consistent with Board policies.

This project would provide updated and more efficient laboratory, support space, and offices for seven departments. The new space would provide flexible laboratory space for new recruits and support collaboration between researchers within the University of Iowa Carver College of Medicine (CCOM) who are currently located within several buildings on the medical campus.

The CCOM continues to renovate and modernize laboratory space as it becomes available due to the relocation of departments. Several laboratories in the Eckstein Medical Research Building (EMRB) have been vacated by departments that have moved into the Pappajohn Biomedical Discovery Building (PBDB). The project scope has been expanded since the Board approved the University's Permission to Proceed with Project Planning in June of 2014. The original scope renovated portions of levels 1, 4, 5 and all of level 2 for a total project area of approximately 16,000 gross square feet. The revised scope would now include all of levels 1 through 5 for approximately 56,000 gross square feet. While the square footage has increased substantially, the primary purpose of the project remains the same, to upgrade the laboratory space within EMRB.

<u>Building Program</u>			
	EMRB-1		
	Laboratories (8)	4,087	nsf
	Laboratory Support Areas	2,080	
	Equipment Areas	1,422	
	Office Areas (4)	446	
	Administrative/Waiting/Reception/Break	373	
	Conference Room (1)	185	
	<u>Total</u>	<u>8,593</u>	<u>nsf</u>

EMRB-2			
Laboratories (4)	2,039	nsf	
Laboratory Support Areas	810		
Equipment Areas	693		
Office Areas (5)	557		
Administrative/Waiting/Reception/Break	0		
Conference Rooms (2)	185		
	Subtotal	4,284	nsf
EMRB-3			
Laboratories (8)	4,084	nsf	
Laboratory Support Areas	1,497		
Equipment Areas	1,283		
Office Areas (7)	715		
Administrative/Waiting/Reception/Break	0		
Classroom (1)	1,148		
Conference Rooms (2)	0		
	Subtotal	8,727	nsf
EMRB-4			
Laboratories (8)	4,078	nsf	
Laboratory Support Areas	2,308		
Equipment Areas	927		
Office Areas (8)	868		
Administrative/Waiting/Reception/Break	184		
Conference Room (1)	185		
	Subtotal	8,550	nsf
EMRB-5			
Laboratories (9)	4,043	nsf	
Laboratory Support Areas	2,533		
Equipment Areas	698		
Office Areas (8)	886		
Administrative/Waiting/Reception/Break	184		
Conference Room (1)	185		
	Subtotal	8,529	nsf
Total Net Assignable Space	38,683	nsf	
Anticipated Gross Square Feet	56,702	gsf	
Anticipated Net-to-Gross Ratio =	68.2%		

Project Budget

Planning, Design & Management	\$ 983,000
Construction	6,872,390
Furniture & Equipment	570,000
Contingency	674,610
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Total	\$ 9,100,000

Source of Funds: Building Renewal Funds and  
Treasurer's Temporary Investment Income

**Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3<sup>rd</sup> Floor**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Received Report
Design Professional Selection (OPN Architects, Cedar Rapids, Iowa)		Feb. 2016	Approved
Design Professional Agreement (Schematic Design – Construction)	\$ 429,785	July 2016	Not Required*
Program Statement		Aug. 2016	Not Required*
Project Description and Budget	6,300,000	Sept. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2016	Receive Report

\*Approved by Executive Director, consistent with Board policies.

The University's Student-Athlete Academic Services (SAAS) department provides academic and personal support services to student-athletes as they make timely and satisfactory progress toward their degrees. The project would provide the type of learning environment (collaboration spaces, commons, etc.) that would promote success and expand student-athlete development.

Building Program

First Floor		
Reception/Check-in	400	nsf
Commons/Open Study	3,252	
Tutorial Rooms	552	
Break Room/Work Room	431	
Conference Room	484	
Offices/Open Office	1,080	
Refueling Café	966	
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Subtotal	7,165	nsf

Second Floor			
Reception/Check-in	129	nsf	
Commons/Open Study	4,137		
Tutorial Rooms	1,064		
Collaboration Rooms	498		
Classroom	1,271		
Tutor Work Room	164		
Offices	715		
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	Subtotal	7,978	nsf
Third Floor			
Commons/Open Study	3,100	nsf	
Tutorial Rooms	141		
Collaboration Room/Space	509		
Office	328		
Tutor Work Room	219		
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	Subtotal	4,297	nsf
Total Net Assignable Space	19,440	nsf	
Anticipated Gross Square Feet	25,569	gsf	
Anticipated Net-to-Gross Ratio =	76.0	%	

Project Budget

Planning, Design & Management	\$ 792,000
Construction	3,925,000
Furniture & Equipment	1,202,000
Contingency	381,000
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Total	\$ 6,300,000

Source of Funds:  
Athletics Department gifts and earnings

**College of Pharmacy Building – UIP Fit Out and Manufacturing Equipment**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2011	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2011	Received Report
Design Professional Selection (OPN Architects, Cedar Rapids)		Feb. 2012	Not Required*

Design Professional Agreements (Programming – Construction)	\$1,371,595	May 2014-Sept. 2015	Not Required*
Program Statement		Aug. 2016	Not Required*
Schematic Design		Sept. 2016	Not Required*
Project Description and Budget		Sept. 2016	Requested
Final Review and Consideration of Capital Project Evaluation Criteria	28,420,000	Sept. 2016	Requested Receive Report

\*Approved by Executive Director, consistent with Board policies.

For over 42 years, companies, organizations, universities, and colleges have hired the UIP to develop their drugs into dosage forms, e.g., injections, tablets. This service division fits perfectly into the COP's mission of creating and disseminating knowledge through the development and transition into practice, the new advances in the pharmaceutical sciences. It also directly advances the University's goal of improving the health of the citizens of Iowa and beyond.

This is a time of dramatic growth, not only for the College of Pharmacy (COP), but also for the University of Iowa Pharmaceuticals (UIP). UIP has grown from 45 to 65 full-time employees in the past four years. A new sterile manufacturing facility in the lower level of the new COP Building would enable the largest sterile products batch size to increase from 4,000 vials per batch to 20,000 vials per batch. This new facility would also modernize how UIP manufactures sterile products, and would address concerns of contamination as regulatory requirements and scrutiny constantly rise.

<u>Building Program</u>	Office & Support	2,600	nsf
	Manufacturing & Support	14,300	nsf
	Warehouse	3,000	nsf
	Total	19,900	nsf
	Total Net Assignable Space	19,900	nsf
	Anticipated Gross Square Feet	24,600	gsf
	Anticipated Net-to-Gross Ratio =	80.9%	

Project Budget

Planning, Design & Management	\$ 2,723,000
Construction	5,165,000
Furniture & Equipment	18,882,000
Contingency	1,650,000
Total	\$ 28,420,000

Source of Funds: Treasurer's Temporary Investment  
Income and College of Pharmacy gifts and earnings

Finkbine Golf Course Clubhouse and Support Facility - Construct New 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: Completion of this project would provide University of Iowa Athletics with a high quality facility in conjunction with a renowned golf course that would provide a championship level tournament venue for hosting NCAA collegiate golf events. This upgrade would also allow Finkbine to increase revenue options by securing larger, more lucrative state and national amateur tournaments, golf fundraisers and social events. It would provide an exceptional venue for UI relationship building including recruiting activities, donor cultivation and alumni activities.

Safety is a big concern for golf in the Midwest with common conditions including severe storms, lightning and tornadoes. The new facility would provide proper shelter and safety for daily play customers and tournament participants. The facility incorporates larger and equitable locker room space, full accessibility, larger retail area for increased apparel/equipment sales, and a full kitchen/dining/ banquet experience as part of the amenities envisioned for the new golf course support facility. The project is consistent with the Department of Intercollegiate Athletics' mission to provide safe championship caliber practice and competition facilities for student- athletes while also maintaining a self-sustaining management operation at Finkbine Golf Course.

Other Alternatives Explored: An alternative to a new facility is to renovate the existing 50+ year-old structure. This was not a viable option due to the complexity and volume of work required to address the deficiencies. The existing golf course clubhouse would require improvements in all aspects of infrastructure to meet ADA accessibility. A major addition to the existing building is needed to provide the functional spaces required for modern golf course operations as well as the need for equitable facilities and programming. The orientation of the current facility does not align properly on the site with the golf course and poses a deterrence to golfers needing to access the facility before, during and after play. No value was found by investing in the existing facility. Building a new facility is cost effective and a better long-term investment. This also allows the existing facility to remain in operations while the new support facility is under construction.

Impact on Other Facilities and Square Footage: This project would result in the demolition of the existing golf course clubhouse (5,427 gross square feet). The new facility would provide approximately 20,000 gross square feet.

Financial Resources for Construction Project: Funding would be provided by Athletics Department gifts.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs would be UI Athletics Department revenues.

External Forces Justifying Approval: This project would ensure that Finkbine Golf Course facilities are on par with other collegiate golf courses. It would enable the University of Iowa to accommodate NCAA golf tournaments and other significant golf events.

MRI Suite Safety and PET/MR Expansion and Renovation  
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UIHC's capabilities for fulfilling its patient care mission by providing the necessary space to accommodate the creation of MR safety zones as well as enable the UIHC to acquire innovative patient care technologies.

Other Alternatives Explored: After careful evaluation of space available on the UIHC main campus it was determined that there are no other alternatives that would provide adequate space for the required clinical workflows and technology directly adjacent to the existing MR Imaging Suite.

Impact on Other Facilities and Square Footage: This project would not result in the abandonment or transfer of existing facilities.

Financial Resources for Construction Project: The project would be funded from 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. In addition, some gift funds and revenue from UIHC bonds may be used to finance this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: The Joint Commission now requires all hospitals to restrict access to everyone who has not been trained in MRI safety and screened by staff members who have been trained in MRI safety from the scanner room and the area that immediately precedes the entrance to the MRI scanner room. Renovations of the existing MRI suite within UIHC would create these newly required restricted areas as well as ensure these areas are controlled and supervised by staff specially trained in MRI safety.

Additionally, advances in imaging technology have made it possible to detect and treat diseases at the earliest stages of prognosis. This project, which would create space designed to accommodate this innovative PET/MR technology, would continue to promote UIHC at the state's uniquely capable tertiary academic medical center.

In addition, the project's design must meet the increasingly stringent building codes and standards including those in the 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as standards for hospital licensing and construction in Iowa and most other states and are used by Medicare and The Joint Commission to develop new regulations and standards. The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

Interprofessional Center for Procedural Skills and Simulation  
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: Completion of this project would contribute to the UI Hospitals and Clinics' efforts in meeting all elements of its tripartite mission. It would enhance the UIHC's capabilities for fulfilling its patient care and educational missions by providing facilities required for healthcare professionals and learners to practically apply clinical techniques and procedures in a safe and realistic simulated environment.

Other Alternatives Explored: Alternate plans considered in determining how best to meet the procedural skills and simulation needs included constructing a second level of facilities in the east courtyard on Level 2 of General Hospital and a new free standing facility. Studies of these options proved logistically complicated and cost prohibitive. Relocation and expansion of the Procedural Skills and Simulation Center to the mezzanine level of HPR4 and expansion of the NCEC into adjacent offices on Level 4 Boyd Tower is the most cost effective and timely option that meets all of the current and projected programmatic needs.

Impact on Other Facilities and Square Footage: This project would not result in the abandonment or demolition of existing facilities. Approximately 400 gross square feet of space would be vacated and would then be available to meet other UIHC clinical and support space needs.

Financial Resources for Construction Project: The project would be funded from 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. In addition, some gift funds and revenue from UIHC bonds may be used to finance this project. No state capital appropriated dollars would be involved.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities would be University Hospital operating revenues derived from providing patient care services.

External Forces Justifying Approval: Teaching hospitals and university health science education programs are increasingly challenged to provide advanced training opportunities to improve patient care. Increased reliance on simulation training to reduce the risk of patient harm across the nation has increased the need for teaching hospitals and educational programs to provide such facilities.

In addition, the project's design must meet the increasingly stringent building codes and standards including those in the 2014 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines serve as the basis for hospital licensing and construction standards in Iowa and most other states and are used by Medicare and The Joint Commission to develop new regulations and standards. The design would also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

John W. Eckstein Medical Research Building – Renovate Lab Floors 1 - 5  
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 Eckstein Medical Research Building (EMRB) is critical to the Roy J. and Lucille A. Carver College of Medicine's (CCOM) threefold mission of providing patient care, education and research. To ensure that the UI retains and recruits top tier investigators in a global market, facilities must be commensurate with their research. Renovation of these laboratories would ensure state-of-the-art facilities compliant with current university design standards, building codes and ADA. Bench to bedside is one corner post of the CCOM's strategic plan and is consonant with the UI Provost vision of increasing extramural funding. Updated facilities are central to achieving this objective.

Other Alternatives Explored: The Eckstein Medical Research Building was opened in 1989. It has been a focal point and fully occupied laboratory facility on the medical campus. Only minor room renovations have been completed since it opened. Components within the laboratories do not meet current building codes and may not be Americans with Disabilities Act compliant. Facilities Management is committed to maintaining this building. Direct digital controls for the main system equipment (air handler units, chilled water, heating water, process cooling water, etc.) and upgrades to the lighting system are examples of recent investments. Maintaining this building has proven to be more cost effective than building a new research building. The central location of this building on the medical campus has also made it a desirable research facility by all investigators.

Impact on Other Facilities and Square Footage: There would be no change in square footage as the project involves the renovation of existing laboratories.

Financial Resources for Construction Project: Funding would be provided by Building Renewal Funds and Treasurer's Temporary Investment Income.

Financial Resources for Operations and Maintenance: The space is currently being maintained by Facilities Management Building and Landscape Services; thus, funds already exist.

External Forces Justifying Approval: It is a goal of the CCOM to rank in the top twenty research colleges of medicine in the country. To do this would require a significant increase in federally funded research programs. The quality of research space is critical for the college to recruit and retain high quality faculty with the capability to compete for limited extramural funding.

Russell and Ann Gerdin Athletic Learning Center Renovation and Build Out of 3rd Floor  
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 University of Iowa Student-Athlete Academic Services (SAAS) department provides academic and personal support services to student-athletes as they make timely and satisfactory progress toward their degrees. The mission and philosophy of the office is dedicated to the development of the student-athlete as a "whole person". The renovation of the Gerdin Athletic Learning Center (GALC) would enhance SAAS's ability to meet its strategic goal of supporting and augmenting the academic needs of student-athletes. The project would improve the facility by providing the type of learning environment (collaboration spaces, commons, etc.) that would promote success and expand student-athlete development.

Other Alternatives Explored: Alternatives to the renovation of the current GALC include building a new replacement facility, or creating multiple satellite centers. A new facility is not a viable option; it is cost prohibitive and land is not readily available. Investment in the current facility is much more cost effective and was originally designed to allow additional space through the inclusion of a shelled third floor. The current facility is centrally located making it accessible to all student athletes. Satellite or additional facilities would require expanded and duplicative services. Additional sites would fragment and reduce the quality of services and increase facility, operating, and program costs.

The proposed renovation is the most cost effective, program centric, and student-athlete centered option. The proposed project takes advantage of current assets by improving the functionality and environment of the dated facility. The improved facility would increase collaborative opportunities, provide needed tools for academic success, lengthen the life of the building, and take advantage of an ideal, easily accessible site.

Impact on Other Facilities and Square Footage: None.

Financial Resources for Construction Project: Funding would be provided by Athletics Department gifts and income.

Financial Resources for Operations and Maintenance: Operating and maintenance funding would continue to be provided by Athletics department operating funds.

External Forces Justifying Approval: There is pressure on all student-athletes to balance demands of a successful athletic career with that of academic excellence. The GALC and the UI SAAS department play a major role in the academic success of the University's student-athletes. Student-athletes require more collaborative study rooms as opposed to the large study hall type spaces that exist the facility today. The building is also lacking student commons space which facilitate casual study and student-athlete interaction. The existing "refueling station" is unable to provide sufficient nourishment that student-athletes may require in between meals. The proposed renovation and build out of the third floor would provide the additional space for a student commons and a vastly improved nourishment/lounge area.

College of Pharmacy Building - UIP Fit Out and Manufacturing Equipment  
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: Completion of this project would provide University of Iowa Pharmaceuticals (UIP) with the sterile manufacturing facilities required to meet the College of Pharmacy's (COP) mission of creating and disseminating knowledge through the development and translation into practice, the new advances in the pharmaceutical sciences. It would also allow UIP to promote the University strategic goal of improving the health of the citizens of Iowa and beyond. UIP's educational and service missions would be enhanced by making available to its clients competitively priced Good Manufacturing Practices (GMP) services in a modern manufacturing facility so they can remain competitive in obtaining federal funding for clinical research studies.

Other Alternatives Explored: This project is required to provide the necessary space and facilities to accommodate the growth in UIP's sterile manufacturing services. UIP's sterile manufacturing area has not undergone significant renovation for over 20 years. Over the past two decades, sterile manufacturing practices for drug manufacturers have advanced to eliminating or at least significantly reducing the potential for contamination of sterile products by manufacturing personnel. This advancement in how sterile products are manufactured is an expectation of regulatory agencies, e.g., FDA. The current UIP sterile products manufacturing methods would encounter enhanced regulatory scrutiny without this new space and equipment. This project would involve replacing the existing 1990's manufacturing clean room with personnel in close proximity, to a closed isolator tunnel, eliminating direct personnel interaction with the product being manufactured. This would greatly reduce the possibility of contamination to as low a level as possible. This work would be undertaken in a phased manner in order to keep UIP sterile manufacturing in operation during construction.

There are no viable alternatives available to accommodate the growth and modernization of sterile product manufacturing services of UIP. Without UIP's transfer to the COP building, it would not be possible for the COP to continue GMP sterile product manufacturing. Since the mid-2000s, UIP has been investigating various options for expanding and updating their facility. Options explored included moving UIP into the BioVentures Center and expanding that building; moving only a portion of UIP (sterile products) to the BioVentures Center; and purchasing/leasing an existing metal warehouse building and then building a 'box-in-a-box' to house UIP manufacturing and analytical services. None of these alternatives is as economically feasible as UIP continuing to share a footprint with the COP as it has for over four decades. UIP remaining within the COP also keeps it in close connection with the COP for educational purposes. The new UIP sterile products manufacturing area in the new COP is designed so students and visitors can watch a parenteral manufacturing line without gowning or being escorted. Being in close proximity would make it easier for graduate students, pharmacy students, and other UI students to work at UIP part-time while they are attending the University.

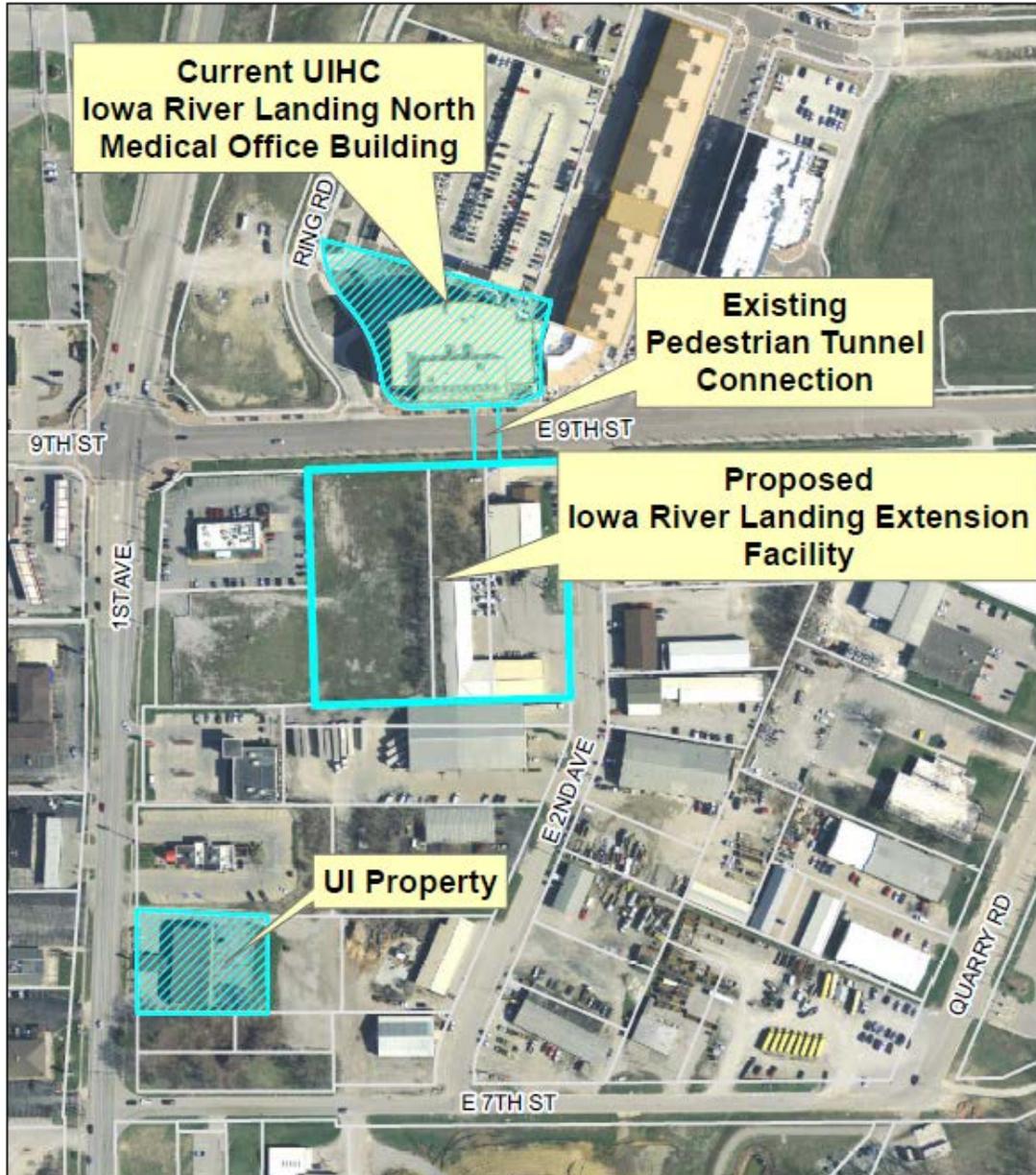
Impact on Other Facilities and Square Footage: This project would result in the abandonment of 13,525 nsf (23,055 gsf) of space in the current Pharmacy Building which is scheduled to be razed upon completion of the new COP.

Financial Resources for Construction Project: Funding would be provided by Treasurer's Temporary Investment Income and College of Pharmacy gifts and earnings.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs would be operating revenues derived from UIP manufacturing and testing services.

External Forces Justifying Approval: The ability to manufacture sterile products in a modern facility is critical in meeting the regulatory expectations of the FDA and its European counterpart, the EMA (European Medicines Agency). These regulatory agencies are focused on patient safety. Changing from an older style clean room to modern, sterile isolator lines would greatly reduce concerns of contamination. Increasing the possible batch sizes for these medicines would also allow UIP to retain clients for a longer period during development and would increase the number of commercial, prescription medicines it can manufacture for its clients.

UNIVERSITY OF IOWA  
Iowa River Landing - Medical Office Building Extension Development Map



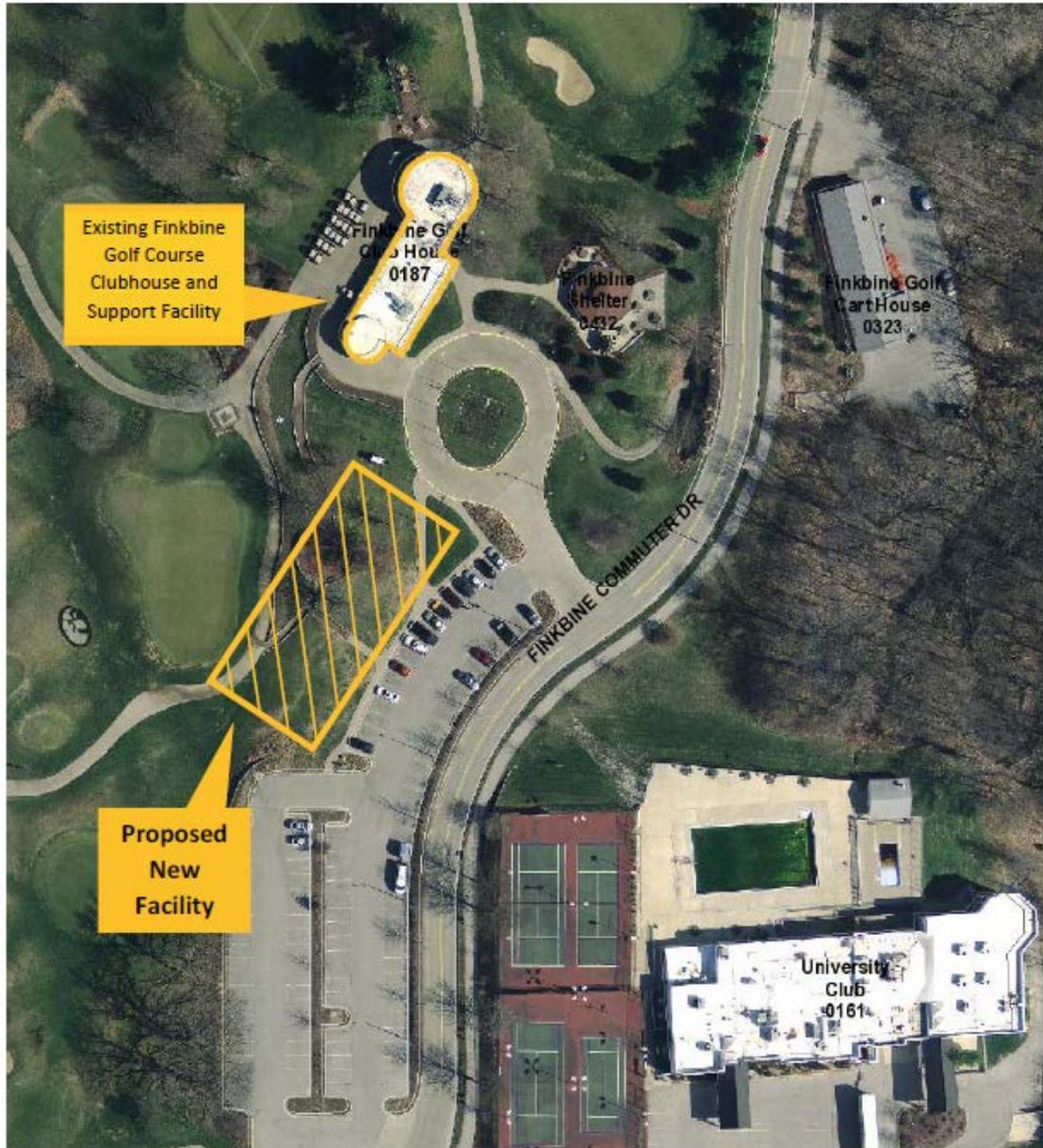
Tuesday, August 02, 2016  
Document Name: 20160802\_IRL\_Extension



1" = 200'

**Location Map:**  
**Coralville**  
**Iowa River Landing**

UNIVERSITY OF IOWA  
Finkbine Golf Course Clubhouse and Support Facility Map



Wednesday, April 20, 2016  
Document Name: New Finkbine PTP Map



**Location Map:**  
**Finkbine Golf Course  
Clubhouse and Support  
Facility -  
Construct New Facility**