

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Ratification of the Use of the Construction Manager at Risk Delivery Method, Schematic Design, Project Description and Budget for the:
 - **UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room** (\$28,970,000) project with the understanding that approval is authorization to proceed with construction.

Executive Summary: This project would construct three new operating rooms, build six prep/recovery beds (PACU), relocate the surgical and neurosciences ICU lounge (SNICU) and renovate the remainder of this 20,000 square foot area on Level 5 of the eight-level John Pappajohn Pavilion (JPP).

The proposed project budget of \$28,970,000 would be funded by three sources:

1. Hospital Revenue Bonds
2. Gifts
3. University Hospitals Building Usage Funds

Background: The UIHC’s surgical service department continues to be successful in recruiting new and highly trained surgeons to accommodate the growth in the number of patients, who require very specialized and sub-specialized surgical procedures. As a result, there has not only been an increase in the total number of annual Main Operating Room (MOR) suite surgical procedures, but also the level of complexity and the need for sophisticated space, that can support new technology.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2020	Approved
Design Professional Selection, 5 proposals			
➤ S/L/A/M Collaborative Inc., Iowa City		May 2021	Not Required*
S/L/A/M Collaborative’s Agreement			
➤ Schematic Design - Record Documents	\$ 1,520,600	Jun. 2021	Not Required*
Ratification of the Use of Construction Manager at Risk Delivery Method (Apr. 2021)		Sep. 2021	Requested
Schematic Design		Sep. 2021	Requested
Project Description and Budget	28,970,000	Sep. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

Planning, Design & Management	\$ 3,211,000
Construction	19,462,000
Furniture & Equipment	4,797,000
Contingency	1,500,000
Total	\$ 28,970,000

Proposed Source of Funds

1. Hospital Revenue Bonds
2. Gifts
3. University Hospital Building Usage Funds

Proposed Schedule

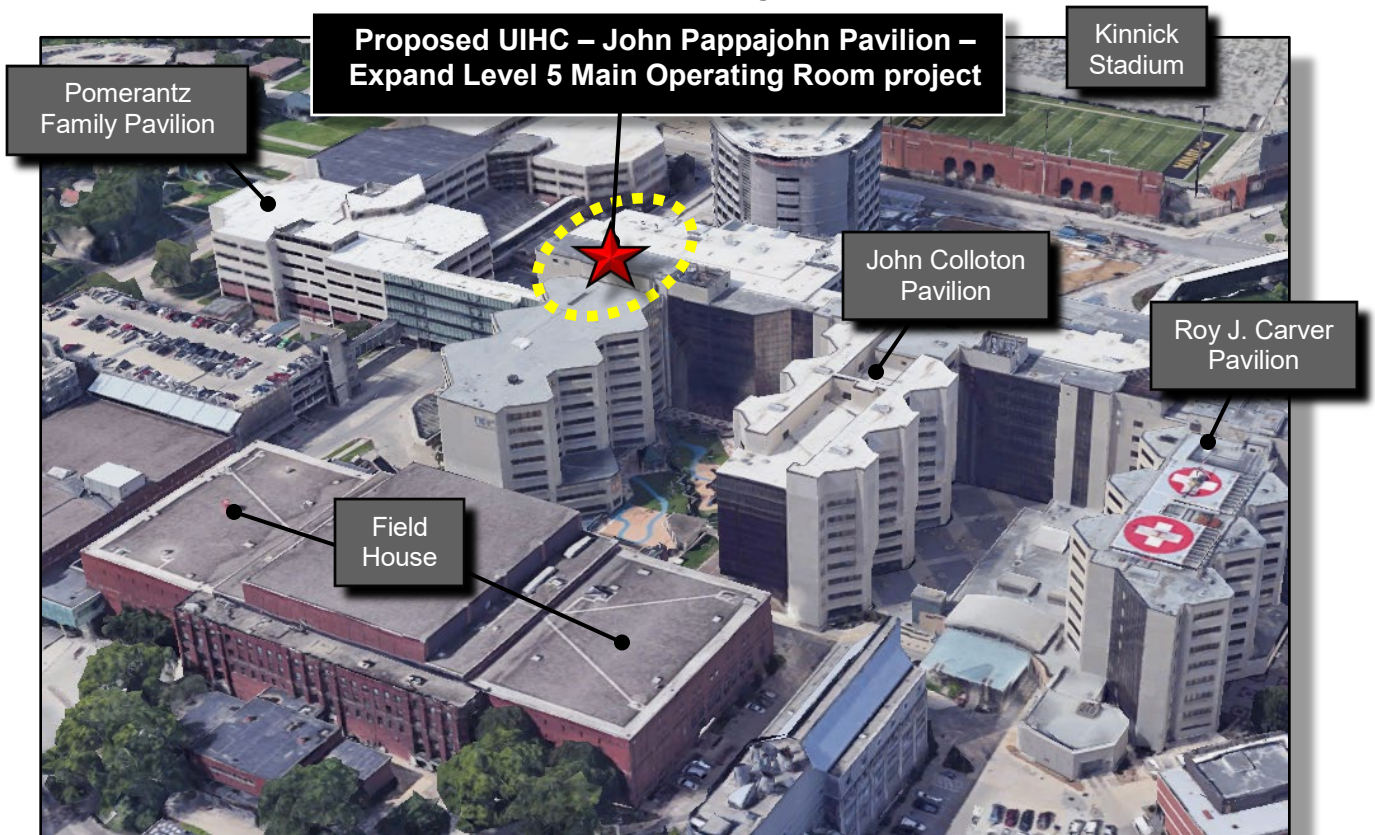
Construction: November 2021 – Summer 2023

To continue to support this growth, additional operating rooms are needed. It is presumed that an additional 600 to 700 cases would be able to be performed with these additional MORs and procedural suite. The prep and recovery space, adjacent to the new operating rooms and procedure suite, would maximize efficiencies for patients who are transitioning to their respective units or discharging.

Space needed for this project would be provided by relocating two groups. The Cancer Center Administration faculty and support staff would relocate to office and conference space available in General Hospital. The Surgical and Neurosciences Intensive Care Unit (SNICU) Lounge would move into the space just vacated by Cancer Center Administration.

In addition, a penthouse would be constructed to house a new air-handling unit, dedicated to the new operating rooms.

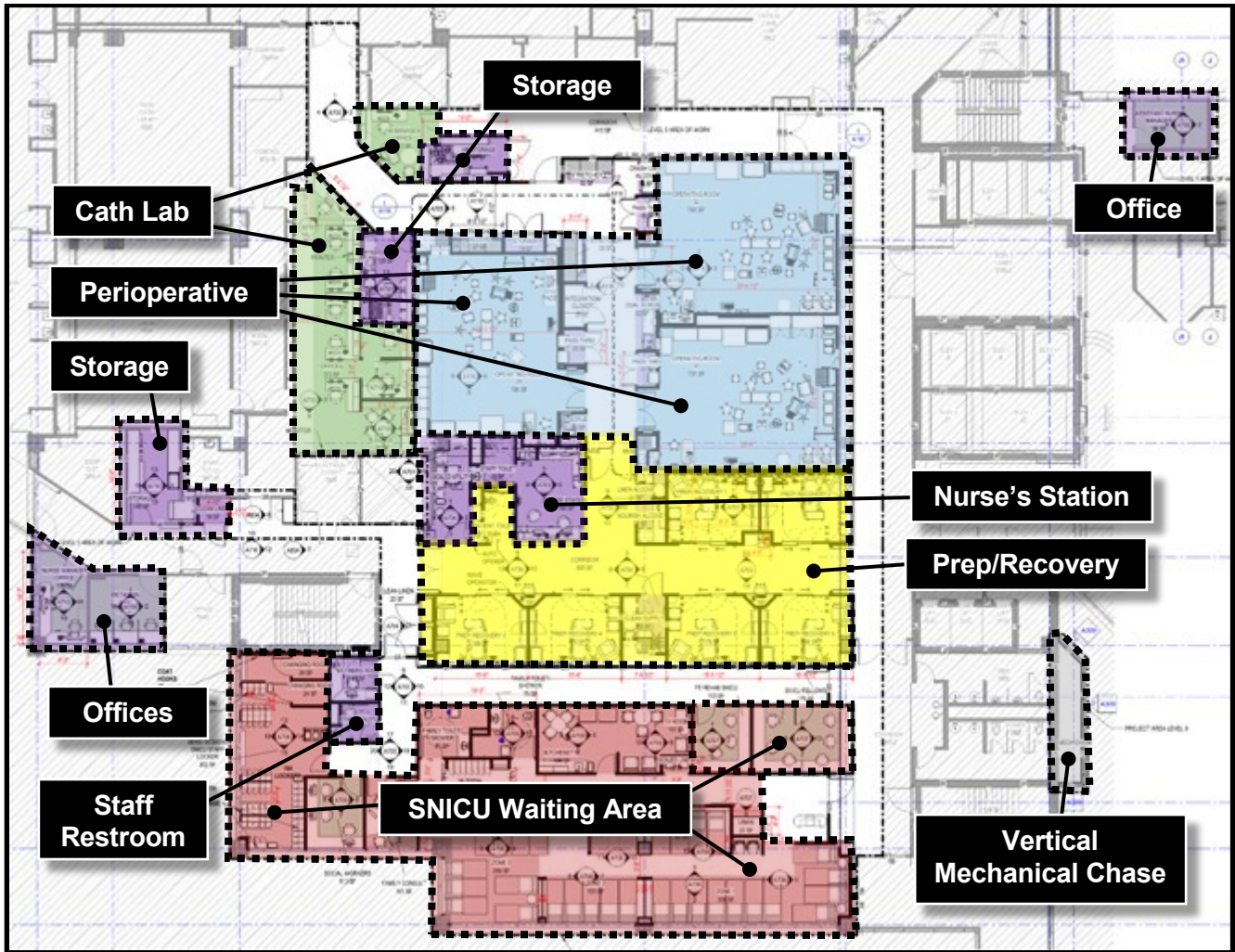
Proposed Schematic Design: Location



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



Proposed Schematic Design: Level 5 Floor Plan



Proposed UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room project

North

