

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 **UI Institute for Clinical and Translational Science Facilities Development** project, a major capital project 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 Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the architectural selection process.

2. Schematic designs and project descriptions and budgets for the **Richard O. Jacobson Building – Addition and Renovation** project (\$5,000,000), and the **Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600** project (\$3,173,730), 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 B and C);
 - 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, with the understanding that these approvals will constitute final Board approval and authorization to proceed with construction.

Executive Summary: The **UI Institute for Clinical and Translational Science Facilities Development** project would develop clinical, research, administrative and support facilities in University Hospitals and the College of Medicine Medical Research Facility to house and support the University's Institute for Clinical and Translational Science. The Institute is the overarching, academic structure for all clinical and translational research and training of the University's colleges and University Hospitals.

The University has identified clinical and translational research in the biomedical sciences as an area of great need, opportunity and future growth. Additionally, the National Institutes of Health (NIH), the University's largest extramural funding source, has placed a special emphasis on this area of investigation. Accordingly, the University established the University of Iowa Institute for Clinical and Translational Science (approved by the Board of Regents in December 2006); in September 2007, the NIH granted to the University a Clinical and Translational Science Award and funding for this research. The University now wishes to develop the necessary facilities for the successful operation of the Institute.

The proposed project would renovate a total of 44,000 gross square feet of space in several locations throughout University Hospitals and the Medical Research Facility (35,000 gross square feet in UIHC and 9,000 gross square feet of space in the Medical Research Facility) to provide faculty offices, research staff workspace, inpatient and outpatient research and treatment units, and training and conference facilities for the Institute. The centralized and consolidated location would facilitate faculty and staff interaction, and the location of research staff and facilities in close proximity to patient care functions would promote ease of access and use for patients, and enhance the opportunity for patient recruitment into funded studies.

The estimated project cost of \$7.5 million would be funded by University Hospitals Building Usage Funds.

The **Richard O. Jacobson Building – Addition and Renovation** project would expand and improve the Jacobson Building, which was constructed in 1995 as a north addition to the Recreation Building to provide weight training and fitness space for the University of Iowa football program. The proposed project would construct a 7,915 gross square foot addition at the west end of the Jacobson Building to provide additional training and fitness space to meet the current and future needs of football program. The project would also renovate and modernize a total of 21,685 gross square feet of space within the Recreation Building to provide new locker rooms, an expanded equipment room, and training/rehabilitation and strength training areas to address the training needs of other sports. A map indicating the location of the Jacobson and Recreation Buildings is included as Attachment D. The University reports that the relocation of the field hockey, tennis and soccer programs to the far-west Hawkeye Campus provides the available space in the Recreation Building for reprogramming for other uses.

The project budget of \$5 million would be funded by Athletic Department gifts and earnings.

The **Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600** project would provide major renovation of existing research and office areas for the Department of Anatomy and Cell Biology in the Bowen Science Building. These areas are original to the building’s 1972 construction and are in need of renovation to meet modern scientific needs and to improve the efficiency of the space. The project would provide renovated laboratories, tissue culture rooms, laboratory equipment and microscope rooms, offices, a reading room, and break rooms in the 1-400 and 1-600 building cores.

The project would also include minor renovation of other areas of the Bowen Science Building and the Medical Laboratories building for use by the Department. A map indicating the location of the Bowen Science Building and Medical Laboratories building is included as Attachment E. The renovation project would address a total of 14,804 net square feet of space in both buildings.

The project budget of \$3,173,730 would be funded by gifts and earnings of the Carver College of Medicine and/or the Department of Anatomy and Cell Biology.

Details of Projects:

UI Institute for Clinical and Translational Science Facilities Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2007	Requested
Permission to Proceed		Oct. 2007	Requested

Richard O. Jacobson Building – Addition and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2006	Approved
Permission to Proceed with Project Planning		Dec. 2006	Approved
Program Statement		July 2007	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2007	Requested
Schematic Design		Oct. 2007	Requested
Project Description and Total Budget	\$ 5,000,000	Oct. 2007	Requested

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

The one-story addition, to be constructed immediately west of the Jacobson Building, would consist primarily of open space for strength training use. The addition would also house a meeting room and storage space. The project would also construct an expanded entry and gathering space along the south wall of the addition, and a new entrance area at northwest corner of the Recreation Building.

The renovation portion of the project, which would address the lower level of the Recreation Building, would provide new locker rooms, strength training and hydrotherapy areas with support space, and an expanded equipment room.

The University anticipates that construction will commence in the summer of 2008, for completion of the project during the spring of 2009.

The square footages in the schematic design are generally consistent with the square footages in the approved building program.

Detailed Building Program

	<u>Program</u>		<u>Schematic</u>		
Jacobson Building Addition					
Strength Training	5,050		5,000		
Entry/Gathering Space	1,475		980		
Storage	590		595		
Mechanical	485		485		
Meeting Room	215		215		
Restroom	<u>155</u>	7,970	<u>155</u>	7,430	nsf
Recreation Building Renovation					
Locker Rooms	7,550		7,600		
Equipment Room	4,090		4,090		
Training/Rehabilitation	3,005		3,005		
Strength Training	2,725		2,885		
Entrance	645		645		
Meeting Room	<u>285</u>	18,300	<u>0</u>	18,225	nsf
Total Net Assignable Space		26,720		25,655	nsf
Total Gross Square Feet		32,000		29,650	gsf
Anticipated Net-to-Gross Ratio (schematic) = 87 percent					

Project Budget

Construction	\$ 4,346,500
Planning and Design	460,500
Contingencies	<u>193,000</u>
TOTAL	<u>\$ 5,000,000</u>

Source of Funds: Athletic Department Gifts and Earnings

Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2007	Approved
Permission to Proceed with Project Planning		Feb. 2007	Approved
Program Statement		July 2007	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2007	Requested
Schematic Design		Oct. 2007	Requested
Project Description and Total Budget	\$ 3,173,730	Oct. 2007	Requested

The schematic drawings for Cores 1-400 and 1-600 of the Bowen Science Building, the areas of major renovation, are included as Attachments F and G.

The square footages in the schematic design are identical to the square footages in the approved building program.

Detailed Building Program/Schematic Design

Bowen Science Building

Core 1-100			
Laboratories, Support and Equipment		1,632	nsf
Core 1-400			
Laboratories, Support and Equipment	5,294		
Offices	587		
Tissue Culture Rooms	465		
Break Room/Reading Room	586		
Microscope/Isotope Rooms	<u>409</u>	7,341	nsf
Core 1-600			
Laboratories, Support and Equipment	3,044		
Tissue Culture Rooms	297		
Offices/Student Offices	575		
Break Room	221		
Isotope Room	<u>122</u>	4,259	nsf
Core 1-300/1-500 Interface			
Departmental Equipment	439		
Offices	<u>260</u>	699	nsf
Medical Laboratories Building			
Offices	647		
Reception/Waiting	<u>226</u>	<u>873</u>	nsf
Total Net Assignable Space		14,804	nsf
Anticipated Gross Square Feet		15,794	gsf
Anticipated Net-to-Gross Ratio = 94 Percent			

Project Budget

Construction	\$ 2,589,530
Planning and Design	351,700
Contingencies	<u>232,500</u>
TOTAL	<u>\$ 3,173,730</u>

Source of Funds: Gifts and Earnings from Carver
College of Medicine and/or Department of Anatomy
and Cell Biology

UI Institute for Clinical and Translational Science Facilities Development

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 facilities to be developed by these projects will greatly assist the UIHC in meeting a major component of its tripartite mission, that of providing a base for research to improve healthcare. These facilities will serve as the hub for the UI Institute for Clinical and Translational Science's endeavors to undertake clinical and translational research. UIHC's other two missions of offering a broad spectrum of clinical services to patients and serving as the primary teaching hospital for the University will also be enhanced through location of the Institute's facilities within hospital and adjoining Carver College of Medicine space. The project also supports several of the UIHC's Strategic Plan goals, most notably in collaboration with the Carver College of Medicine to enhance and expand existing scientific efforts in health sciences research related to care delivery and evidenced-based practice and to strengthen the medical center's overall clinical research base.

In addition, major goals of the University of Iowa's Strategic Plan will be supported and strengthened through development of the Institute and its facilities as described below.

GOAL: To cultivate excellent graduate and professional programs, and to advance the research and scholarly enterprise.

The Institute will train highly motivated clinical research scholars for innovative careers in patient-focused research. The training programs will provide a diverse and comprehensive curriculum across a spectrum of clinical research fields and abundant opportunities for close supervision by mentors from the Colleges of Dentistry, Nursing, Pharmacy, Public Health, Engineering, Liberal Arts, and the Carver College of Medicine. Trainees will be selected from a variety of clinical disciplines, including those traditionally underrepresented in clinical research such as radiology, pediatrics, clinical psychology, surgical sub-specialties, anesthesiology, and pharmacy. Training programs will also reach health care providers in the community and nurse research coordinators.

GOAL: To promote excellence in education by increasing the diversity of the faculty, staff, and students.

The Institute will take every measure to create an environment that respects and promotes difference. Within each key function of the Institute evaluation and tracking, metrics will be partially based on the Institute's success in including underrepresented individuals. Although promoting diversity is an essential aspect of all key functions, it will be especially pertinent to the Research Education, Training, and Career Development Function. Trainees and mentors alike will be required to attend an Institute retreat on mentoring and health disparities.

GOAL: To strengthen the University's intellectual and community vitality.

A major focus of the Institute will be to stimulate new interdisciplinary research programs and to consolidate and improve the University's research infrastructure. Within the University, the Institute will serve to bring together existing programs in the major domains of clinical research and their leaders. A major role of the Institute is to facilitate the transfer of knowledge across these domains and ultimately to the community.

GOAL: To broaden the University's service mission to include stronger partnerships with public constituencies.

The Institute plans to implement novel programs for partnering with communities that will capitalize on a strong tradition of community-based research at The University of Iowa. The Institute will also capitalize on a special relationship between the University and the people of Iowa. As the only academic medical center in a largely rural state of 3,000,000, the University has built a number of clinical and educational outreach programs that have touched most Iowa families.

The Institute's community engagement activities will be driven by accepted principles of community-based participatory research and will create and nurture a wide range of research. The long-term goals of these activities are to 1) decrease disparities in clinical research participation by underserved populations, 2) enhance community trust in clinical and translational research, 3) identify the research priorities and needs of patients, 4) engage community providers in meaningful ways in conducting clinical research, and 5) facilitate recruitment of research participants from the community.

Other Alternatives Explored: As previously mentioned, the most significant initiative of the "NIH Roadmap for Medical Discovery" is the establishment of Clinical and Translational Science Awards (CTSA's). These grants are awarded to select research intensive institutions deemed meritorious by the NIH. To be considered for the award the applicant institutions must pledge significant resources, both in terms of finances and space, for creation of an academic home for clinical and translational research. To be competitive for this award the University of Iowa must have an established plan in place to dedicate space and resources to the new Institute. This space must be large enough to accommodate the Institute faculty and staff offices, conference/classrooms, and inpatient and outpatient research facilities. In order for the Institute to operate effectively, it is necessary for the dedicated space to be located within the UIHC and adjacent health science campus buildings. The space needs to be conveniently located in relationship to UIHC's outpatient clinics to allow for easy access by patients who may also be participating in clinical studies being undertaken in Institute facilities. The only viable option is to utilize space within the UIHC, which must be renovated to meet the Institute's functional requirements. Without this dedicated space the University of Iowa would not meet the NIH's requirements for CTSA designation, would not be eligible for CTSA grant funding and could lose a significant amount of its other NIH funding for clinical and translational science. Currently the University of Iowa receives approximately \$166 million annually in NIH funded grants. Failure to achieve CTSA designation would also result in the University of Iowa losing its status as a premier U.S. research institute in the biomedical sciences.

Impact on Other Facilities and Square Footage: No space will be abandoned. On completion of this project approximately ninety-eight hundred gross square feet of space in several locations on level three of General Hospital that are now assigned to Institute functions will be reassigned for use in meeting other UIHC space needs.

Financial Resources for Construction Project: The projects 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.

Financial Resources for Operations and Maintenance: The source of funds to cover the operating and maintenance costs will be indirect cost reimbursements received from the National Institutes of Health and other grant funding entities such as National Science Foundation, Center for Disease Control and Prevention, Health Resources and Services Administration, and private biomedical companies for the indirect costs associated with use of Institute facilities for funded clinical studies.

External Forces: As described above, the National Institutes of Health (NIH) is engaged in a series of initiatives, collectively known as the “NIH Roadmap for Medical Research” that promote clinical and translational investigation. One of the most prominent initiatives is the Clinical and Translational Science Award (CTSA) program. The goal of this program is to transform the local, regional and national environment for clinical and translational science, thereby increasing the efficiency and speed of clinical and translational research. This goal is to be accomplished through the creation of an academic home for all clinical and translational science on campuses heavily engaged in NIH funded clinical and translational research. The CTSA program will provide significant funds to awardees to aid in the establishment of these academic homes, such as the University of Iowa’s Institute for Clinical and Translational Science.

Richard O. Jacobson Building – Addition 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: Built in 1995, the Jacobson Building was constructed as an addition to the existing Recreation Building (built in 1969), and as an anchor facility for the Iowa football team. At the time of its design, the building was planned for an eventual westward expansion and the building's foundation system was constructed to provide for that expansion. The proposed project will provide for this expansion and improvements to the football training programs. The proposed expansion will meet current and future needs of the football program.

Training space within both the Jacobson Building and adjacent Recreation Building serving other Athletics Department teams are undersized and outdated. With the relocation of athletic programs to the Hawkeye Campus (field hockey, tennis, soccer), space that contained locker rooms within the Jacobson/Recreation Building complex is now available for reprogramming. This will address severe overcrowding of shared athletic training facilities for Olympic sports at the University within this complex.

Centrally located and adjacent to many athletic department facilities, these improvements will serve a majority of the Athletics Department programs and will allow for improved operations and management of the training activities that take place in that location.

Other Alternatives Explored: The original Jacobson Building construction budget was based upon gifts generated for the project. While the facility provided a much needed expansion of weight training space sufficient for the time (1995), the planning process identified an inevitable need to provide additional and improved training space in future years. Thus, the facility was built anticipating future expansion. The building's foundation and systems were constructed to provide for expansion. Other more remote sites were therefore not evaluated in preparing for this project.

Additional renovation work within the Jacobson/Recreation Building complex will take advantage of newly available space and will improve training facilities for many other Athletics Department programs. (See section above.)

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished. All space will be renovated and re-used.

As part of the addition, the current west outdoor plaza space adjacent to the Jacobson Building will be converted for indoor training needs. This plaza is an underutilized space that was identified as a holding place for this expansion effort.

Financial Resources for Construction Project: Funding for the project will come from Athletics Department gifts and earnings. The estimated project cost is \$5,000,000

Financial Resources for Operations and Maintenance: Additional annual operating costs for the Jacobson Building will be borne by the Department of Athletics.

External Forces: The most recent NCAA recertification process identified severe over-crowding for programs located within the Recreation Building. Renovating now available spaces will address this concern and provide for more effective and appropriate spaces for many of the Athletics Department programs.

Bowen Science Building – Anatomy and Cell Biology – Renovate Cores 1-400 and 1-600

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 project is to renovate research laboratory space in the Bowen Science Building (BSB) and office space for faculty in Medical Laboratories for the Department of Anatomy & Cell Biology, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance research among faculty investigators in the area of anatomy and cell biology and the training of undergraduate students, graduate students and post-doctoral fellows in this field and related research areas. The renovated offices in Medical Laboratories will be occupied by faculty who primarily teach in the Department of Anatomy and Cell Biology. The renovation is aligned with the Carver College of Medicine and University of Iowa research goals.

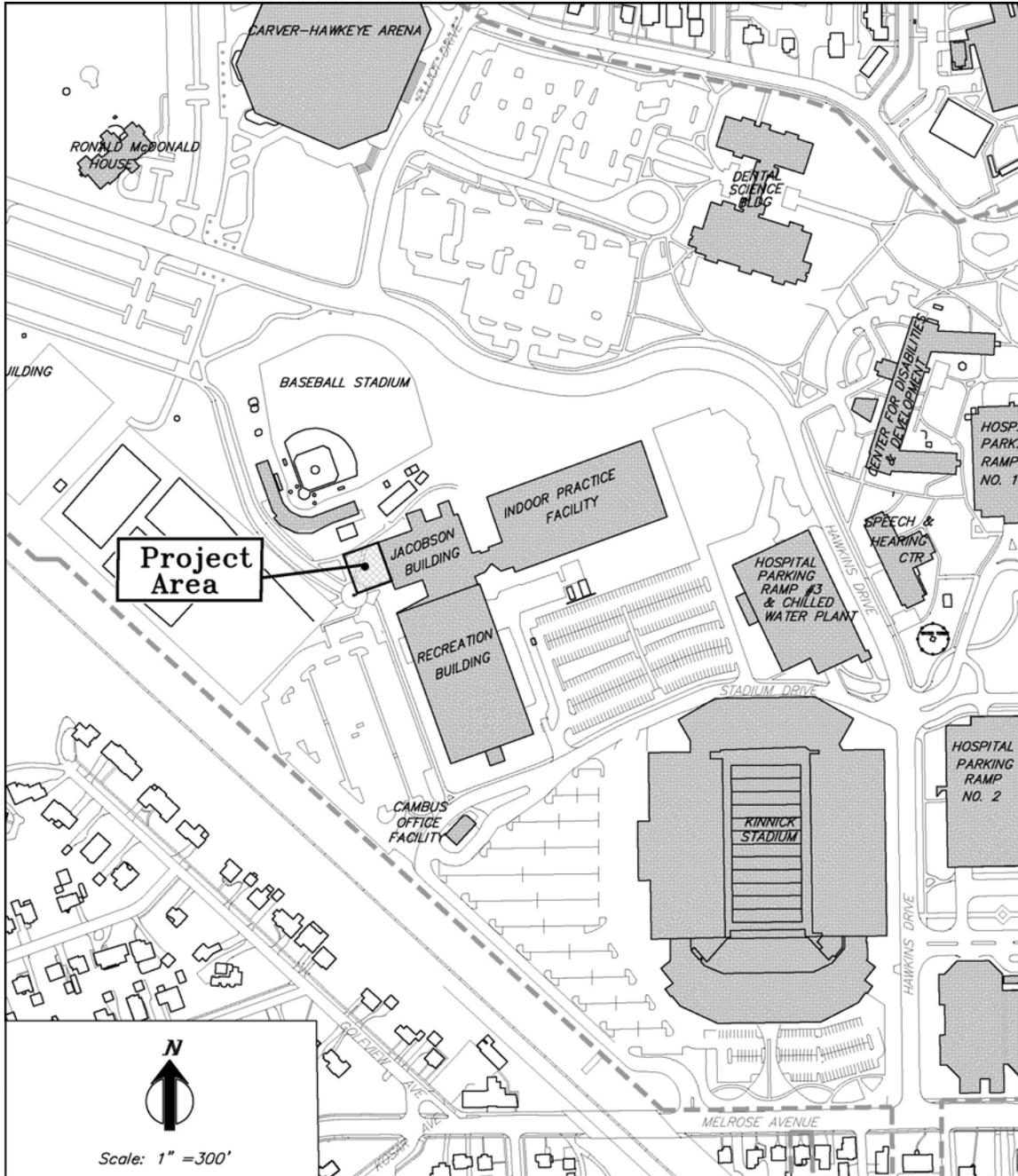
Other Alternatives Explored: The Bowen Science Building was occupied in 1972 and areas in the 1-400 and 1-600 cores on the first floor of the building are primarily original construction. These areas need to be renovated to meet modern scientific needs and to make more efficient use of the space. Renovation is more practical than the alternative of building a new research building. Relocation of the research laboratories in Anatomy & Cell Biology to another building is not a solution because there is no other space available to accommodate this research. The construction will be phased. During the construction the existing research will be accommodated in existing adjacent space until the renovation is completed.

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

Financial Resources for Construction Project: The project will be financed from Carver College of Medicine Gifts and Earnings and Department of Anatomy and Cell Biology Gifts and Earnings.

Financial Resources for Operations and Maintenance: The space is currently maintained by University of Iowa Facilities Management and will continue to be.

External Forces: The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help meet the following goals: 1) accommodate the recruitment of new faculty, 2) retain faculty capable of competing for extramural research funding, 3) provide state of the art research facilities, and 4) sustain the commitment to training the next generation of scientists.

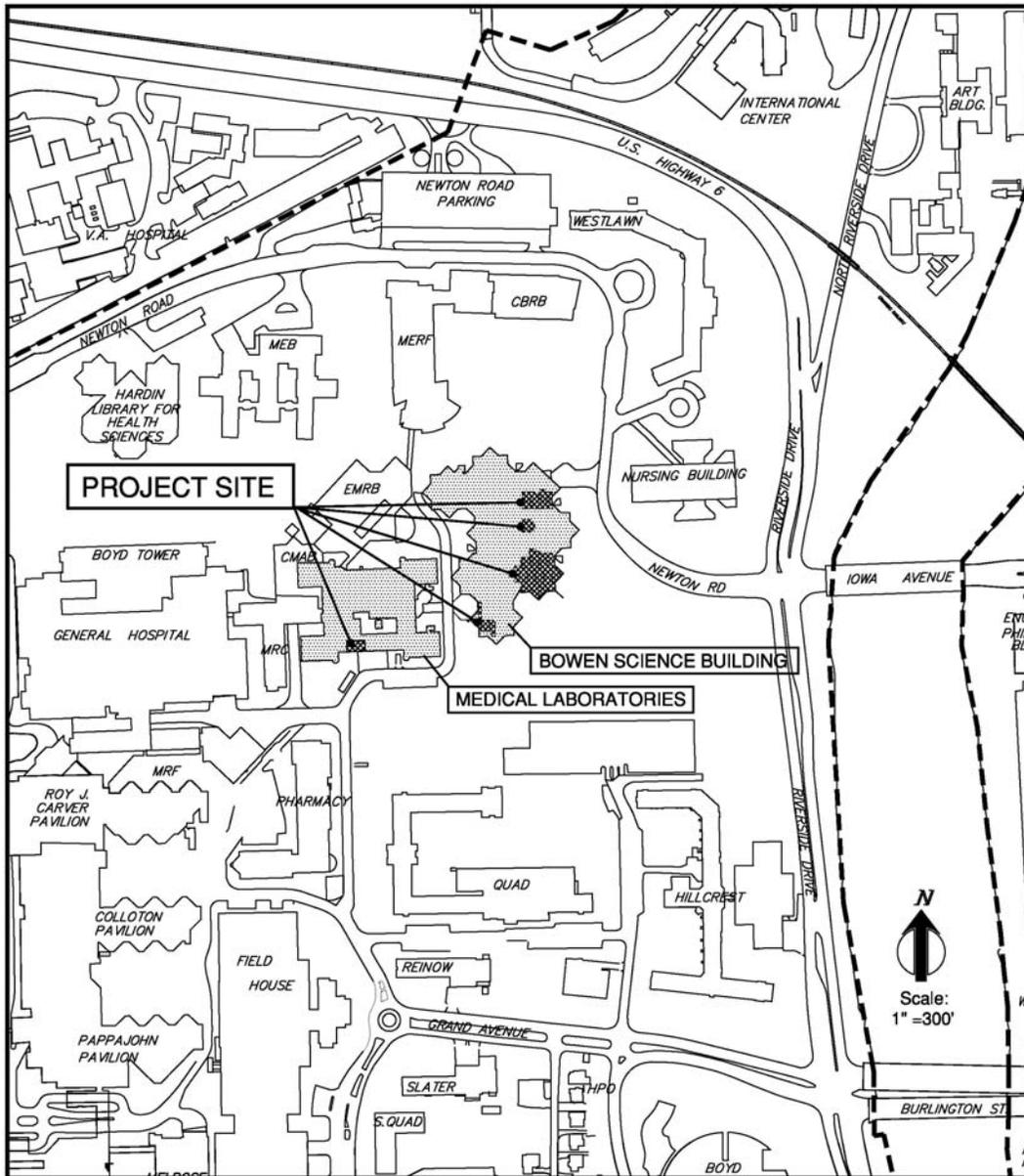



THE UNIVERSITY OF IOWA
 Plotted 11-20-2006
 Jacobson.dwg

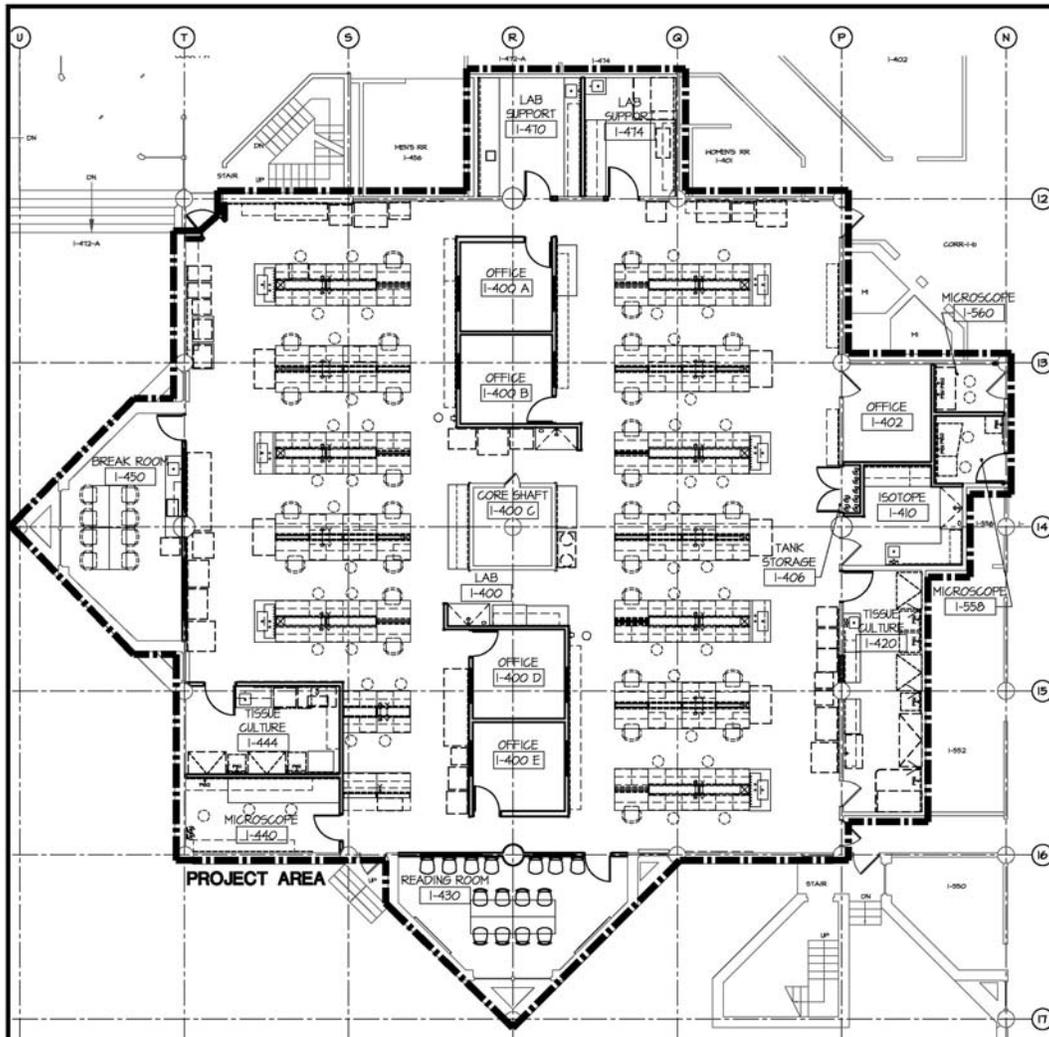
Legend

- - - - University Property Line

LOCATION MAP
Jacobson Building
Addition and Renovation



 <small>Grandview Terrace 202 S. Linn St. Ste. 21 IAX: 319-274-0000 Tel: 319-230-0000</small>	Project Name: Bowen Science Building - Anatomy & Cell Biology Renovate Cores 1-400 & 1-600		Schematic Design Submittal	
	Drawing: Site Plan		Sheet Number: 1	
Owner Project Number: 0064701	CDT Project Number: 07016	Checked By: YC	Drawn By: RCC	

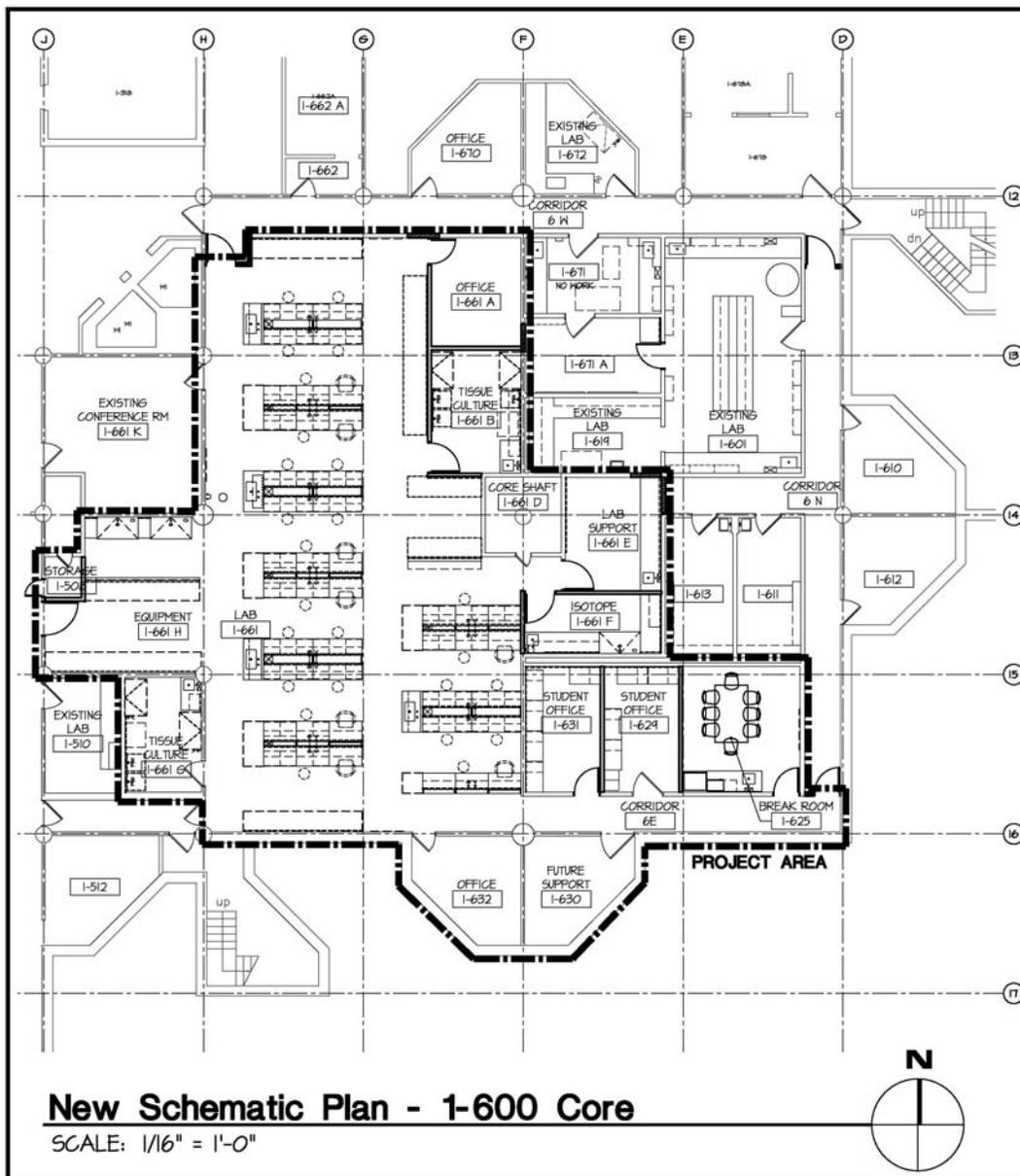


New Schematic Plan - 1-400 Core

SCALE: 1/16" = 1'-0"



 Grandview Terrace 222 S. Linn St., Ste. 21 IAW: 319-274-0000 Tel: 319-230-0000	Project Name: Bowen Science Building - Anatomy & Cell Biology Renovate Cores 1-400 & 1-600				Schematic Design Submittal			
	Drawing: New Schematic Plan - 1-400 Core							
	Owner Project Number: 0064701		CDT Project Number: 07016		Checked By: YC		Drawn By: RCC	
							Sheet Number: 6	



 <small>Grandview Terrace 232 S. Linn St. Ste. 21 IAX: 319-274-0000 Tel: 319-235-0000</small>	Project Name: Bowen Science Building - Anatomy & Cell Biology Renovate Cores 1-400 & 1-600		Schematic Design Submittal	
	Drawing: New Schematic Plan - 1-600 Core		Sheet Number: 7	
Owner Project Number: 0064701	CDT Project Number: 07016	Checked By: YC	Drawn By: RCC	