Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. The following actions for the **Seamans Center – South Annex Addition** project:
   a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (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 design professional selection process.

2. The following actions for the **Theatre Building Flood Mitigation and Permanent Recovery, Family Medicine – Hawkeye Campus** and **UIHC Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills** projects:
   a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment B for Theatre, Attachment C for Family Medicine and Attachment D for Pavilions Infills);
   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 ($13,697,077 for Theatre, $14,607,066 for Family Medicine, and $12,400,000 for Pavilions Infills), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

3. The project descriptions and budgets for the **UIHC Waterproofing Beneath John Pappajohn Pavilion Exterior Courtyard** ($2,500,000) and **Utility Distribution – Extend Chilled Water Near West Campus Residence Halls** ($4,100,000) projects, and revised project budget (ratification of $8,164,674) for the **Field House – Modify for UIHC Entry Access** project.

4. The criteria for the selection of design build firms for the **Oakdale Campus / UI Research Park – Construct Vivarium Facility** and the **Hawkeye Tennis and Recreation Complex – Marching Band, Athletics and Recreational Services Indoor Turf Addition** projects as summarized on pages 3-5 and detailed in Attachment E.

Executive Summary:

The University requests permission to proceed with project planning, including the design professional selection process, for the **Seamans Center – South Annex Addition** project, which would construct an approximately 65,000 gross square foot addition at the south end of

the Seamans Center for Engineering Arts and Sciences. The addition would utilize undeveloped land between the College of Engineering complex and the Lindquist Center, as shown in Attachment F. Project timing would take into consideration the current high levels of campus construction activity, with a preliminary target of 2016 for the beginning of project construction. During the intervening time, critical planning and fund raising activities would occur. The estimated project cost of $30 million would include $24 million from College of Engineering gifts and earnings, and $6 million in central capital support funding for the general assignment classroom space to be located in the facility.

The University requests approval of the schematic design and project description and budget ($13,697,077) for the **Theatre Building Flood Mitigation and Permanent Recovery** project. The location of the Theatre Building is shown in the schematic design booklet, which is included with the Board's agenda materials. Mechanical and electrical equipment previously located in the basement would be relocated to a new rooftop penthouse, and an electrical substation located at the exterior of the building would be raised above the design flood level. The basement would be restored using wet flood proofing requirements. The design solutions were established following significant review by and direction from FEMA. The project, which has received a FEMA funding obligation, would be funded by insurance proceeds, federal (FEMA) grants, and State and University flood resources.

The **Family Medicine Center – Hawkeye Campus** project, for which approval of the schematic design and project description and budget ($14,607,066) is requested, provides for development of a Family Medicine Center on the University of Iowa's Hawkeye Campus as a major component of the University's Hawkeye Campus Master Plan. (The location of the Center is shown in the schematic design booklet, which is included with the Board's agenda materials.) The Center would replace the current Family Medicine component of UIHC's Family Care Center, now located on the lower level of the Pomerantz Family Pavilion, and would provide the Department of Family Medicine with replacement facilities for its clinical services, departmental offices, and educational and clinical research areas.

The Center will provide a clinical environment for a network of family medicine physicians to enhance the delivery of comprehensive primary care services. In addition to providing space for patients requiring primary care medical services, the facility would also include space for residency training, continuing education support and fellowship training in the areas of Geriatrics, Sports Medicine, and faculty development and research. The 45,000 gross square foot facility would be funded by University Hospitals Building Usage Funds.

Approval of the schematic design and project description and budget ($12,400,000) is requested for the **UIHC Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills** project, which would develop approximately 61,700 gross square feet of shelled-in space by infilling existing rooftop space on levels 7 and 8 of the two pavilions. The project would provide UIHC with additional clinical and support space in an area of the hospital where it has not been possible to meet space needs. The schematic design booklet, which shows the location of the project, is included with the Board's agenda materials. The project, which will be funded by University Hospitals Building Usage Funds, will utilize building products and windows to match the exterior of the existing pavilions.

The **UIHC Waterproofing Beneath John Pappajohn Pavilion Exterior Playcourt** project would repair a deteriorated, below grade roof slab and membrane system that has resulted in the serious leaks of rain, water and snow melt into occupied patient care and support facilities beneath the John Pappajohn Pavilion exterior playcourt. The project description and budget of $2,500,000, for which the University requests approval, would be funded by University Hospitals Building Usage Funds. The location of the project is shown on Attachment G.

The University requests approval of the project description and budget for the **Utilities Distribution System - Extend Chilled Water Near West Campus Residence Halls** project, which would develop a new 24 inch chilled water system distribution loop to provide redundant chilled water service to the new West Campus Residence Hall and future buildings in that area of campus. This connection to the central campus chilled water system for the new residence hall would be more cost effective than developing an independent cooling system for the facility. The project budget of $4,100,000 would be funded by Utility System Bonds and/or Utility System Renewal and Improvement Funds. A map showing the location of the loop is included as Attachment H.

The **Field House – Modify for UIHC Entry Access** project is constructing a new access roadway link between the Field House pool area (1927) and the South Gym structure (1984) to connect South Grand Avenue and Hawkins Drive to improve access through the UIHC area. To permit awarding of the second construction contract, the Executive Director approved a revised project budget in the amount of $8,164,674, an increase of $1,859,087. Board ratification of this action is now requested.

At its September 2012 meeting, the Board approved the use of the design-build-bridging process for the **Oakdale Campus / UI Research Park – Construct Vivarium Facility** and the **Hawkeye Tennis and Recreation Complex – Marching Band, Athletics and Recreational Services Indoor Turf Addition** projects, with the understanding that appropriate criteria for selection of the design-build firms would be submitted to the Board for approval. The University would also return to the Board for approval of the budgets and schematic designs, consistent with Board policy.

Design-build bridging projects begin with the selection of a “bridging” design consultant team. The process for this would be similar to that currently used for selection of a project architect. The University would work with this team to take the design to a point where the design-build team (designer and contractor) would be engaged to complete the project.

The University envisions a two stage process for the selection of the design-build firm. In the first phase (short-listing), the University will publish a notice of request for qualifications (RFQ) on its website, send email notifications to firms which have previously registered an interest, and notify professional associations. Responses to the RFQ would be evaluated according to the following: (Detailed information, including the components of the criteria, is included in Attachment E.)

Phase 1 - Evaluation and Selection Process for Prequalification of Design-Build Teams
(short-listing)

Statement of Qualifications Criteria	Maximum Points (both projects)
General Information	As precondition for consideration, firms must meet the minimal requirements and conditions outlined in this section.
Relevant Firm Experience	25
Team Experience & Qualifications	20
Project Understanding & Approach	15
Project Management	25
Safety	10
Other Factors	5
MAXIMUM TOTAL	100

Following a review and evaluation of the submittals, the project evaluation team would prepare a "short-list" of two to five finalist firms, which would be invited to submit binding technical and price proposals in response to a request for technical and price proposals (RFP). (Scores from Phase 1 do not carry forward to Phase 2.)

Phase 2 - Process for Evaluation of RFPs and Selection of Design-Build Team

The proposals would be scored in two parts. The first part is a point score for the Technical Proposal and the second part is the point score for the Cost Proposal. There is a maximum of 500 points or 50% of the total score for each proposal. The Cost Proposal would be submitted in a separate sealed envelope, and only viewed and considered after the technical proposals have been evaluated and scored. The total of points in Part 1 and Part 2 becomes the total score (Part 3).

Part 1 - Technical Proposal Evaluation

	Maximum Points Oakdale Vivarium	Maximum Points Indoor Turf
Design Requirement Compliance	50	75
Design Creativity, Context, and Approach to Project	200	250
Project & Team Management	125	75
Project Schedule	125	100
MAXIMUM TOTAL	500	500

Part 2 - Cost Proposal - Both Projects (up to 500 points awarded)

$$500 \text{ points} \times \left[1.0 - \frac{(\text{Proposer's price proposal} - \text{lowest price proposal})}{\text{Lowest price proposal}}\right]$$

Part 3 – Determination of Proposer's Total Score and Ranking – Both Projects
(1,000 maximum points)

The total score would be calculated by adding the technical proposal points and the price proposal points to determine rankings of the proposers.

Details of the Projects:

Seamans Center – South Annex Addition

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Oct. 2012	Requested

The College of Engineering has experienced significant growth in recent years. The undergraduate enrollment has grown from 1,200 students in 2005 to 1,840 this year, a 53% increase. While the current facilities have greatly advanced the academic mission of the College, and the experiences of students within the College, the University reports that future growth and continued excellence are hindered with the existing space.

Additionally, success and reputation in fields that include Fluid Mechanics (world-renowned IIHR - Hydroscience & Engineering), Sustainability, the Center for Computer-aided Design, and Biomedical Engineering make the need for additional academic and research space critical and timely.

The location of this project, positioned in the emerging south core of the undergraduate academic hub, provides the opportunity to introduce additional and much-needed general assignment classroom space to serve all University students. Shifts in typical teaching spaces, and varying class sizes call for new and varied classroom types. As part of this project, the University will study options to create new classrooms that address needs for sizes, configurations, and capabilities that will enhance student opportunities.

The proposed site for the addition is a well-traveled east-west campus pathway. However, the path is very sloped and challenges the University's objectives for a barrier-free campus; the addition would thus become an important part of this east-west campus link and would vastly improve campus accessibility.

Theatre Building Flood Mitigation and Permanent Recovery

Project Summary

	Amount	Date	Board Action
Selection of Design Professional (Neumann Monson Architects, Iowa City)		Aug. 2008	Not Required*
Design Professional Agreement (Schematic (Design through Construction Admin.)	$ 1,130,000	July 2012	Not Required*
Program Statement		Aug. 2012	Not Required*
Schematic Design		Oct. 2012	Requested
Project Description and Budget	13,697,077	Oct. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Receive Report

*Approved by Executive Director, consistent with Board policy

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During the 2008 flood, the basement of the Theatre Building was entirely submerged and floodwaters came within inches of the first floor. Since 2008, the University has coordinated temporary flood recovery work to make the building operational, but permanent recovery and

mitigation measures remain incomplete. Theatre operations previously housed in the basement have been temporarily located off-site in leased space.

Since mechanical equipment is being relocated to a penthouse, the gross square footage of the building will increase by 5,869 gross square feet to a total of 125,149 gross square feet.

While construction work will be required on every floor to install new mechanical, electrical, and plumbing distribution pathways, chases and ductwork, net assignable square footage will only change in the basement level. The following table compares the pre-flood square footage and the proposed area in the basement:

	Basement	
	Pre-Flood Area (NASF)	Proposed Area (NASF)
Costume Shop Suite	2,875	2,764
Office	1,701	1,633
Classroom	1,083	1,017
Storage	3,509	3,421
Subtotal	9,168	8,835

The design is primarily driven by the protection of building services (mechanical and electrical) and wet flood proofing of the basement. Pre-flood building functions (with the exception of mechanical and electrical) will be restored in the basement. Flood vents will be installed in the exterior wall. The use of flood-resistant materials, including painted concrete block walls and quartz tile flooring, will be employed. Existing window openings damaged during the flood will be replaced with insulated window systems meeting updated code requirements. Mechanical and electrical will be relocated to a newly constructed penthouse. Additional design elements include modifications to the fire protection/ fire alarm systems, relocation of the chilled and heating water systems, as well as a new air handling system.

There are two exterior building components in the project scope – the rooftop mechanical enclosure and the electrical substation screen wall. The Theatre Building is a historic structure and included in the flood mitigation reports were exterior renderings reviewed by FEMA for compliance with its historic and aesthetic requirements. The mechanical enclosure/penthouse walls will be steel-framed and faced with an insulated-core metal panel system in a finish and color similar to the exterior of the building's original concrete addition. The existing substation screen wall is brick masonry and a matching brick will be selected for the required vertical extension of the wall.

Project Budget

Construction		$10,242,087
Planning and Design		2,443,504
Project Contingencies		1,011,486
	TOTAL	$13,697,077

Source of Funds: A combination of flood insurance proceeds, federal grant funding (FEMA), and State and University flood recovery resources

Pending final approval of in-progress construction documents, construction is anticipated to commence in the Summer of 2013. All construction is scheduled to be completed by the Fall of 2014.

Family Medicine Center – Hawkeye Campus

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Feb. 2011	Withdrawn
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2011	Withdrawn
Permission to Proceed		April 2011	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		April 2011	Received Report
Design Professional Agreement (Bergland + Cram; Mason City, IA)	$ 1,028,400	Dec. 2011	Not Required*
Program Statement		Aug. 2012	Not Required*
Schematic Design		Oct. 2012	Requested
Project Description and Budget	14,607,066	Oct. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Receive Report

*Approved by Executive Director, consistent with Board policies

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The partial lower level of the Department of Family Medicine's primary care clinic will serve as a storm shelter and mechanical room. The main clinical space, located on the first level, consists of examination rooms, procedure suites, a radiology unit, laboratory, group counseling/therapy rooms, clinical staff offices, work areas, and associated support spaces. The first level also includes a public entrance lobby, waiting areas, restrooms, and a small

vending area. The second level will house departmental and faculty offices along with administrative and building support spaces.

The following summarizes the functions and square feet included in the building:

Function	Building Program And Schematic Design (NSF)
Clinical Facilities:	
Patient Treatment Areas	5,752
Clinical Support Areas	5,640
Waiting and Reception	3,332
Radiology and Support	386
Laboratory and Support	391
Offices and Administrative Support	848
Subtotal	**16,349**
Departmental Offices and Conference Rooms:	
Offices and Administrative Spaces	5,511
Conference Rooms	2,125
Subtotal	**7,636**
Education Facilities:	
House Staff and Student Work Stations	3,713
Reception and Waiting	428
Subtotal	**4,141**
Building Support:	
Staff Lockers / Break Room	1,590
Storage	179
Waste Management	143
Utility -/ Information Technology	368
Mechanical / Storm Shelter	2,520
Subtotal	**4,800**
TOTAL	**32,926**

The main entrance will be located on the east side of the building with a covered drive for patient drop-off. Along the east side of the property, bordering Hawkeye Park Road, the design offers a pedestrian-friendly streetscape with landscaping and a planted area, which is needed to meet EPA requirements for controlling and containing site run off of storm water. A service area will be located on the northwest side of the building, hidden behind landscaping. The staff entry will also be located to the east of the service entrance, providing convenient access to the front stairwell and elevator to staff offices on the second level of the building.

The exterior cladding of the building will be a mix of traditional masonry and contemporary materials and forms. Materials and color pallets from the Iowa River Landing clinic are used in the facility, but they are re-interpreted to ensure that the facility maintains its own identity. The masonry portions allow the building to integrate with the residential and educational structures in the immediate area.

Project Budget

Construction		$11,685,653
Planning and Design		1,752,848
Project Contingencies		1,168,565
	TOTAL	$14,607,066

Source of Funds: UIHC Building Usage Funds

Construction is scheduled to commence in the fall of 2012 and be completed during the summer of 2014.

UIHC Levels 7 & 8 John Colloton and John Pappajohn Rooftop Pavilions Infills

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		June 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2012	Received Report
Utilization of Construction Manager		June 2012	Approved
Design Professional Agreement (Heery International; Iowa City)	$ 795,600	Sept. 2012	Not Required*
Schematic Design		Oct. 2012	Requested
Project Description and Budget	12,400,000	Oct. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Receive Report

*Approved by Executive Director, consistent with Board policy

Work to be accomplished includes the removal of existing roofing material and some existing pre-cast concrete finish wall panels and installation of structural steel, pre-cast concrete finish wall panels, windows and roofing materials. Interior work will include completing mechanical, electrical, plumbing and finishes as required by codes for shelled-in spaces. All work will be designed and constructed to match the exterior of the existing pavilions. Completing this

project prior to construction of the Children's Hospital will greatly facilitate the construction of the infills, making it less costly and more efficient to develop while the infill area is still relatively accessible by tower crane.

Current plans include future development of the space for a relocated and expanded inpatient dialysis unit, day of surgery family waiting facility, relocated and expanded house staff on-call rooms and Graduate Medical Education Program supporting offices and educational facilities. This addition will also provide space for faculty and staff offices, clinical and support areas either needing additional space or requiring relocation to permit the expansion of the Main Operating Room Suite and to provide replacement facilities for functions displaced in developing interconnecting corridors between the new Children's Hospital and adjoining Pappajohn Pavilion. Each of the projects undertaken to complete spaces within this rooftop infill would require Board or Board Office approval, depending upon the size of the project.

Project Budget

Construction	$ 9,920,000
Design and Supervision	1,984,000
Contingency	496,000
TOTAL	$12,400,000

Source of Funds: University Hospitals Building Usage Funds

UIHC Waterproofing Beneath John Pappajohn Pavilion Exterior Playcourt

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		April 2012	Approved
Design Professional Agreement (Shive-Hattery, Iowa City)	$ 185,000	Aug. 2012	Not Required*
Project Description and Budget	2,500,000	Oct. 2012	Requested

*Approved by Executive Director, consistent with Board policy

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Work to be accomplished includes removal of the playground equipment and shade structures, excavation down to the top of the structural slab below, removal of the existing waterproofing membrane, reinforcement of the structural slab as needed, application of a new waterproofing system followed by the installation of walkways and repaired and/or new playground equipment and shade structures. This project would also include replacing all damaged ceiling

tiles and light fixtures and patching and painting of walls, as needed, in the Orthopaedic Surgery Clinic and Rehabilitation Therapies facilities located directly below the defective roof slab and playcourt.

Project Budget

Construction	$2,000,000
Design and Supervision	400,000
Contingency	100,000
TOTAL	$2,500,000

Source of Funds: University Hospitals Building Usage Funds

Utilities Distribution System – Extend Chilled Water System Near West Campus Residence Halls

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		June 2012	Approved
Design Professional Agreement (Shive-Hattery, Iowa City)	$ 210,000	Aug. 2012	Not Required*
Project Description and Budget	4,100,000	Oct. 2012	Requested

There are two components of this project as shown on Attachment H – Grand Avenue to Byington Road and Grand Avenue to Melrose Avenue. The Byington Road component will install new 24 inch chilled water lines beneath the access road between Quadrangle and Rienow Halls; these will be connected to the building specific lines installed as part of the West Campus Residence Hall project. Isolation values and piping tees are also included in this component. The Melrose Avenue component routes new 24 inch water lines from Parking Lot 14 near Melrose Avenue as shown on the Attachment.

Project Budget

Construction	$3,236,609
Planning and Design	541,671
Project Contingencies	321,720
TOTAL	$4,100,000

Source of Funds: Utility System Renewal and Improvement Funds and / or Utility System Bond Funds

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Field House – Modify for UIHC Entry Access

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Mar. 2012	Approved
Selection of Design Professional(s) Consultants from UIHC Children's Hospital Project Team (Shive-Hattery and Heery/HLM)		Mar. 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Received Report
Design Professional Agreement (Shive-Hattery, Iowa City)	$ 470,000	April 2012	Not Required*
Schematic Design		June 2012	Approved
Project Description and Budget	6,305,587	June 2012	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2012	Receive Report
Revised Project Budget	8,164,674	Oct. 2012	Ratification**

*Approved by Executive Director consistent with Board policies
**Ratification of Executive Director action requested

A primary goal of the UIHC Master Plan is to increase east-west connections within the complex site for both vehicles and pedestrians. For the next several years significant construction activity related to the Children's Hospital project will require the establishment of both a north and a south main entrance. This project will enable the interim south main entrance to function appropriately by providing an east-west throughway. In the long-term, the roadway will function as part of a service/patient road network internal to the UIHC complex. Given the significant construction work being planned for the Children's Hospital and the need to provide for functional and safe access for UIHC patients and the general public, delivery of this project is critical.

The project scope was bid in two separate packages. The first package – modifications to Parking Ramp 4 – was bid on July 26, 2012. Only one bid, which was over the construction estimate, was received. The second package was bid on September 13, 2012; four bids were received and all significantly exceeded the construction estimate. The higher than estimated bids are attributed to the degree of construction complexity, tight site and the required phasing for the project, which extends the length of construction within a fully occupied building.

Since this project is an important factor in maintaining the numerous phasing schedules related to the Children's Hospital project, the Executive Director approved a revised project budget in the amount of $8,164,674 to permit the second construction contract to be awarded. Ratification of the Executive Director action is requested.

Project Budget

	Initial Budget (June 2012)	Revised Budget (Oct. 2012)
Construction	$4,955,783	$6,451,725
Planning and Design	856,979	1,049,993
Project Contingencies	492,825	662,956
TOTAL	$6,305,587	$8,164,674

Source of Funds:
University Hospitals Building Usage Funds

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Seamans Center – South Annex Addition
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 Engineering has experienced significant growth in recent years. Undergraduate Engineering enrollment has grown from 1,200 students in 2005 to 1,840 this year – a 53% increase. While the current facilities have greatly advanced the academic mission of the College and the experiences of students within the College, future growth and continued excellence is threatened as space becomes a pressing issue.

Additionally, success and reputation in fields that include Fluid Mechanics (world-renowned IIHR - Hydroscience & Engineering), Sustainability, the Center for Computer-aided Design (CCAD), and Biomedical Engineering make the need for additional academic and research space critical and timely. The facility will create physical adjacencies that will not only impact these programs but advance greater success throughout the College and to other University colleges/programs.

The location of this project, positioned in the emerging south core of the undergraduate academic hub, affords the opportunity to introduce additional and much-needed general assignment classroom space serving College of Engineering students and students throughout the UI campus. Shifts in typical teaching spaces, and the numbers of students served as part of a particular class, call for new and varied classroom types. This project will study options for creation of new classrooms that address needs for sizes, configurations, and capabilities that will enhance opportunities for students at UI.

Other Alternatives Explored: The College of Engineering has grown both in the number of students as well as in the development of noted programs at a rate not anticipated in 2001 when the Seamans Center project was completed. This growth has pressed the College to locate programs where they might fit, rather than where they would be most successful. Important collaborations and connections with UI students have been limited by the current space constraints. Continuing to accommodate growth of strong College of Engineering programs at locations remote to the College and campus core will limit the advantages further development will provide for UI students.

The proposed site of the addition is based on campus master planning work that will account for efficient use of campus land, and allow for long-term growth related to Engineering. Early consideration was given to replacement of the nearby and outdated Communications Center (built in 1951). While a generally functionally obsolete building, it has been a key facility for programs displaced by the 2008 flood. Emptying the facility would therefore be difficult. Additionally, constructing on that site would limit subsequent growth opportunities for the related programs.

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished as part of this project.

Financial Resources for Construction Project: The source of funds for the anticipated project include $24M from College of Engineering gifts and earnings, and $6M in central capital support funding related to the inclusion of general assignment classroom space.

Financial Resources for Operations and Maintenance: The project will create an additional 65,000 gross square feet of space, support for which (O&M) will come from the University's general fund, as is the case for the remainder of the complex. The building will be designed according to stringent University standards, which will assure highly energy-efficient building systems.

External Forces Justifying Approval: A major component of this project's funding will be provided by the College and its donor base. The programs associated with the addition will also play central roles in the ongoing funding for the space. Success within the College of Engineering, and the notable growth trend for enrollment in the College, make timing for this project, and the student-related benefits it will provide, ideal. The delivery of this project, at the end of a very high campus construction work load, will also guarantee the highest possible value at the time of bidding and construction.

Theatre Building – Flood Mitigation and Permanent Recovery
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 will provide for the permanent flood recovery and mitigation of future flood related impacts to the Theatre Building. The Theatre Building (TB) is the home of the University of Iowa Theatre Arts Department, one of the oldest and most respected theatre programs in the country. TB houses classrooms, performance and performance support spaces such as costume shop, dressing rooms, storage and offices. The Theatre Arts Department is accredited by the National Association of Schools of Theatre and offers students the opportunity to earn an undergraduate BA degree, or an MFA degree with an emphasis in acting, directing, design, playwriting, dramaturgy, or stage management.

Other Alternatives Explored: During the 2008 flood, the basement of the University of Iowa Theatre Building was entirely submerged and floodwaters came to within inches of the first floor. One of the alternatives explored included the complete abandonment of the basement level. All basement functions (classroom, offices, costume shop, storage, etc.) would be relocated to a new rooftop addition. Another alternate solution involved dry flood proofing the basement through the use of high capacity pumps, water proofing the exterior walls and filling crawlspace/ basement with a low-grade concrete. The cost and complexity of these alternatives were considered prohibitive. The selected solution allows for use of the basement through the employment of wet flood proofing measures (use of flood resistant material and early flood warning notifications to physically move transportable items) and the relocation of building services (HVAC, electrical, etc.). FEMA and Iowa Homeland Security have been involved throughout the process of reaching an acceptable recovery plan.

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 Federal grant funds (FEMA), flood insurance proceeds, and State and University flood recovery resources.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs will be existing Building and Landscape Services funds.

External Forces Justifying Approval: The functions previously located in the Theatre Building basement have been temporarily relocated off-site in University leased space. This temporary location is extremely inconvenient due to the proximity of the space (off campus) to the functioning theatre and classroom spaces.

Family Medicine Center – Hawkeye Campus
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: This project is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan for FY 2010 – 2013 by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone, 2) to advance world class discovery through excellence and innovation in health services research, 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) to foster a culture of excellence that values, engages and enables our workforce, 5) to create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success.

Other Alternatives Explored: Initially, several options for leasing existing buildings were explored as possible sites for a community based Family Medicine Center. None of these, though, offered sufficient space in an easily accessed location that could meet all of Family Medicine's needs. For this reason, it was determined that the best option would be development of the Family Medicine Center on the University's Hawkeye campus. This campus offers a very visible site that can be easily accessed. The facility can be developed so that it promotes use of a highly efficient, cost-effective and patient friendly model for delivering outpatient primary care, teaching and health care delivery research. A location on this campus which is dedicated to fitness and wellness is in synchrony with the concepts of the Family Medicine Center.

Impact on Other Facilities and Square Footage: On completion of this project approximately 30,000 gross square feet of space in the lower level of Pomerantz Family Pavilion will be reassigned for use in meeting other UIHC space needs.

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 preliminary estimate of the internal rate of return over the life of the Family Medicine Clinic component of the project is 3.1%. This represents 55% of the total estimated project cost, with the remaining 45% composed of Family Medicine departmental offices, educational and research spaces.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs of the new facilities will be University Hospital operating revenues derived from providing patient care services and indirect cost allocations from federal grants related to facilities expenses.

External Forces Justifying Approval: Development of the new Family Medicine Center is an important element for enabling UIHC to be responsive to societal forces, standards and regulations impacting the provision of contemporary patient care services while meeting all components of its mission. This new clinic will provide the necessary facilities to accommodate the population growth projected to occur in Johnson County during the next five years and beyond and the facility's design will be focused on providing a more comfortable and patient-friendly environment that meets Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality. The new facilities will make it possible for the UIHC to meet education and training program requirements for providing all trainees with more extensive clinical experiences. Additional space will also permit more research subjects to participate in clinical trials in proximity to their patient care, thereby enhancing opportunities to gain support for other funded clinical research studies. With the evolution of the medical home concept, primary care services will play an even more integral role in the care of communities and the growth of a primary care workforce. This center will allow the development of team-based services that will facilitate wellness and health with patient-and-family-centered care.

Levels 7 & 8 John Colloton and John Pappajohn Pavilion Rooftop Infills
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 will contribute to UI Hospitals and Clinics' efforts in meeting all elements of the UI Health Care mission, "Changing Medicine, Changing Lives." It will help to maintain the UI Hospitals' capabilities for delivering superb patient care, innovative educational programs and facilitating pioneering discoveries. The project is supportive of each of the six major goals that have been established in UI Health Care's Strategic Plan by providing the facilities that are required to assist UI Health Care's efforts 1) to provide world class healthcare services to optimize health for everyone, 2) to advance world class discovery through excellence and innovation in health services research, 3) to develop world class health professionals and scientists through excellent, innovative and humanistic educational curricula for learners at every stage, 4) to foster a culture of excellence that values, engages and enables our workforce, 5) to create an environment of inclusion where individual differences are respected and all feel welcome, and 6) to optimize a performance-driven business model that assures financial success

Other Alternatives Explored: The on-going need to accommodate new or expanding inpatient, diagnostic, therapeutic and clinical support service facilities in the Carver, Colloton and Pappajohn Pavilions is limited by the lack of available and accessible space. The relocation of support services to other, non-clinical areas of the hospital and to off-site locations has not resulted in the freeing-up of any significant level of usable space within the aforementioned pavilions. Although there is no available rooftop space to infill above the Carver Pavilion, there is a significant amount (61,720 gsf) of rooftop space above the clinic/procedure suite wings of Colloton and Pappajohn Pavilions that is practical and cost effective to infill if the project is undertaken at this time. The anticipated cost of approximately $200/gsf to construct this shell space is considered reasonable. On completion of the Children's Hospital, due to its location, the infilling of these rooftop locations will be considerably more costly and may not be practical to undertake. There are no other viable alternatives available that will meet the needs for this project.

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished.

Financial Resources for Construction Project: This 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.

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 Justifying Approval: The project's design will meet all building codes and standards, as well as the 2010 Edition of the Guidelines for Design and Construction of Hospital and Healthcare Facilities, published by the Facility Guidelines Institute. These guidelines regulate 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 will also meet Health Insurance Portability and Accountability Act (HIPAA) requirements for patient privacy and confidentiality.

DESIGN-BUILD BRIDGING EVALUATION AND SELECTION CRITERIA

Oakdale Vivarium - Construct Facility and
Hawkeye Tennis and Recreation Complex Addition: Marching Band, Athletics and Recreational Services Indoor Turf

Phase 1 – Prequalification of Design-Build Teams

Firms interested in providing design-build services will be invited to submit a Statement of Qualifications (SOQ) that addresses the evaluation criteria listed below. Information included in the SOQ and information obtained from other relevant sources may be used to evaluate the firms during the prequalification phase. Firms will be evaluated based on a point system, the distribution ranges of which are indicated below. The proposed evaluation criteria and point distribution for Phase 1 of the selection process is identical for both projects.

A design-builder evaluation team consisting of University design and construction professionals, University end-users and a Board of Regents Office representative will evaluate each SOQ according to the following criteria. Based upon the team's evaluation, two to five finalists will qualify for Phase 2 of the selection process.

Statement of Qualifications Criteria

1. General Information (As a precondition for consideration, submitting firms must meet the minimal requirements and conditions outlined in this section.)

Description of firm/team.

Legal company organization; organization chart with names of key personnel.

Affirmation of compliance with applicable Iowa licenses and codes.

Affirmation of ability to meet bonding requirements.

Affirmation to comply with Board of Regents policy for Architect of Record.

Affirmation that no state contracting reciprocal agreements apply.

Affirmation to pursue Targeted Small Business participation.

Affirmation to comply with University vendor conflict of interest issues requirements.

Affirmation to abide by University standard contract documents; or list exceptions taken by addendum to firm's Statement of Qualifications.

2. Relevant Firm Experience (maximum of 25 points)

Construction-Related

a. Firm's overall reputation, service capabilities and quality as it relates to the requirement of this project.

b. List and briefly describe 3-5 comparable projects completed by your firm or currently in progress; include your firm's role, and discuss contract

amendment history, if applicable. For each project, include: contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name and title, address, current/accurate telephone number, fax number, and email address.

c. Describe any experience with University of Iowa and/or Board of Regents projects over the past five years and/or your understanding of the requirements and challenges inherent in Board of Regents projects.

d. A minimum of three referrals and references from other agencies and owners not related to the projects listed in 1.1.2.b.

e. List and describe any litigation; arbitration; filed by your firm against any project owner as a result of a contract dispute; any claim filed against your firm; or termination from a project occurring within the last ten years.

f. Applicant's capacity and intent to proceed without delay if selected for this work.

Design-Related

a. Firm's overall design reputation and design capabilities on projects of similar size, type and complexity and as it relates to the needs of this project.

b. List and briefly describe 3-5 comparable projects completed by your firm or currently in progress. For each project include: project budget, project owner, project location, contact name and title, address, current/accurate telephone number, fax number, and email address.

c. Describe any experience with University of Iowa and/or Board of Regents projects over the past five years and/or your understanding of the requirements and challenges inherent in Board of Regents projects.

d. Describe level of familiarity and understanding of University's Design Standards and Guidelines. Detail the firms' understanding of the total-cost-of-ownership as applied to the design decision-making process.

e. Experience and capabilities designing the project in BIM (Building Information Modeling).

f. Firm's capacity and intent to proceed without delay if selected for this work.

3. Team Experience and Qualifications (maximum of 20 points)

a. Outline the general organizational structure proposed for the project.

b. Describe the top four to six team members' position (both design and construction) for the project. Provide resumes of each listed team member. List professional continuing education.

c. Briefly describe each listed team member's role on this project.

d. Provide "team" experience working together on similar (both design-build and traditional delivery) projects.

e. Identify your method of subconsultant/subcontractor selection.

f. Explain your understanding of, and experience with, the Design-Build Delivery Method.

4. Project Understanding and Approach (maximum of 15 points)

a. Describe your firm's understanding of the project.

b. Identify and discuss any foreseeable potential problems during design and construction. Identify and discuss methods to mitigate those problems.

c. Describe the work you anticipate self-performing, and the work you anticipate being performed by subconsultants/subcontractors.

5. Project Management (maximum of 25 points)

a. Describe your approach to managing owner decisions in the design phase.

b. Describe your controls and methods for managing change orders.

c. Describe your construction management philosophy, controls, techniques, etc.

d. Describe your history of successful timely completions and your schedule management plan for this project.

e. Describe your quality control plan and dispute resolution management approach.

6. Safety (maximum of 10 points)

a. Document your safety history for the previous five years; including OSHA citations.

b. Include company written safety program.

c. Designate the safety officer for this project and include relevant credentials.

d. Describe key elements of general safety plans for all projects.

e. Describe your specific safety management plan for the project.

7. Other Factors (maximum of 5 points)

a. Current workload and ability to proceed promptly.

b. Unique qualifications to provide the University a "best-value" proposal.

c. Relevant factors impacting the quality and value of work.

Phase 2 – Evaluation of RFP Responses and Selection of the Design-Build Team

Prequalified firms identified during Phase 1 will be invited to submit a Technical Proposal and a separate, sealed Cost Proposal. The proposals will be scored in two parts. The Technical Proposal will be evaluated first, with a maximum point value of 500 (50% of the total score). The Cost Proposal will be evaluated second, with a maximum point value of 500 (50% of the total score). Scores assigned during Phase 1 of the selection process will not be carried forward into Phase 2. The proposed evaluation criteria for the Technical Proposal and the maximum number of points are the same for both projects, although distribution among the categories varies; these variances are identified on the following pages. The Cost Proposal evaluation formula and the maximum number of points are the same for both projects.

Phase 2, Part 1: Technical Proposal Evaluation Criteria (500 points possible)

Criteria	Oakdale (max pts)	Hawkeye Tennis & Rec Complex (max pts)
Design Requirement Compliance ➢ Compliance with, and/or exceeding of Program Requirements ➢ Compliance with, and/or exceeding of UI Design Standards & Procedures ➢ Compliance with, and/or exceeding of Design-Build Bridging Requirements	**50**	**75**
Design Creativity, Context, and Approach to Project ➢ Land Use optimization ➢ Aesthetics and architectural style ➢ Exterior materials and building envelope integrity ➢ Interior design and finishes ➢ Program functionality ➢ Durability, serviceability and maintainability ➢ Longevity and minimization of future renewal needs ➢ HVAC, controls and system optimization ➢ Energy efficiency ➢ Sustainability and proposed LEED design ➢ Universal design	**200**	**250**
Project & Team Management ➢ Experience and qualifications of the design team ➢ Qualifications and experience of subconsultants ➢ Experience and qualifications of the construction team ➢ Qualifications and experience of subcontractors ➢ Administrative and executive staff support ➢ Quality control and commissioning management	**125**	**75**
Project Schedule ➢ Performance record and experience on meeting project schedules ➢ Schedule management plan for the project ➢ Proposed earlier completion date (if applicable) ➢ Proposed liquidated damages or schedule incentives	**125**	**100**
Total Possible Points	**500**	**500**

Phase 2 respondents will be invited to an interview. Following the interviews, the evaluation panel will discuss the merits of the technical proposals and interview presentations. At the conclusion of the discussion, the evaluation team members will each independently determine a technical proposal score for each respondent. The scores of all team members will be averaged to determine a score for each firm.

Phase 2, Part 2: Cost Proposal Evaluation (500 points possible)

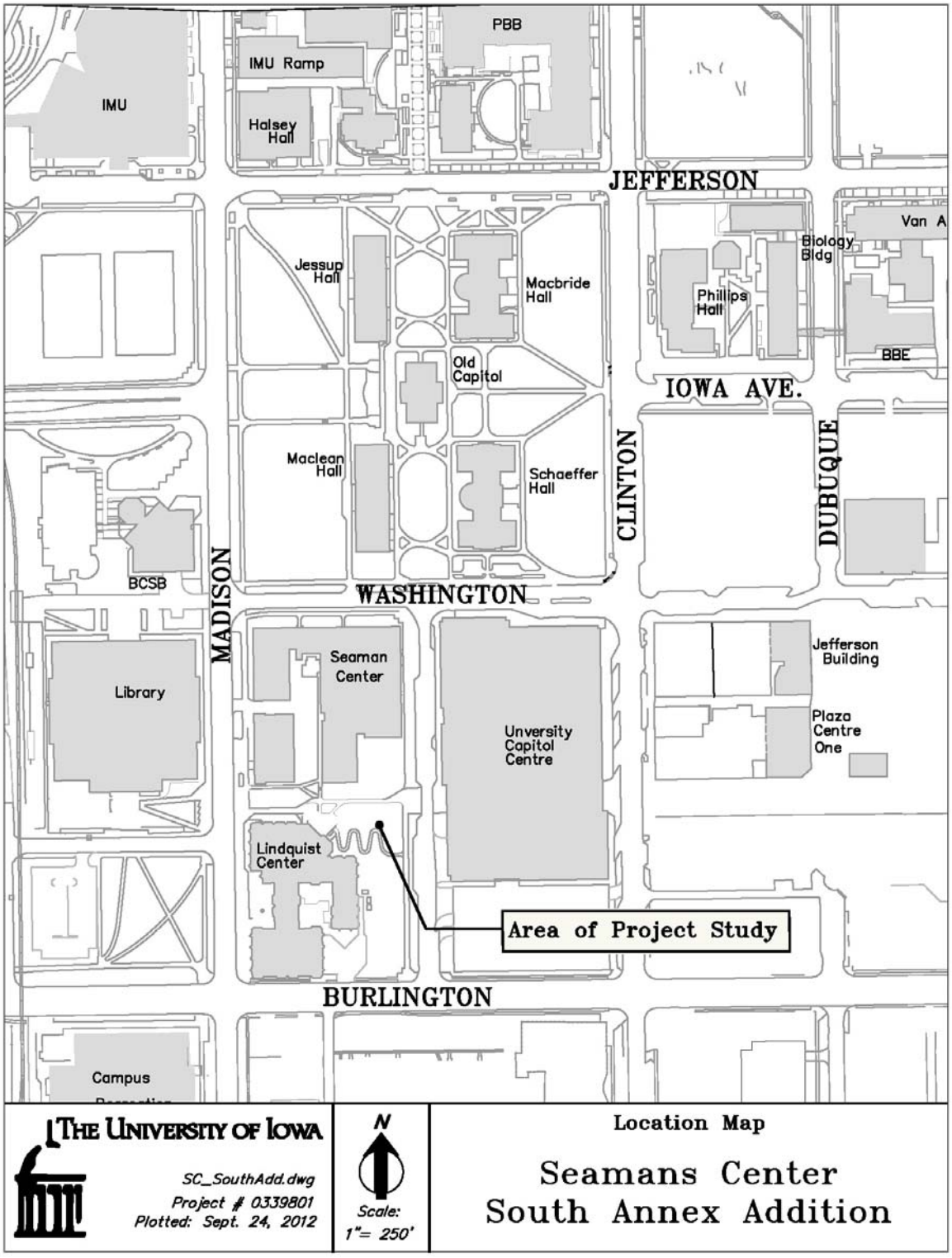
Following determination of the Technical Proposal scores, the sealed Cost Proposals will be opened and scored in accordance with the equation identified below:

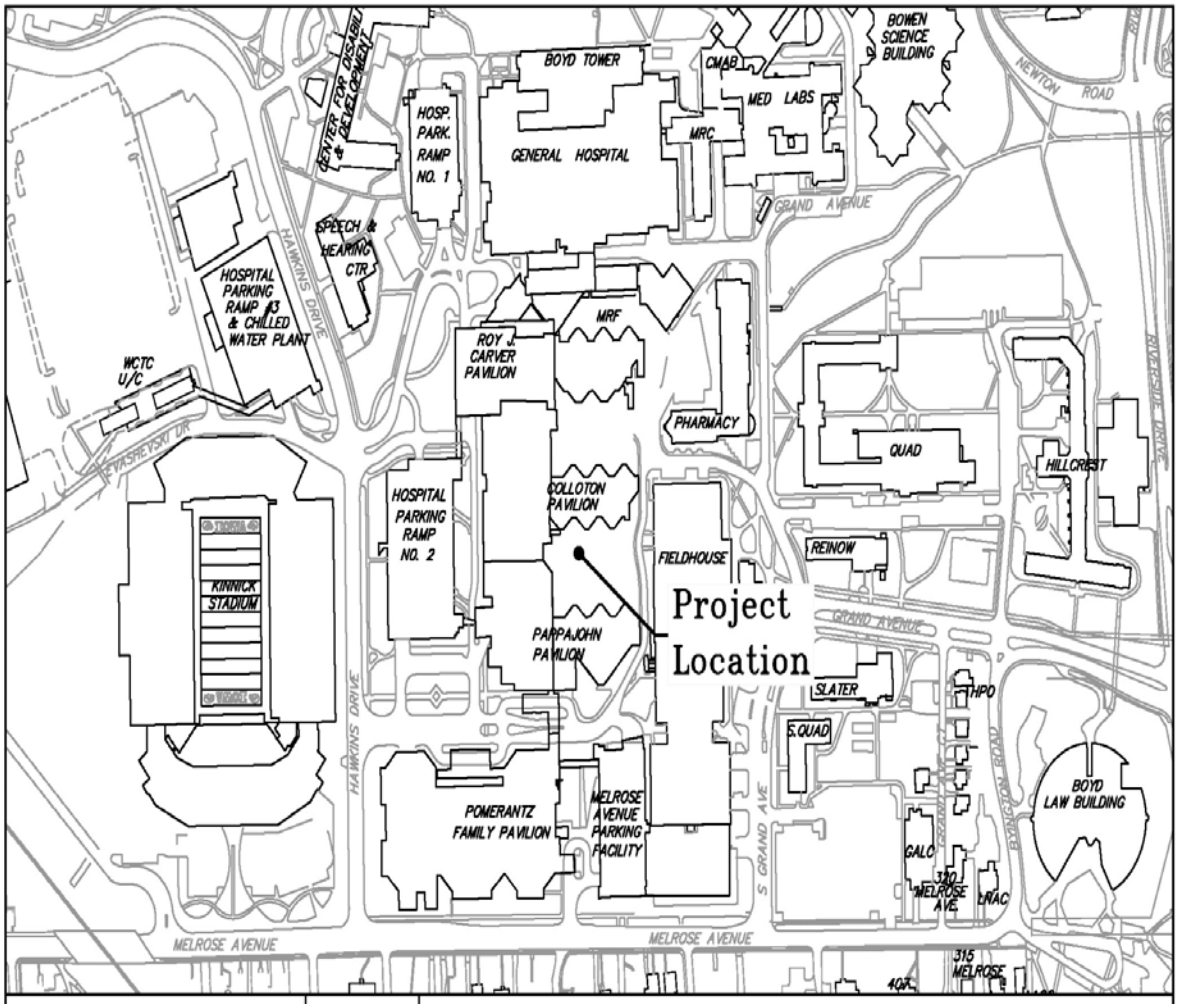
$$\text{500 Points} \times \left[1.0 - \frac{\text{(Proposer's price proposal – lowest price proposal)}}{\text{Lowest price proposal}}\right]$$

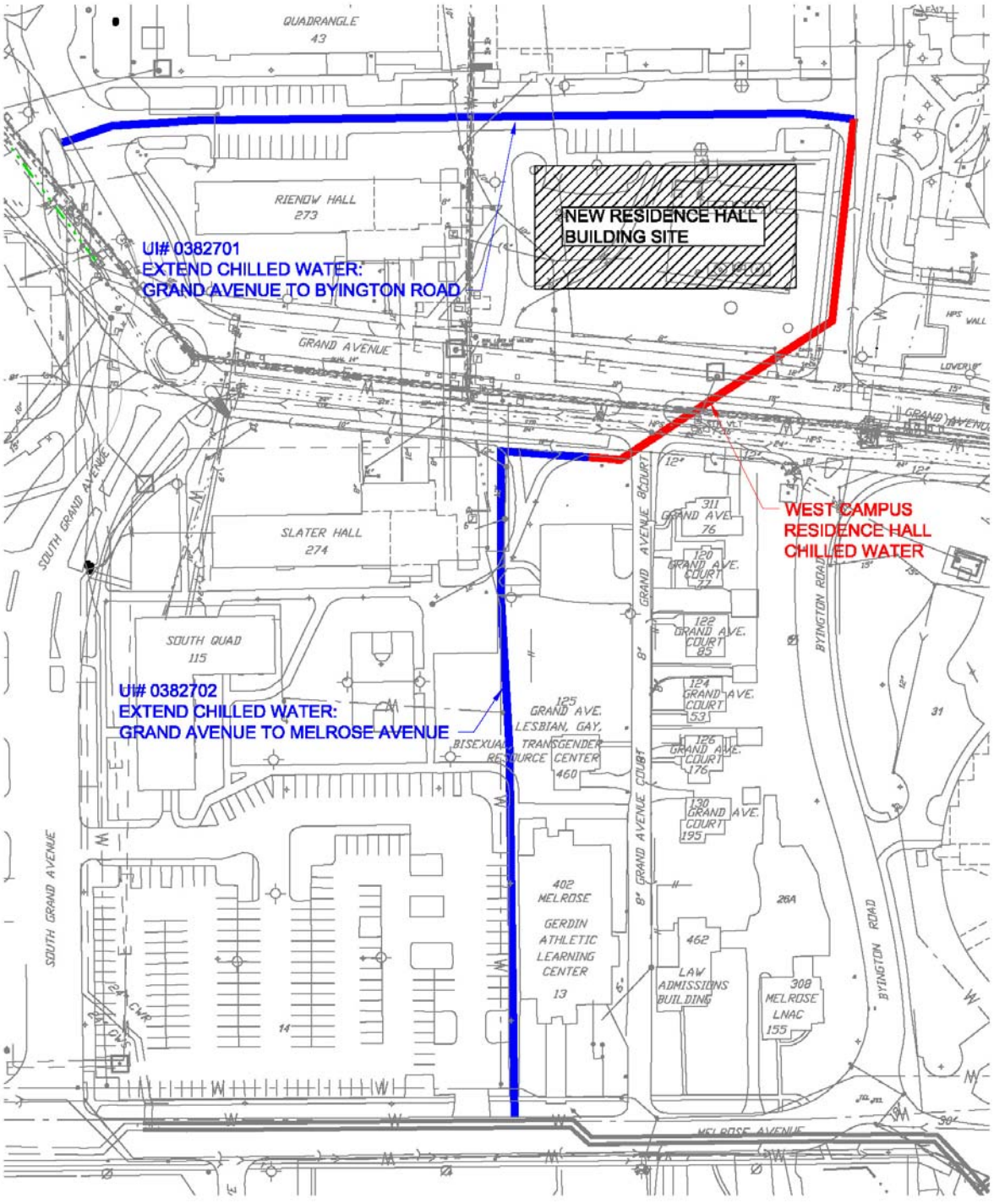
Phase 2, Part 3: Determination of Firm's Total Score and Ranking (1000 points possible)

The total score will be calculated by adding the Technical Proposal Points and the Cost Proposal points to determine the rankings of the respondents.

Each firm will be notified of its total score and afforded an opportunity for a debriefing session to learn how its proposal was rated within each of the criteria categories and as compared to the highest ranked proposal. A contract would be awarded, consistent with Board policies.


PBB
IMU Ramp
IMU
Halsey Hall
JEFFERSON
Van A
Biology Bldg
Jessup Hall
Macbride Hall
Phillips Hall
BBE
Old Capitol
IOWA AVE.
Maclean Hall
Schaeffer Hall
CLINTON
DUBUQUE
BCSB
MADISON
WASHINGTON
Seaman Center
Jefferson Building
Library
Unversity Capitol Centre
Plaza Centre One
Lindquist Center
Area of Project Study
BURLINGTON
Campus
THE UNIVERSITY OF IOWA
SC_SouthAdd.dwg
Project # 0339801
Plotted: Sept. 24, 2012
N
Scale: 1"= 250'
Location Map
Seamans Center
South Annex Addition


BOYD TOWER
CMAB
MED LABS
BOWEN SCIENCE BUILDING
NEWTON ROAD
HOSP. PARK. RAMP NO. 1
GENERAL HOSPITAL
MRC
GRAND AVENUE
SPEECH & HEARING CTR.
HOSPITAL PARKING RAMP #3 & CHILLED WATER PLANT
HAWKINS DRIVE
MRF
ROY J. CARVER PAVILION
WCTC U/C
PHARMACY
QUAD
HILLCREST
HOSPITAL PARKING RAMP NO. 2
COLLOTON PAVILION
FIELDHOUSE
REINOW
KINNICK STADIUM
Project Location
PAPPAJOHN PAVILION
SLATER
HPO
S.QUAD
POMERANTZ FAMILY PAVILION
MELROSE AVENUE PARKING FACILITY
S GRAND AVE
BOYD LAW BUILDING
GALC
310 MELROSE AVE.
CRAC
MELROSE AVENUE
315 MELROSE
THE UNIVERSITY OF IOWA
Plotted: Sept. 24, 2012
J-Exhibits\BOR\UIHC_JPP.dwg
N
Scale: 1"=300'
Location Map:
Waterproofing Beneath
John Pappajohn Pavilion Exterior Playcourt



SHIVEHATTERY
ARCHITECTURE + ENGINEERING

N

EXTEND CHILLED WATER SYSTEM NEAR WEST CAMPUS RESIDENCE HALLS

1" = 100'