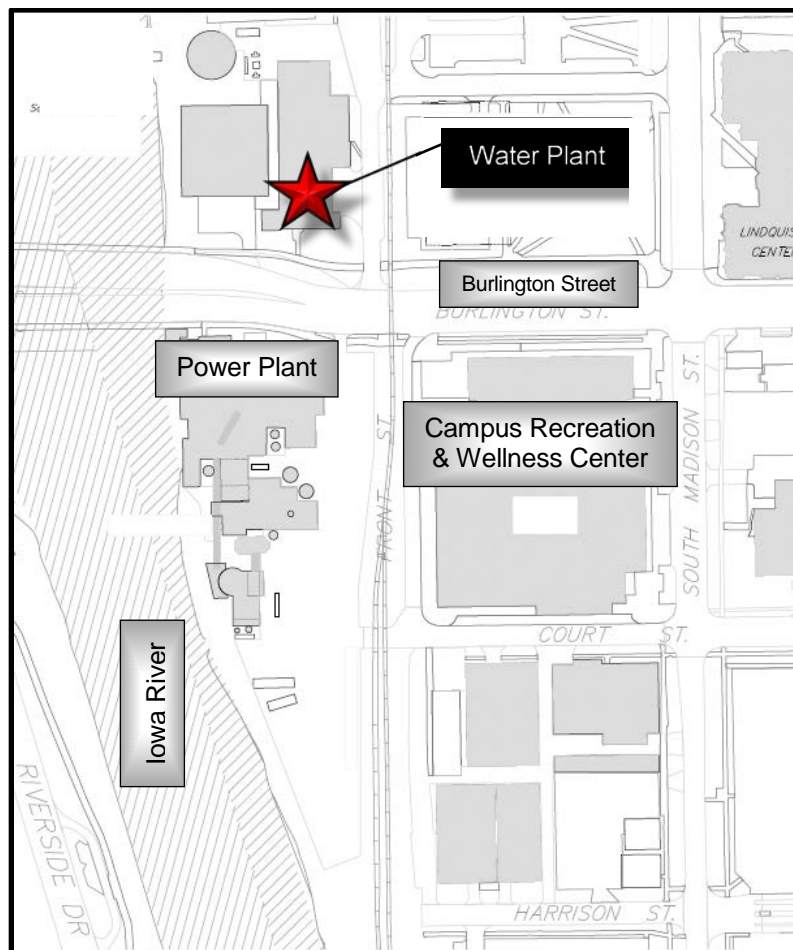


Contact: John Nash

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

**Actions Requested:** Recommend the Board approve the:

1. Schematic Designs, Project Descriptions and Budgets for the;
  - **South Wing – Convert 4<sup>th</sup> Floor to Inpatient Unit** (\$4,400,000) and the
  - **Water Plant – Rehabilitate Gravity Filters** (\$4,000,000) projects with the understanding that approval is authorization to proceed with construction. The university requests use of the Design-Build delivery method on the Water Plant project.



Water Plant – Rehabilitate Gravity Filters project,  
east side of the Iowa River at Burlington Street

2. Revised Schematic Design, Project Description and Budget for the;  
**Roy Carver Pavilion – Inpatient Psychiatry Expansion and Renovation** (\$15,109,000, an increase of \$6,834,000 from \$8,275,000).

**Project #1 of 3  
South Wing – Convert 4<sup>th</sup> Floor to Inpatient Unit**

**Executive Summary:** This project would convert the 7,700 square foot Rossi Guest House on the fourth floor of the UIHC’s South Wing to a medical unit with 13 inpatient rooms. This project budget of \$4,400,000 would be funded by Hospital Building Usage Funds.

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ CBRE Heery, Inc., Iowa City		Aug. 2018	Approved *
Design Professional Agreement			
➤ ADA Path of Travel & Schematic Design	\$ 28,400	Oct. 2018	Approved *
Program Statement		Oct. 2018	Approved *
<b>Schematic Design</b>		<b>Nov. 2018</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>4,400,000</b>	<b>Nov. 2018</b>	<b>Requested</b>

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

In addition to the 13 inpatient rooms, a nurse station, nurse workroom, staff lounge, family lounge, medicine storage room, physician workroom, consultation room, electrical room and a telecommunication room would be included.

<b>Project Budget</b>	
Planning, Design & Management	\$ 415,000
Construction	2,495,000
Furniture & Equipment	1,240,000
Contingency	250,000
<b>Total</b>	<b>\$ 4,400,000</b>

Source of Funds: University Hospitals Building Usage Funds

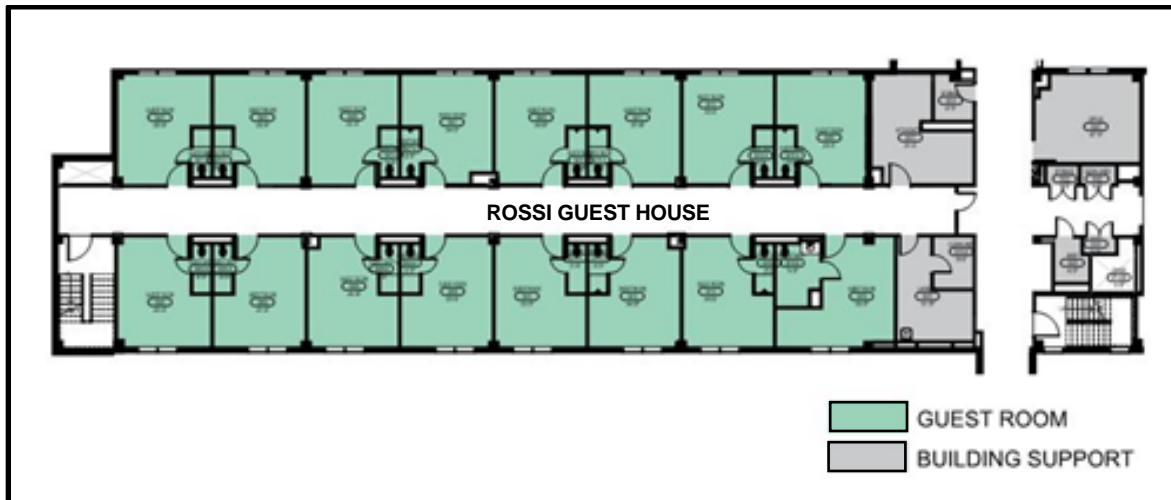
**Project Schedule**

Construction: start early 2019, complete early 2020

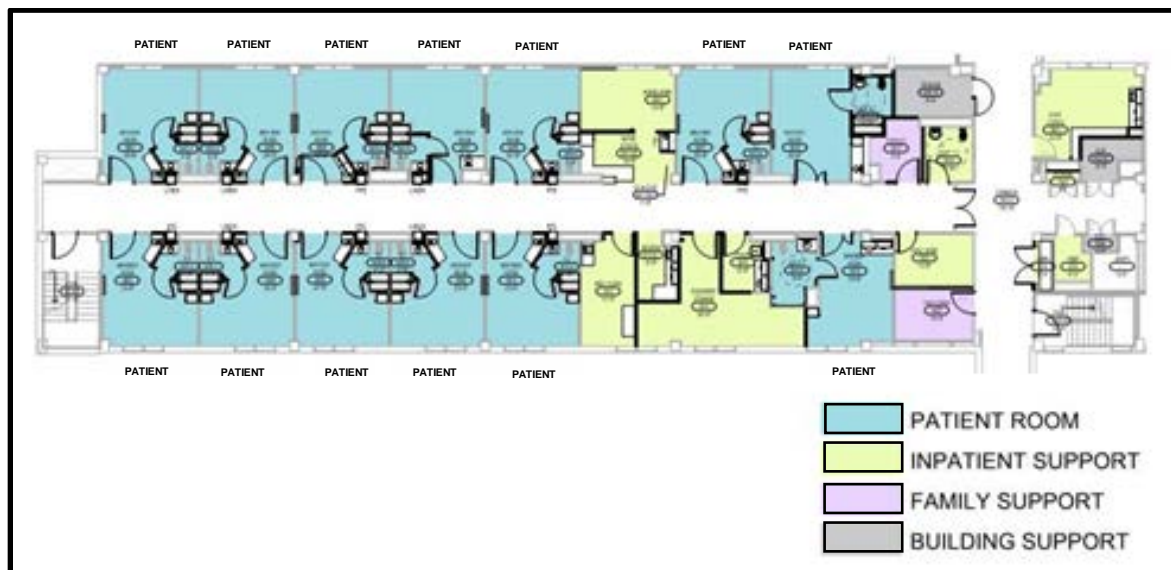
**Project Program**

	<u>Program</u>	<u>Schematic Design</u>
Total Net Assignable Space	5,235	5,235
Total Gross Square Feet	7,770	7,770
Net-to-Gross Ratio	67 percent	67 percent

South Wing's 4<sup>th</sup> Floor Plan  
BEFORE



South Wing's 4<sup>th</sup> Floor Plan  
AFTER



**Project #2 of 3  
Water Plant – Rehabilitate Gravity Filters**

**Executive Summary:** This project would replace all six of the main water filters at the Water Plant (see location on page 1) that treat all water to campus. This project budget of \$4,000,000 would be funded by Utility Enterprise Renewal and Improvement (R&I) funds.

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<b>Use of the Design-Build project delivery method</b>		<b>Nov. 2018</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$4,000,000</b>	<b>Nov. 2018</b>	<b>Requested</b>

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

This project would address new Iowa Department of Natural Resources (IDNR) regulations that require backwash from water filters to properly drain into a sanitary sewer system. This deficiency has been documented at past IDNR inspections. Correcting this deficiency would create more consistent water quality and improve the efficiency of the Water Plant - Reverse Osmosis System project, approved by the Board in October 2016.

Gravity water filters #1 through #4 are 56 years old, while filters #5 and #6 are 31 years old.

The Design-Build project delivery method is requested and based upon the following:

- Implementing a sequence of construction that does not interrupt this 24/7 operation;
- Maximizing collaboration during the design phase between design professionals and construction professionals to improve project outcomes;
- Providing the university beneficial use of the facility as soon as possible utilizing a fast-track approach to construction;
- Maximizing competition and the use of Iowa-based contractors and subcontractors; and
- Assuring construction professionals are selected that have the necessary specialized knowledge or expertise required for the project.

<b>Project Budget</b>	
Planning, Design & Management	\$ 320,900
Construction	3,346,150
Contingency	332,950
<b>Total</b>	<b>\$ 4,000,000</b>

Source of Funds: Utility Enterprise Renewal and Improvement funds

**Project Schedule**

Design-Builder Selection: Spring 2019

Construction, Phase 1: winter of 2019 until spring  
 Construction, Phase 2: winter of 2020 until spring  
 Construction, Phase 3: winter of 2021 until spring

**Project #3 of 3  
Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation**

**Executive Summary:** The original budget covered just the north half of the Roy Carver Pavilion’s 7<sup>th</sup> floor. This revised budget adds the south half to double the project’s size. There would be 13 additional beds to raise the overall bed count from 12 to 25. This revised project budget of \$15,109,000 would be funded by Hospital Building Usage Funds.

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Design Professional Selection			
➤ Heery International, Iowa City		Oct. 2016	Approved *
Design Professional Agreement			
➤ Programming through Record Documents	\$ 626,138	Mar. 2017	Approved *
Program Statement		Mar. 2017	Approved *
Schematic Design		Apr. 2017	Approved
Project Description and Budget	8,275,000	Apr. 2017	Approved
Revised Program Statement		Oct. 2017	Approved *
<b>Revised Schematic Design</b>		<b>Nov. 2018</b>	<b>Requested</b>
<b>Revised Project Description and Budget</b>	<b>15,109,000</b>	<b>Nov. 2018</b>	<b>Requested</b>

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

The original project description and budget included only the north half of the Level 7 Roy Carver Pavilion (RCP). During design, vacating the south half of this floor became feasible. The south half, an additional 13 beds and 8,717 square feet, is scheduled to be vacated in December 2018.

Specifically, the scope of work includes constructing single bed inpatient rooms, creating patient activity and collaborative care space and upgrading finishes, building systems and infrastructure to meet contemporary standards. The economies of scale of doing the north and south halves together provide overall cost savings to the project.

	<b>Project Budget</b>	
	Original (Apr. 2017)	Revised (Nov. 2018)
Planning, Design & Management	\$ 870,000	\$ 1,685,000
Construction	5,825,000	9,408,000
Furniture & Equipment	1,000,000	3,088,000
Contingency	580,000	928,000
<b>Total</b>	<b>\$ 8,275,000</b>	<b>\$ 15,109,000</b>

Source of Funds: University Hospitals Building Usage Funds

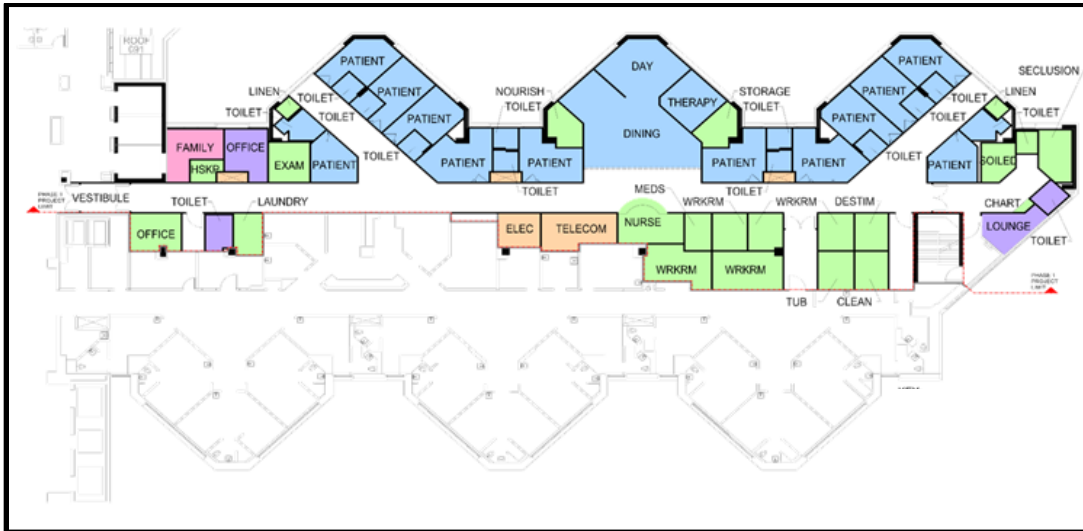
**Project Schedule**

Construction: start early 2019, complete early 2020

Project Program

	Original	Revised
Total Net Assignable Space	5,726	11,931
Anticipated Gross Square Feet	9,250	19,192
Anticipated Net-to-Gross Ratio	62 percent	62 percent

Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation  
Original Schematic Design (Floor Plan)



Roy Carver Pavilion – Inpatient Psychiatry Expansion & Renovation  
Revised Schematic Design

