

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to Proceed with Project Planning for the:
 - **UIHC Roy J. Carver Pavilion – Expand Heart and Vascular Cath Labs** and the
 - **UIHC John W. Colloton Pavilion – Expand Observation Unit** projects, including the design professional selection process.
2. Revised Permission to Proceed with Project Planning for the:
 - **Hillcrest Residence Hall – Renovate Student Living Space** project, including the continuation of OPN Architects services as the design professional.
3. Schematic Design, Project Description and Budget for the:
 - **Oakdale Studio Facility – Construct Facility** (\$2,500,000),
 - **Lindquist Center – Renovate 1st and 2nd Floors** (\$8,500,000) and the
 - **UIHC – John W. Colloton Pavilion – Upgrade Main Operating Room Building Controls and Telecom Room** (\$4,000,000) projects with the understanding that approval is authorization to proceed with construction.
4. Revised Project Description and Budget for the:
 - **UIHC – Roy J. Carver Pavilion – Replace Flooring on First Floor** (\$4,400,000, previously \$3,200,000) project with the understanding that approval is authorization to proceed with construction.

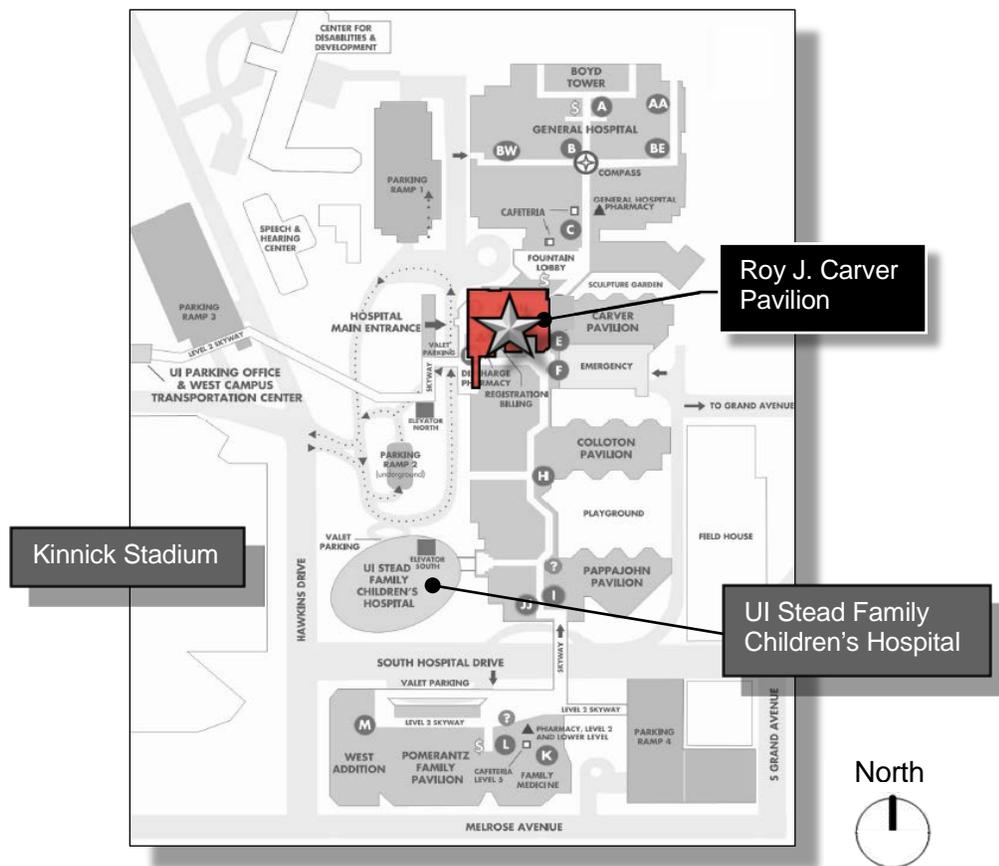
SUI project #1 of 7
UIHC - Roy J. Carver Pavilion – Expand Heart and Vascular Cath Labs

Executive Summary: This project would renovate the 11,000 square foot Heart and Vascular Lab on fourth floor of the UIHC Roy J. Carver Pavilion, and build in the capacity to expand from five to ten catheterization labs. The estimated project budget of \$25 million to \$27 million would be funded by University Hospitals Building Funds.

Background: This project first took the shape of moving the Cardiovascular Procedure Recovery Unit (CPRU) from South Wing's third floor to next to the Heart and Vascular Lab and adding a sixth cath lab. In April 2019, the Board approved the budget to do so. However as the design further developed, it became clear that they would lose the opportunity to expand beyond the sixth cath lab. Subsequently, the university is canceling that project Board-approved and starting anew with this proposed project.

In addition to having the capacity to expand from five to ten cath labs, the project would renovate three existing cath labs, update equipment, build a new charge desk, relocate an office and a workroom, eliminate a dead-end corridor and upgrade electrical, HVAC and telecommunications.

	<u>Amount</u>	<u>Date</u>	<u>Board Action Requested</u>
Permission to Proceed with Project Planning		Nov. 2019	



University of Iowa Hospitals and Clinics

**SUI project #2 of 7
UIHC John W. Colloton Pavilion – Expand Observation Unit**

Executive Summary: This project would completely gut 7,500 square feet of space on the lower level of the John W. Colloton Pavilion that was previously occupied by UIHC’s Material Service Processed Stores in order to build 20 new observation beds. This estimated project budget of \$6 million to \$8 million would be funded by Hospital Building Usage Funds.

Background: Presently patients in observation status are housed in inpatient beds, limiting inpatient use. Observation beds are normally for patients that require a level of care less acute as in-patient care. Observation rooms do not require private restrooms or windows, subsequently; these 20 new observation rooms would have shared patient restrooms and showers. Additionally, the new observation beds could be used for patients, who are ready to be discharged or begin inpatient treatment. The project would include a family waiting area and a lounge.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Requested

**SUI project #3 of 7
Hillcrest Residence Hall – Update Student Living Space**

Executive Summary: This revised Permission to Proceed with Project Planning would expand the scope of the project to include the renovation of all restrooms. This revised estimated project budget of \$16 million to \$18 million, up from \$8.5 million, would be funded by University Housing Renewal and Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2019	Approved
Design Professional Selection			
➤ OPN Architect, Iowa City		Sep. 2019	Not Required*
Design Professional Agreement			
➤ Schematic Design only	\$ 184,350	Oct. 2019	Not Required*
<u>Revised</u> Permission to Proceed with Project Planning		Nov. 2019	Requested

This revised project would update all student living rooms (dorm rooms) by replacing aging flooring, closet systems, doors, drywall and window treatments and finishes, and renovating the communal restrooms. This work would be consistent with the University's goal to re-invest wisely in existing facilities in order to extend the useful lives of buildings and provide a high-quality student experience on campus.

Built in 1939, Hillcrest is the largest residence hall on the west side of the Iowa River housing 820 students. It spans 267,000 square feet and provides fully furnished single, double and triple occupancy rooms. It provides food services for all west side residence halls, replete with a fitness center, laundry and a convenience store. Construction would be phased over multiple years.

**SUI project #4 of 7
Oakdale Studio Facility – Construct Facility**

Executive Summary: This project would build a new, stand-alone 7,300 square foot art studio on the Oakdale Campus for SUI’s School of Art & Art History. The project budget of \$2,500,000 would be funded by College of Liberal Arts & Sciences Gifts and Earnings, and Treasurer’s Temporary Investment Income.

Background: This project would provide an appropriately sized art studio and support spaces in one building to meet program needs. It would house 14 art studios, display space, a paint spray room, a kiln, receiving, restrooms and storage.

Currently, School of Art & Art History faculty are located in the Oakdale Studio A building and other areas throughout the main campus. Built in 1950, Oakdale Studio A has significant amount of deferred maintenance, is in need of substantial energy conservation improvements, is beyond its useful life and is scheduled for demolition, as approved by the Board in September 2018.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Use of an Alternative Delivery Method			
➤ Design Build		Sep. 2018	Not Required*
Design Build Bridging Consultant Selection and Agreement			
➤ Rohrbach Associates PC, Iowa City	\$88,000	Oct. 2018	Not Required*
Program Statement		Oct. 2019	Not Required*
Schematic Design		Nov. 2019	Requested
Project Description and Budget	\$2,500,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 227,000
Construction	1,920,000
Furniture & Equipment	148,000
Contingency	205,000
Total	\$ 2,500,000

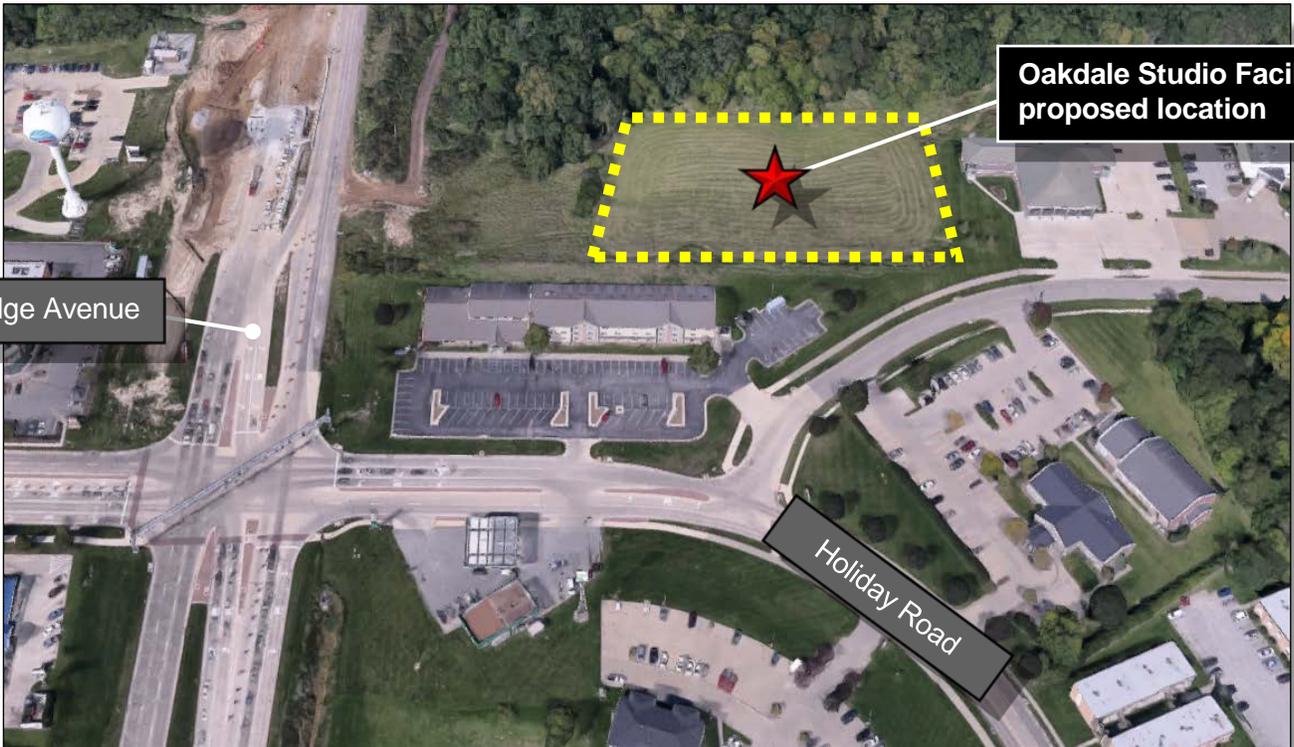
Source of Funds

College of Liberal Arts & Sciences Gifts and Earnings, and
Treasurer’s Temporary Investment Income

Project Schedule

Construction: Winter 2019 through Fall 2020

Location

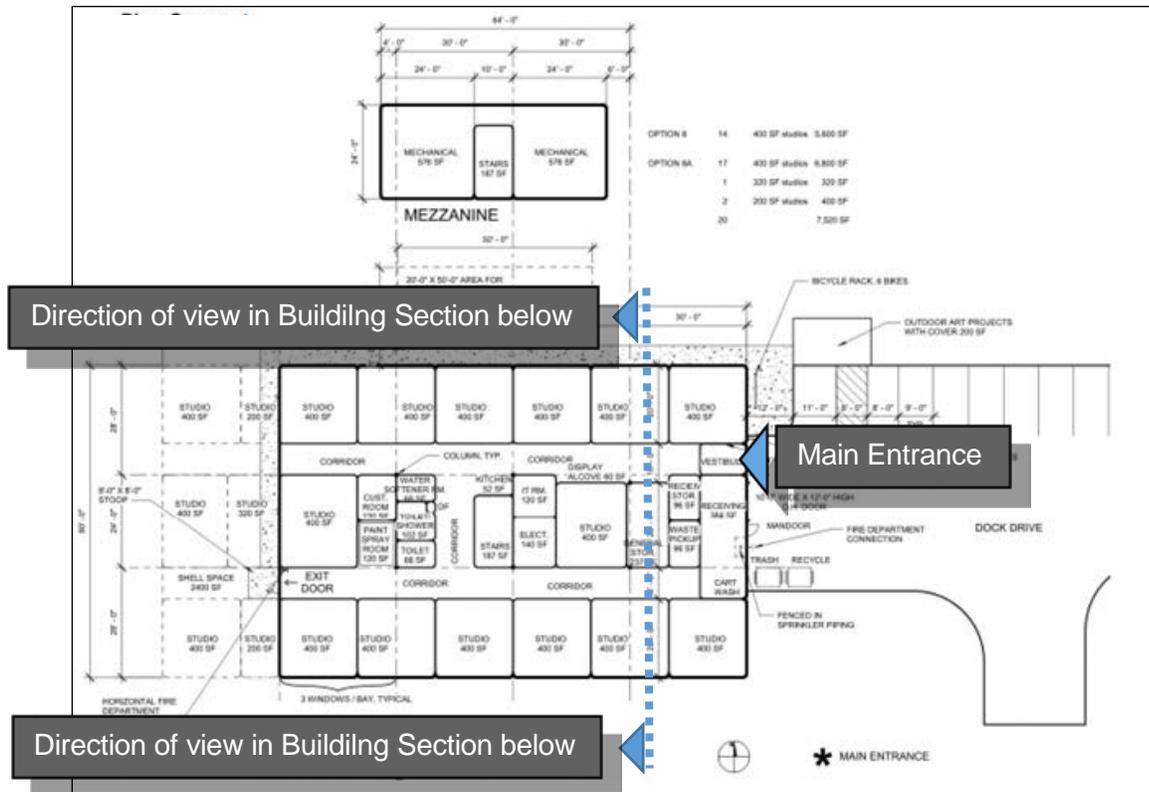


University of Iowa Oakdale Campus, south side

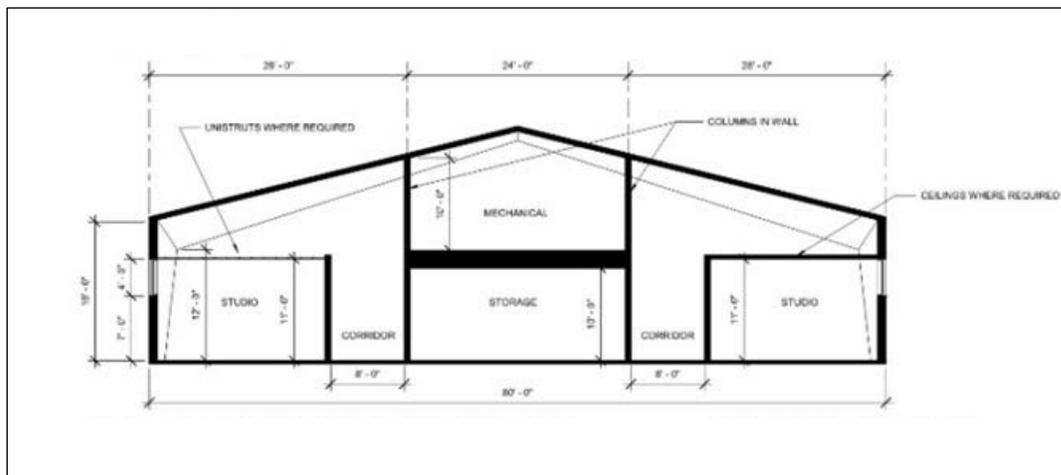
North



Schematic Design: Floor Plan
(Design Build Bridging Documents)



Building Section



Two Design Build Bridging documents, concept drawings

SUI project #5 of 7
Lindquist Center – Renovate 1st and 2nd Floors

Executive Summary: This project would be a substantial interior renovation of the Lindquist Center. It would remodel two floors of the 46-year-old Lindquist Center, providing a modern student academic resources area on 1st floor (south) and an updated collaborative/study space and student-oriented service center on 2nd floor (north). The project budget of \$8,500,000 would be funded by College of Education Gifts and Earnings, and Treasurer’s Temporary Investment Income.



Lindquist Center, main entrance, looking southwest



at night

Background: The project’s two parts would include:

1. Relocation and redesign of outdated instructional spaces from the second floor (north) to the underutilized first floor (south); improving the student academic resource area and enabling the second part of the project.
2. The second part of the project would include construction of a centrally located student-oriented service center and collaborative/study space. The student-oriented service center planned for second floor (north), would include relocation of student services, undergraduate advising and the Dean’s office/administration, which is currently located on fourth floor (north).

The project includes select demolition, concrete foundations, structural steel, millwork, roofing, doors, new aluminum entrances and curtain wall, acoustical ceiling systems, painting, hydraulic elevator replacement, signage, window coverings, HVAC upgrades, lighting, fire suppression, telecom, audio-visual and furniture.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jun. 2017	Approved
Design Professional Selection			
➤ CMBA Architects, Sioux City		Sep. 2017	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$ 613,000	Apr. 2019	Not Required*
Design Professional Amendment #1			
➤ Project Scope Expanded	\$ 102,000	Oct. 2019	Not Required*
Project Description and Budget	\$8,500,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 1,284,000
Construction	5,654,000
Furniture & Equipment	1,012,000
Contingency	550,000
Total	\$ 8,500,000

Source of Funds

College of Education Gifts and Earnings, and Treasurer’s Temporary Investment Income

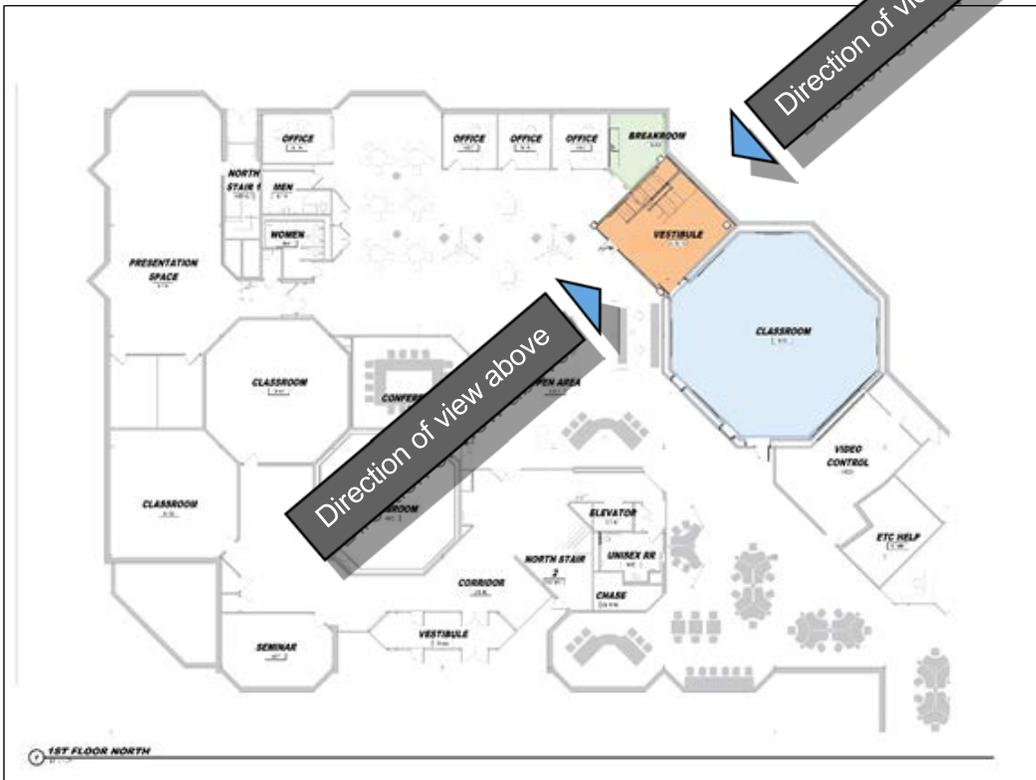
Project Schedule

Construction: March 2020 through November 2021

Schematic Design – 1st Floor North



Lindquist Center, 1st Floor (north),
looking north, towards the main entrance



Lindquist Center, 1st Floor Plan (north)

Schematic Design – 2nd Floor South



Lindquist Center, 2nd Floor (north),
looking south, towards the Dean's Office/Administrative and Student Services

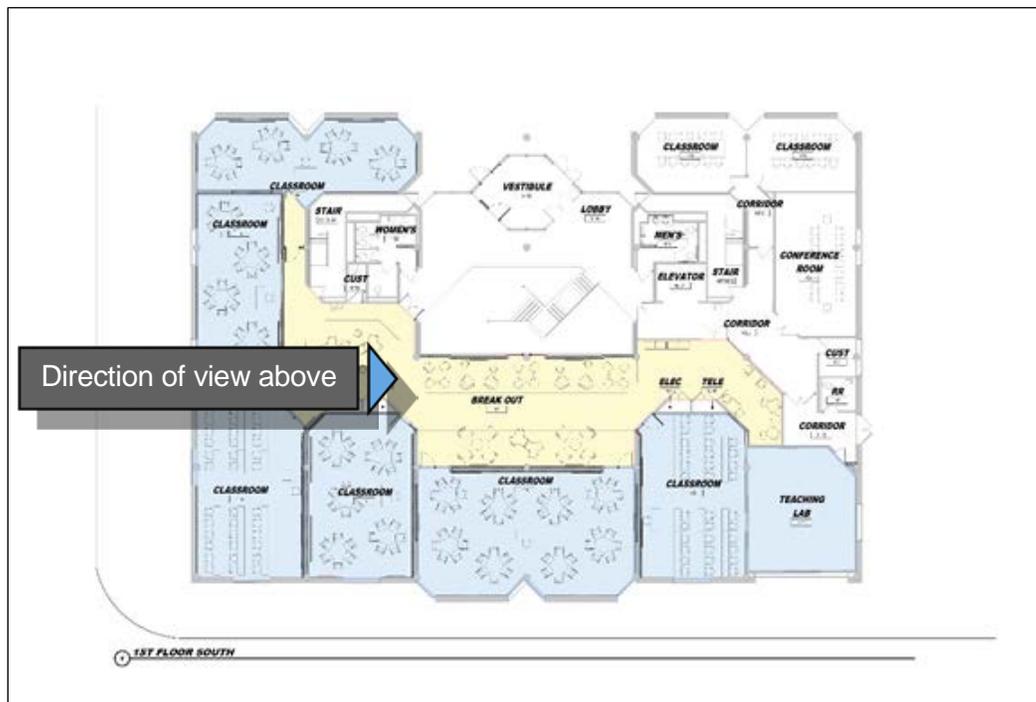


Lindquist Center, 2nd Floor Plan (north)

Schematic Design – 1st Floor South



Lindquist Center, 1st Floor (south),
looking east across Break Out area



Lindquist Center, 1st Floor (south)

SUI project #6 of 7
UIHC – John W. Colloton Pavilion – Upgrade Main Operating Room Building Controls and Telecom Room

Executive Summary: In order to meet current operating room standards, this project would replace the pneumatic controls and upgrade the system components of a 25-year-old mechanical system, that provides air to the Main Operating Rooms on Level 5 of the John W. Colloton Pavilion. The project budget of \$4,000,000 would be funded by Hospital Building Usage Funds.

Background: A study was undertaken recently to identify the risks associated with the current mechanical equipment controls serving the Main Operating Rooms (MOR). It identified several modifications that should be made to minimize the risk of equipment failure, causing significant disruption to the operation of the MOR surgery suite.

Air pressure control in the MOR surgery suite is essential to maintain code-required air pressure relationships, between the operating rooms and adjacent spaces to limit infection risks during procedures.

In addition, a telecommunications room would be built to support the upgraded system.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ IMEG Corporation, Iowa City		Jun. 2019	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$ 252,000	Jul. 2019	Not Required*
Use of Alternative Delivery Method for Project Budget Under \$5 million, Construction Manager at Risk (CMR)		Sep. 2019	Not Required*
Project Description and Budget	\$4,000,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget	
Planning, Design & Management	\$ 883,100
Construction	2,839,825
Furniture & Equipment	4,500
Contingency	272,575
Total	\$ 4,000,000

Source of Funds
University Hospitals Building Usage Funds

Project Schedule
Construction: January 2020 through December 2020

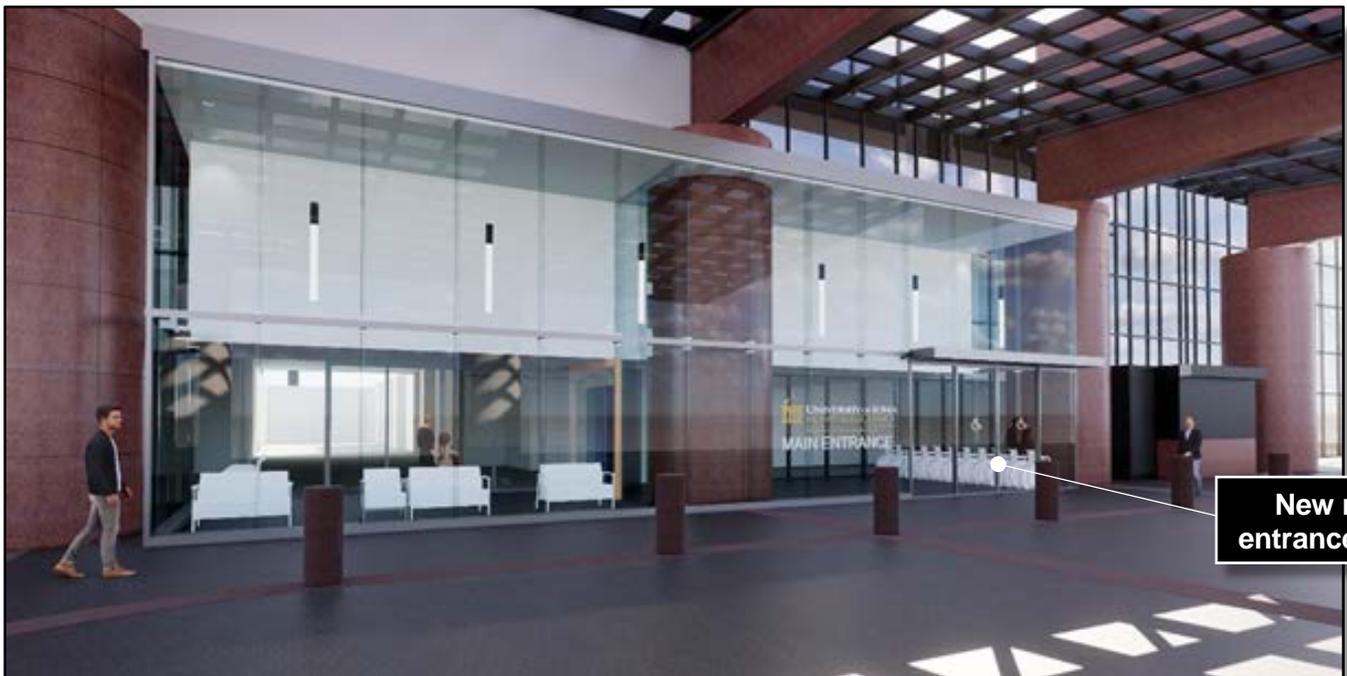
SUI project #7 of 7
UIHC – Roy J. Carver Pavilion – Replace Flooring on First Floor

Executive Summary: This revised project budget is being requested to cover higher than expected bids, recently received. The revised project budget of \$4,400,000, an increase of \$1,200,000, would be funded by Hospital Building Use Funds.

The project would provide an attractive, new UIHC main hospital entrance four times the size of the existing entrance. It would be the first part of a multi-phased master plan to replace all flooring, mostly carpet, with hard surfaces in first floor public areas.

The new hospital entrance would include an inviting glass lobby, minimizing contaminants into the hospital and mitigating cold air infiltration.

Schematic Design: New Main Entrance Rendering



University of Iowa Hospitals and Clinics,
main entrance at Roy J. Carver Pavilion

Background: Following the bid opening, university evaluations revealed that certain contractor mobilization costs and required temporary construction partitions needed for phasing were much more expensive than originally estimated.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ CBRE Heery, Inc., Iowa City		Dec. 2018	Not Required*
Design Professional Agreement			
➤ Schematic Design – Record Documents	\$ 262,200	May 2019	Not Required*
Program Statement		May 2019	Not Required*
Schematic Design		Jun. 2019	Approved
Project Description and Budget	\$3,200,000	Jun. 2019	Approved
Revised Project Description and Budget	\$4,400,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

	Initial Budget (Jun. 2019)	Revised Budget (Nov. 2019)
Planning, Design & Management	\$ 497,000	\$ 556,220
Construction	2,368,000	3,435,412
Furniture & Equipment	100,000	70,000
Contingency	235,000	338,368
Total	\$ 3,200,000	\$ 4,400,000

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: November 2019 – October 2020