

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the:
 - **Gymnastics/Spirit Squad Training Center – Construct Building** project, including the design professional selection process.
2. Ratification of the Use of the Construction Manager at Risk Delivery Method for the:
 - **UIHC Centralized Emergency Power Generation Facility – Expand Facility** project.

**UI project #1 of 2
Gymnastics/Spirit Squad Training Center – Construct Facility**

Executive Summary: Using private gifts for the entire project, the University of Iowa Athletics Department requests Permission to Proceed with Project Planning to construct a new 30,000 square foot training center for the UI Women’s Intercollegiate Gymnastics team and the UI Spirit Squad. The estimated project budget of \$7 million to \$9 million would be funded by UI Athletics Department Gifts.

Background: The women’s gymnastics program has been a consistent top-25 team and begins the 2021 season ranked 17th in the nation. The program currently trains in the North Gym of the Field House. The retrofitted basketball gymnasium was renovated in 2015 to construct foam pits for safety, but the space is limited and not expandable. The Field House location has many deficiencies including limited gym space, inadequate locker room and restroom facilities, and limited temperature and humidity controls. The Field House does not contain appropriate facilities for strength and conditioning, and training and recovery.

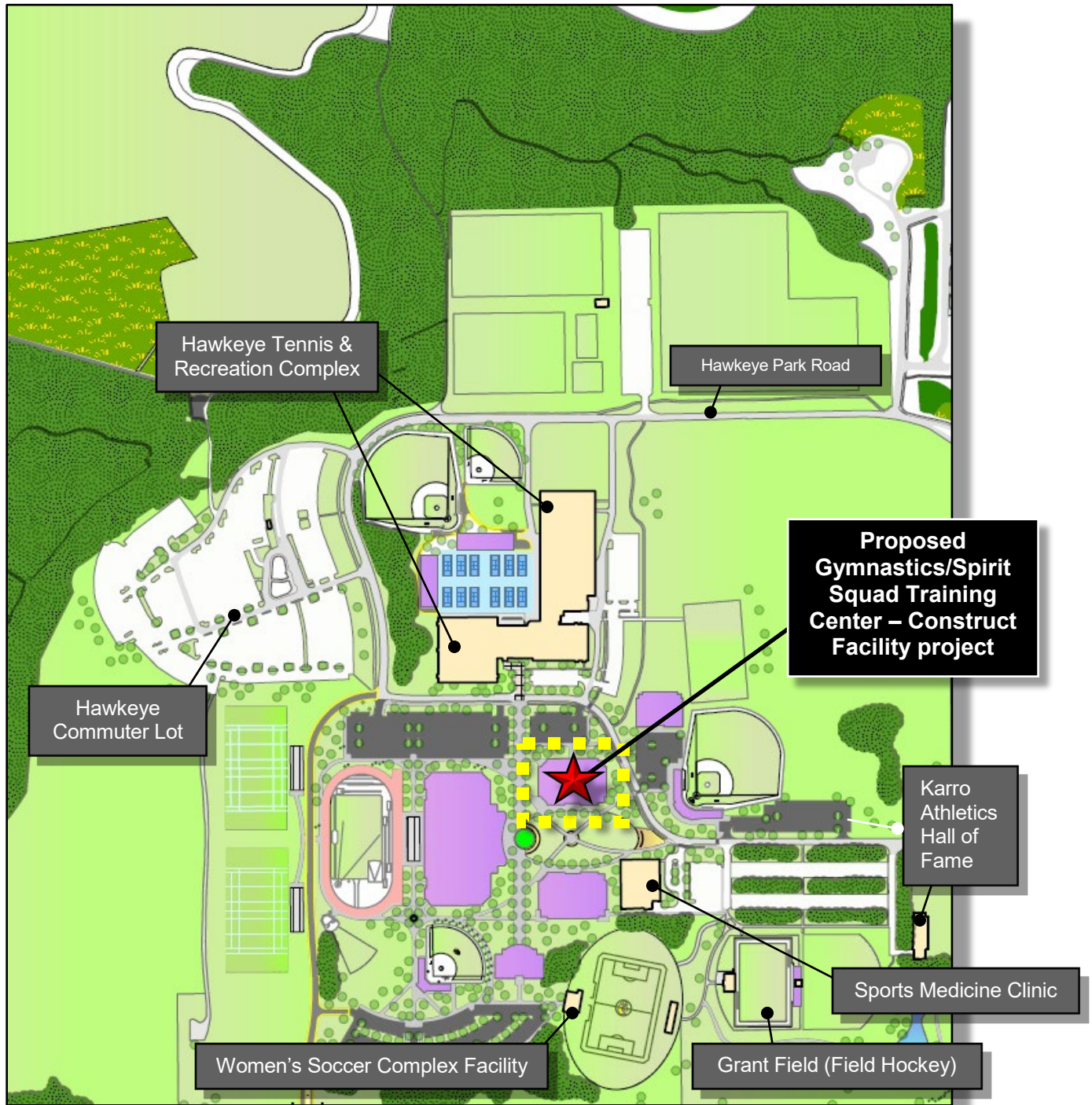
A dedicated space designed specifically for gymnastics is desired to provide the facilities that are commensurate with a top tier program.


	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Nov. 2021	Requested

This new facility would be in accord with the UI Athletic Department’s strategic facilities plan and the University’s Master Plan. The new facility would span 30,000 gross square feet on two levels. The facility would include women’s gymnastics dedicated practice space, equipment, locker rooms, team room, coach’s office and multi-purpose/viewing room.

The facility would include a dedicated practice space for the UI Spirit Squad. The UI Spirit Squad consists of the Iowa Cheerleaders, the Iowa Dance Team and Herky the Hawk. These three teams represent the black and gold, not only at Kinnick Stadium and Carver Hawkeyes Arena, but around the campus and the nation. This training center would also contain shared strength, conditioning and training spaces, which would be utilized by multiple sports programs located on the Hawkeye Campus, straight west of Finkbine Golf Course.

University of Iowa
Hawkeye Campus Athletic Village
Development Master Plan

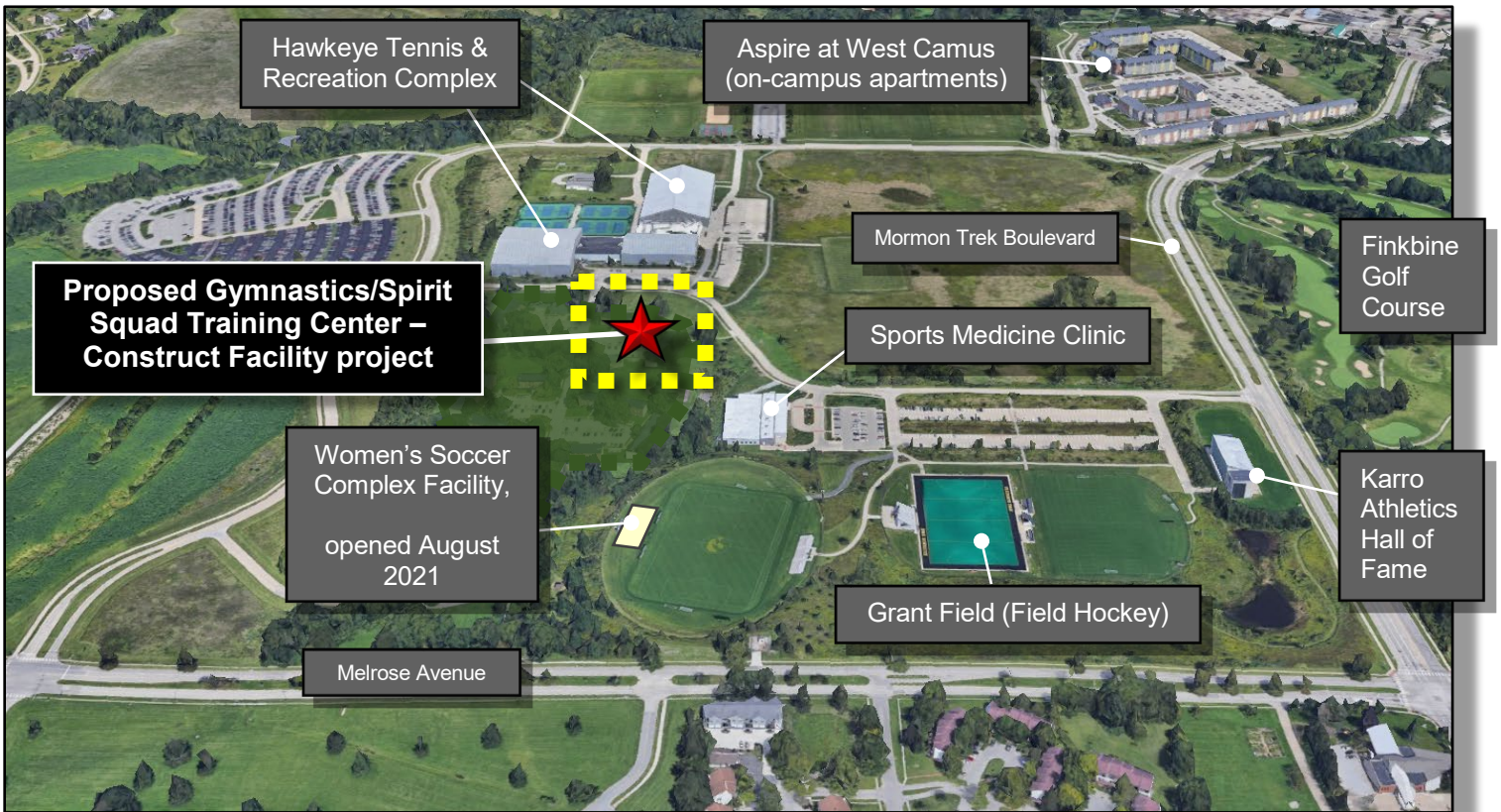


 Future planned facility

University of Iowa's Hawkeye Campus Athletic Village



Project Location



University of Iowa's Hawkeye Campus Athletic Village

North



UI project #2 of 2
UIHC Centralized Emergency Power Generation Facility – Expand Facility

Executive Summary: Request Board ratification of use the Construction Manager at Risk (CMR) project delivery method, which Executive Director Braun approved on September 22, 2021.

The estimated project budget of \$30,000,000 to \$35,000,000 would be funded by University Hospital Usage Funds and Hospital Revenue Bonds.

Background: The project would replace two diesel generators in the UIHC Main Hospital with one large diesel generator in a new expansion at the existing UIHC Emergency Power Generation Facility on the west side of the Iowa River.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Jul. 2021	Approved
Ratification of Use of the Construction Manager at Risk Delivery Method	Nov. 2021	Requested

The CMR doubles as an advisor (construction manager) to the University and the project's general contractor. CMR delivery method is unique in that the CMR has an at-risk financial obligation to: 1.) deliver the project within a Guaranteed Maximum Price (GMP), negotiated with UI half of the way through design, and 2.) deliver the project on time. Under traditional Design Bid Build, the University carries these risks. As the general contractor, the CMR usually enters into multiple subcontracts to perform the work, but has the option to self-perform any part of the project.

Any unused contingency within the Guaranteed Maximum Price (GMP) goes back to the University.

- In May 2020, nearly \$1.6 million was returned to the UI at closeout of its \$90 million CMR renovation of Kinnick Stadium's north end zone.
- In August 2021, \$234,000 was returned to the UI at closeout of its \$4 million "UIHC John Colloton Pavilion – Upgrade Main Operating Room Building Controls and Telecom Room" project.

Since 2012, the Regents have delivered nine projects through the Construction Manager at Risk project delivery method.

Advantages of using the CMR delivery method:

- Saves money: CMR contributes early design input, minimizing change orders, sharpening cost estimating and providing an overall better quality project.
- Saves time: CMR allows some subcontracts to start early, leading to an earlier completion.
- Minimizes the University's risk: Cost and schedule risks are shifted from the University to the CMR.



UIHC Emergency Power Generation Facility – Expand Facility project,
Looking southwest



North