

Contact: John Nash

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

**Actions Requested:** Consider recommending to the Board approval of:

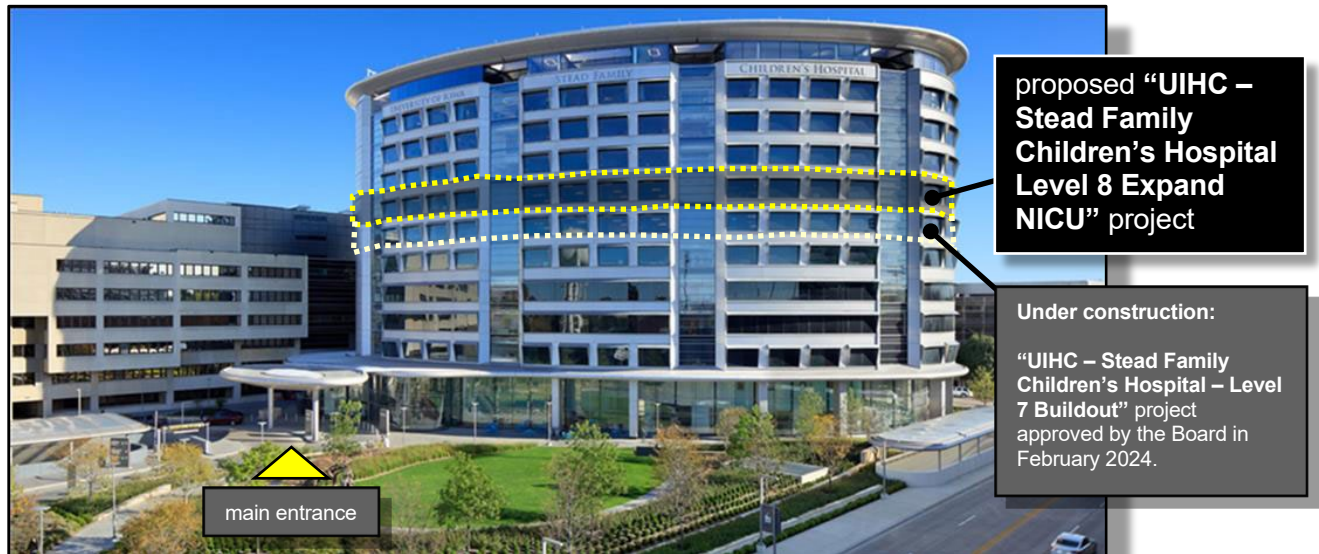
1. Schematic Design, Project Description and Budget for the:
  - **UIHC – Stead Family Children’s Hospital – Level 8 – Expand NICU** (\$39 million),
  - **Medical Laboratories – Renovate Lower Level Laboratories** (\$6.6 million),
  - **Art Building – Modernize Building** (\$37 million) projects with the understanding that approval is authorization to proceed with construction.

UI project #1 of 3

**UIHC – Stead Family Children’s Hospital – Level 8 – Expand NICU**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to expand the NICU (Neonatal Intensive Care Unit) on Level 8 of the Stead Family Children’s Hospital. This project would build 28 patient rooms as well as support spaces, family waiting spaces, and provider work rooms, like the construction work underway on seventh floor.

The \$39 million project budget would be funded by University Hospitals Building Usage Funds.



University of Iowa Stead Family Children’s Hospital,  
looking southeast

**Background:** Built in 2017, the Stead Family Children’s Hospital’s seventh and eighth floors were originally constructed as shell spaces with plans to build them out in the future. In February 2024, the Board approved advancing the design and build-out of the 7th floor for neonatal intensive care (NICU) expansion, which is now under construction.

UIHC Maternity Services has experienced significant growth in recent years and anticipates that trend to continue. Building out Level 8 of would support that growth and Maternity Services’ increasing volume needs.

UIHC anticipates newborn deliveries growth of 34 percent over the next five years, and 63 percent over the next 10 years.

**Project Summary**

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Sep. 2023	Approved
Design Professional Selection: 7 proposals, 3 interviews			
➤ SLAM Collaborative, Iowa City		Nov. 2023	Not Required*
SLAM's Agreement			
Schematic Design only	\$ 268,670	Dec. 2023	Not Required*
SLAM's Amendment #1			
Design Development – Record Documents	1,544,130	May 2024	Not Required*
Program Statement		Oct. 2024	Not Required*
<b>Schematic Design</b>		<b>Nov. 2024</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$39,000,000</b>	<b>Nov. 2024</b>	<b>Requested</b>

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



<b>Project Budget</b>	
Planning, Design and Management	\$ 3,125,000
Construction	27,911,000
Equipment	5,329,000
Contingency	2,635,000
<b>Total</b>	<b>\$39,000,000</b>

**Source of Funds**  
University Hospitals Building Usage Funds

**Schedule**  
Construction: Spring 2025 to Fall 2026

UI Project #2 of 3  
**Medical Laboratories – Renovate Lower Level Laboratories**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate areas of the Lower Level of the Medical Laboratories Building for use by the Department of Radiation Oncology. The \$6.6 million project budget would be funded by University Funds and Carver College of Medicine Gifts and Earnings.

- Project would remove \$800,000 in deferred maintenance.

**Background:** Built in 1927, the Medical Laboratories Building has physical deficiencies that negatively affect the ability to perform current ongoing research and compete or sustain extramural funding and contracts for future research endeavors, even though portions of the building have been renovated.

This project would provide the ability to perform state of the art research, and remain competitive in both recruitment and retention of world class faculty, staff and trainees. It supports the mission of the Department of Radiation Oncology, the Carver College of Medicine and the University of Iowa to further research, education and service at national and international levels.

**Project Summary**

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Sep. 2023	Approved
Design Professional Selection, 1 proposal			
Waiver of the Design Professional Selection Process			
➤ Invision Architecture, Waterloo		Sep. 2023	Approved
Invision Architecture’s Agreement			
➤ Schematic Design – Record Documents	\$503,250	Feb. 2024	Not Required*
Program Statement		Oct. 2024	Not Required*
<b>Schematic Design</b>		<b>Nov. 2024</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$6,600,000</b>	<b>Nov. 2024</b>	<b>Requested</b>

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

**Project Budget**

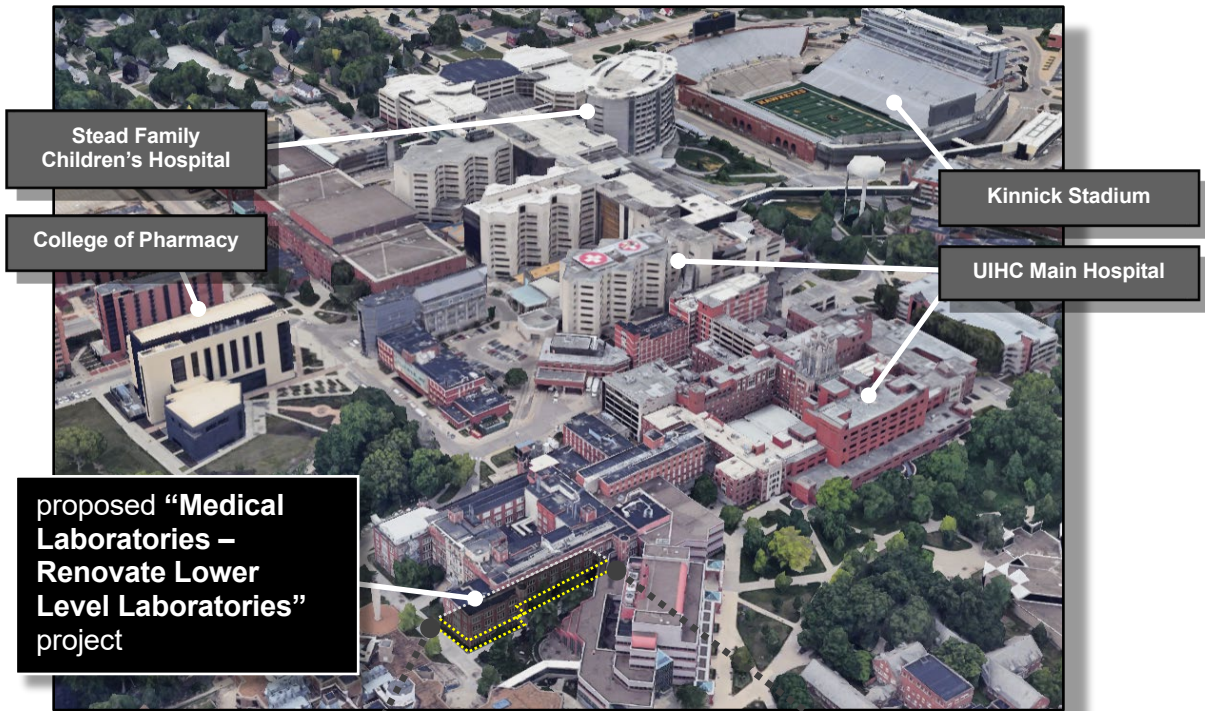
Planning, Design and Management	\$ 823,000
Construction	5,014,000
Furniture & Equipment	263,000
Contingency	500,000
<b>Total</b>	<b>\$ 6,600,000</b>

**Source of Funds**

University Funds, Carver College of Medicine Gifts and Earnings

**Construction**







Winter 2025 to Winter 2026

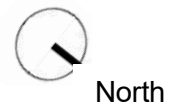


University of Iowa Hospitals and Clinics Campus, looking southwest



Medical Laboratories Building, Lower Level Floor Plan

-  Break Area
-  Circulation
-  Conference / Reception Area
-  Laboratory Support
-  Office
-  Open Laboratory





North Open Laboratory, looking west



Reception Area, looking south



Reception Area, looking north

UI Project #3 of 3  
**Art Building – Modernize Building**

**Executive Summary:** The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate the Art Building. The \$37 million project budget would be funded by University Funds.

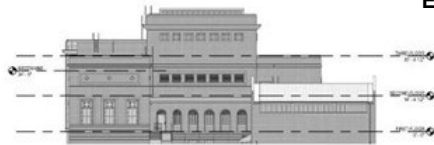
- Project would remove \$10 million in deferred maintenance.

Exterior renovations:

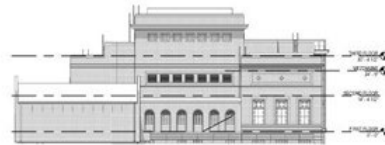
- new windows, doors, sidewalks and landscaping
- brick repairs as required



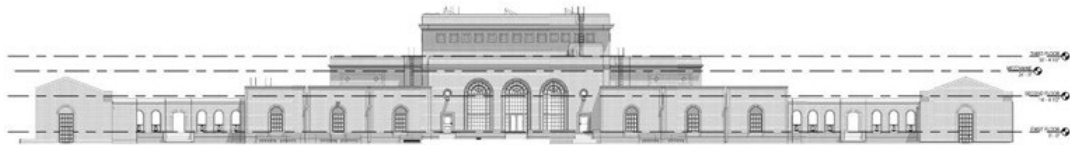
East Elevation



North Elevation



South Elevation



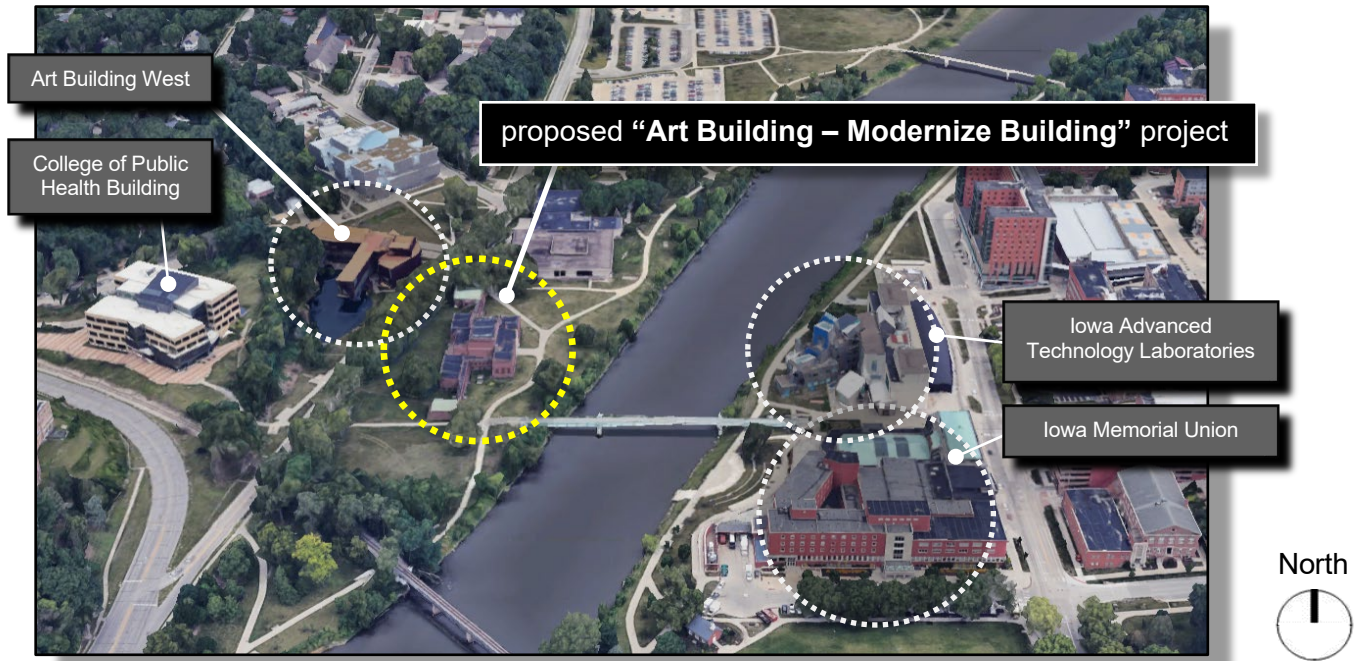
West Elevation

University of Iowa Art Building

**Background:** Built in 1936, the Art Building is a 53,000 square-foot facility. It has been unoccupied since the 2008 flood. Due to its historic past, the university plans to restore its interior and exterior to revitalize the building as the new location for the UI’s Graduate College, the College of Education - Art Education and Maker Space, and the School of Planning and Public Affairs.

Since the 2008 flood, extensive site work next to the Art Building has resulted in the building’s flood protection being significantly increased, including a sidewalk system that can quickly and easily accept the installation of a “Hesco” flood wall barrier system, like the Iowa Advanced Technology Laboratory across the river.

The mechanical, electrical, IT, and elevator systems in the building would be relocated to the second floor, well above the 500-year flood elevation. Furniture and equipment used in the lower level would be designed to be easily relocated from the building in case of a high-water event.



University of Iowa

**FEMA Involvement:** The Art Building was extensively damaged and partially recovered during the 2008 flood. The university, in cooperation with the Federal Emergency Management Agency (FEMA), designed and constructed the Visual Arts Building across Riverside Drive.

Because of the historic nature of the Art Building, the facility could not be razed. The university and FEMA undertook an “Adaptive Reuse Study” that resulted in a “Memorandum of Agreement” between the university and FEMA that provided for the building to be restored later when a programmatic need was identified.

**Project Summary**

	Amount	Date	Board Action
Permission to Proceed with Project Planning			
➤ 10-Year University of Iowa Facilities Master Plan		Jan. 2022	Approved
Design Professional Selection, 1 proposal			
Waiver of the Design Professional Selection Process			
➤ Invision Architecture, Des Moines		Oct. 2022	Not Required*
Invision Architecture’s Agreement			
➤ Predesign through Design Development	\$1,238,350	Oct. 2022	Not Required*
Invision Architecture’s Amendment #1			
➤ Construction Documents - Bidding Documents	1,763,750	Apr. 2024	Not Required*
Invision Architecture’s Amendment #2			
➤ Construction Administration – Record Documents	pending	pending	Not Required*
Program Statement		Oct. 2024	Not Required*
<b>Schematic Design</b>		<b>Nov. 2024</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$37,000,000</b>	<b>Nov. 2024</b>	<b>Requested</b>

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

**Project Budget**

Planning, Design and Management	\$ 4,528,000
Construction	27,987,000
Furniture & Equipment	1,800,000
Contingency	2,685,000
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Total	\$ 37,000,000

**Source of Funds**

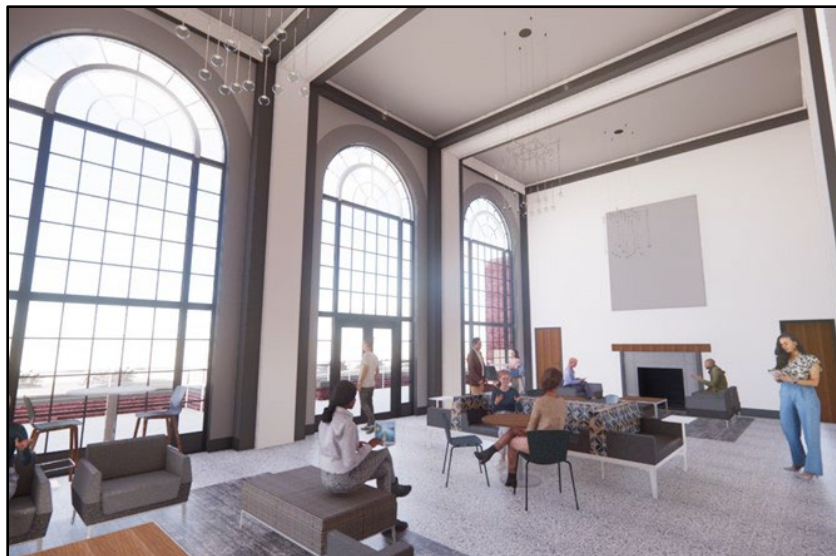
University Funds

**Construction**

December 2024 through July 2026



Historical East Entrance Lobby










West Graduate Student Area



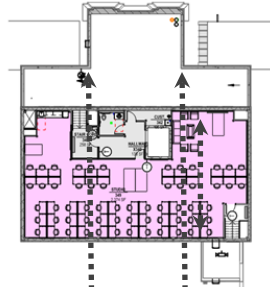
First Floor Classroom



First Floor Classroom

-  Building Support
-  Planning & Public Affairs
-  Art Education
-  Classroom
-  Graduate Administration
-  Makerspace
-  Shared

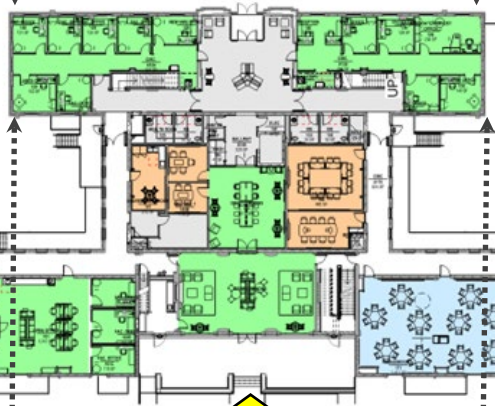
North



**Third Floor Plan**



**Second Floor Plan**



**First Floor Plan**

**Main entrance**



**Basement Plan**