**Contact: Keith Saunders**

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

**Committee Action Requested:** Recommend to the Board approval of the following proposed projects.

1. Schematic Design, Project Description and Budget for the following projects:

    a. College of Pharmacy – Buildout Sixth Floor Shell Space for Cancer Research ($13 million)

    b. Biology Building – Renovate North Wing ($4.2 million)

    c. Iowa Memorial Union Footbridge – Replace Decking and Railings ($4.4 million)

### 1.a. College of Pharmacy – Buildout Sixth Floor Shell Space for Cancer Research

**Project Overview:** The University of Iowa requests Board approval of the Schematic Design, Project Description and Budget of a $13 million buildout of existing sixth floor shell space in the College of Pharmacy Building to support cancer-focused research programs in the College of Pharmacy and the Carver College of Medicine. The project would provide flexible laboratories, shared support spaces, research equipment, and collaboration areas.

**Fiscal Impact:** The total project budget is $13,000,000.

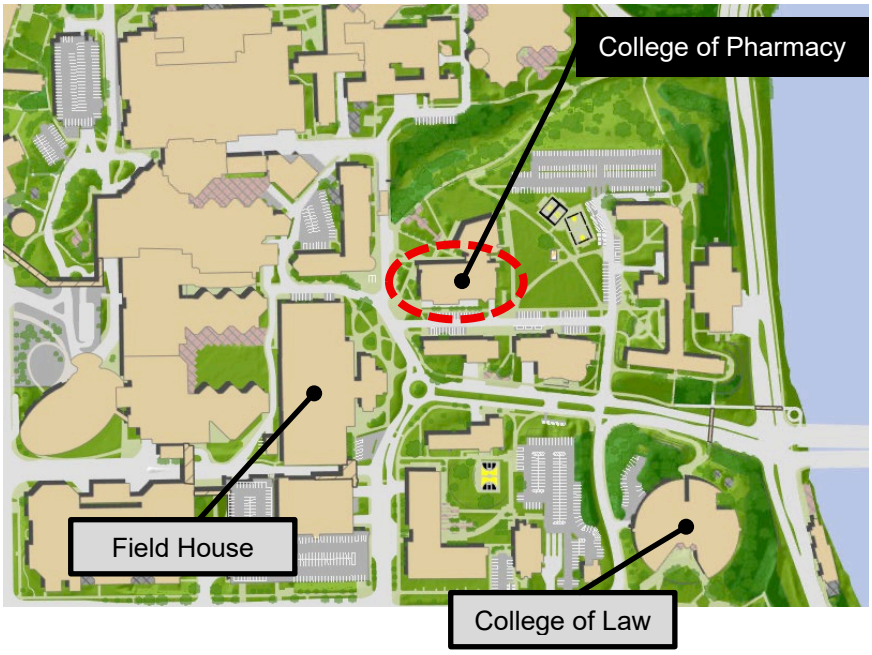
| **Project Budget:** | |
|---|---|
| Planning, Design and Management | $1,480,000 |
| Construction | $10,019,000 |
| Furniture and Equipment | $505,000 |
| Contingency | $996,000 |
| Total | $13,000,000 |

The $13,000,000 project would be funded with $9,000,000 in P3 funds (69.2%) and $4,000,000 in Carver College of Medicine reserves (30.8%).

Estimated annual operating costs are $400,000, with an additional $172,000 in estimated annual deferred maintenance costs. Both would be funded from University general funds. The project would not address existing deferred maintenance because it involves unfinished shell space.

**Key Background and Context:** In September 2024, the University received permission to proceed with planning for a new cancer-focused research facility. Because of projected budget constraints, the standalone building is not advancing at this time. The University is instead evaluating opportunities to provide cancer-focused and other research space within existing facilities across the health sciences campus.

This buildout would partially address those needs, make use of existing shell space, and strengthen shared laboratory infrastructure. The proposed space would support faculty and research staff recruitment and retention and collaboration across disciplines. The University identifies this as one of several projects being studied to provide additional cancer research space.




Construction is anticipated to begin in spring 2027 and conclude in summer 2028. The submission identifies no enabling or related projects.

**Risks and Considerations:** The project would expand research capacity within an existing building while creating ongoing operating and maintenance obligations supported by University general funds. Uncertainty surrounding federal funding for medical research warrants careful consideration of the scale of the investment and the University's ability to sustain the research programs and associated facility costs.

**6th Floor Plan**



## Interior Renderings




*Concept Rendering – 6th Floor Hallway & Collaboration Area (looking west)*



*Concept Rendering – CPB 6th Floor Typical Lab (looking southwest)*

## 1.b. Biology Building – Renovate North Wing

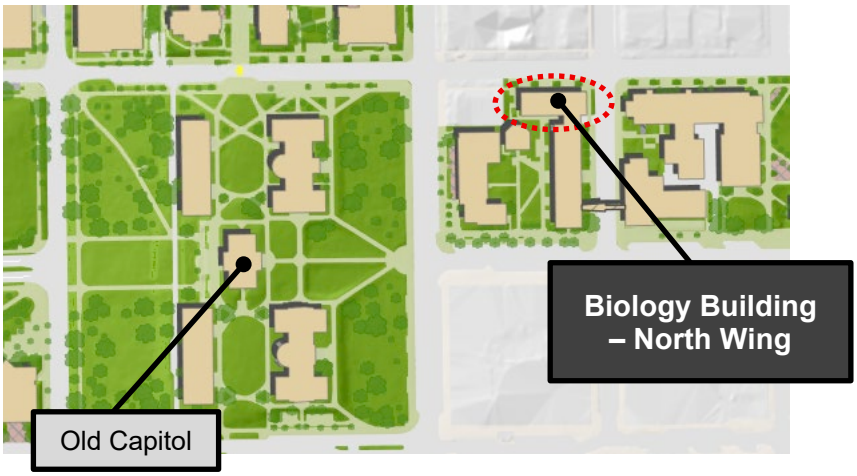
**Project Overview:** The University of Iowa requests Board approval of the Schematic Design, Project Description and Budget of $4,200,000 to renovate the north wing of the Biology Building and consolidate the operations of the Developmental Studies Hybridoma Bank.

**Fiscal Impact:** The total project budget is $4,200,000.

**Project Budget:**

| | |
|---|---|
| Planning, Design and Management | $572,000 |
| Construction | $3,028,000 |
| Furniture and Equipment | $300,000 |
| Contingency | $300,000 |
| Total | $4,200,000 |

Funding would consist of a $3,400,000 National Institutes of Health grant (81%) and $800,000 in Biology Department/Hybridoma Bank earnings (19%). The project would remove an estimated $550,000 in deferred maintenance.




**Key Background:** The Developmental Studies Hybridoma Bank (DSHB) has operated at the UI since 1986 with initial funding from the National Institutes of Health. It produces, stores, and distributes monoclonal antibodies—laboratory-produced proteins used in cancer research, studies of other human diseases, and basic biological research. DSHB is the world's largest noncommercial hybridoma bank and supplies antibodies to researchers worldwide at a fraction of commercial prices. Operating as an independent nonprofit, it also supports graduate fellowships in biology and nonscientific departments within the College of Liberal Arts and Sciences.

The project would consolidate operations currently dispersed within Biology Building East into the north wing of the Biology Building. Redesigned laboratories, dedicated equipment and cryogenic storage areas, offices, and conference rooms would integrate production, storage, and administrative functions. Secure access and improvements to lighting, electrical controls, and air handling would support laboratory operations. Construction is anticipated from winter 2027 through winter 2028.

**Risks and Considerations:** The project would be funded primarily through an NIH grant. Planning should confirm the availability of the grant funds and applicable grant conditions,

including any deadlines for completing the work. The renovation would address existing deferred maintenance and require ongoing maintenance funding from University General Funds.

**New Floor Plans**

**Phase 1 – Research Lab 331 & Equipment Room 343**




**Phase 2 – North Wing**



**Interior Renderings**




Ramp Corridor – Looking north at office entry from south department entry




Main Production Lab – Looking north from west side

## 1.c. Iowa Memorial Union Footbridge – Replace Decking and Railings

**Project Overview:** The University of Iowa requests Board approval of the Schematic Design, Project Description and Budget to replace the deck and handrails of the Iowa Memorial Union footbridge. The project would also address corrosion of structural steel, renew the coating system, and complete other deferred maintenance work, including concrete patching on the east stairs as needed.



**Fiscal Impact:** The total project budget is $4,400,000.

**Project Budget:**

| | |
|---|---|
| Planning, Design and Management | $500,000 |
| Construction | $3,700,000 |
| Furniture and Equipment | 0 |
| Contingency | $200,000 |
| Total | $4,400,000 |

The $4,400,000 project would be funded with University Funds.

The project would remove an estimated $1,500,000 in deferred maintenance. Estimated annual building renewal needs are $60,000, to be supported by University funds.

**Key Background and Context:** Built in 1936, the footbridge provides an important pedestrian connection across the Iowa River between the east and west sides of campus. Although the bridge's overall structural integrity remains sound, its deck, handrails, coating system, and selected structural components require renewal to address deterioration and corrosion.
The University studied whether to repair or replace the bridge. The proposed project would renew the existing structure. Repairs and improvements to the east pedestrian approach would be completed through a separate, later project.



Construction is anticipated to begin during spring break in March 2027 and conclude by November 2027. Pedestrian access would be maintained except during a full closure from May, after the spring semester ends, through August 2027, before students arrive for the fall semester.

**Risks and Considerations:** The planned summer closure would temporarily interrupt an important campus pedestrian route. Construction scheduling and communication of alternate routes should support campus access and reopening before fall semester student arrival. The age of the bridge and the corrosion repairs also warrant attention to conditions uncovered during construction and the adequacy of the contingency.