

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. The following actions for the **Bowen Science Building – Renovate Cores 2-200, 2-300 and 2-400** and **West Campus Transportation Center** projects:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for the Bowen Science Building project and Attachment B for the Transportation Center project);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the design professional selection process.

2. The following actions for the **Football Operations Facility – Indoor Athletics Practice and Recreation Facility** (Initial Phase of the Football Operations Facility) project, a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment C);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design, project description and budget (\$19,500,000) with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

3. The project descriptions and budgets for the **Main Power Plant – Replace Dense Phase Coal Handling System** (\$9,010,000), **Temporary Boiler Building - Increase West Campus Steam Capacity** (\$2,925,000), **College of Public Health Building – Install Furniture** (\$2,133,000), and **Health Sciences Utility & Service Tunnel – Reconstruct Tunnel** (\$8,900,000) projects.

Executive Summary: The **Bowen Science Building – Renovate Cores 2-200, 2-300 and 2-400** project would modernize for the Department of Pharmacology 19,200 square feet of research laboratories in the identified cores on the second floor of Bowen Science Building (BSB). This project continues the long-term plan to complete the modernization of the BSB, which was constructed in 1972. The anticipated project cost of \$5.4 million would be funded by Treasurer's Temporary Investment Income and sponsored research indirect cost recoveries. (A map showing the location of BSB is included as Attachment D.)

To provide adequate space for the proposed new Children's Hospital, the south-most parking bay of Hospital Parking Ramp 2 needs to be removed. The Parking offices within the Ramp and the

Cambus hub south of the Ramp will also have to be relocated. This site is a major exit and entrance location for UIHC staff and visitors who use Cambus. The proposed **West Campus Transportation Center** project including an overhead pedestrian link to the UIHC Complex, would be located in parking lot 43, immediately east of the existing Recreation Building.

As part of the proposed Campus Transportation Center project, additional parking to make up for critical spaces lost to the relocated Campus hub, and a new entry/exit roadway will be established on the current practice bubble site. Relocation of the 25-year old, energy-inefficient bubble will need to be completed to accommodate the Children's Hospital and related West Campus Transportation Center projects.

To address UIHC staff parking needs, the spaces lost to the new transportation center will be reconstructed on the adjacent site, which is currently occupied by the practice bubble. (See below for further information on the Indoor Athletics Practice and Recreation Facility.) The Center, with an anticipated project cost of \$12 - \$13 million to be funded by a combination of UIHC Renewal and Improvement funds, Parking System funds and Department of Transportation / University institutional road funding, must be completed prior to beginning demolition work within Hospital Parking Ramp 2. (A map showing the proposed location of the Transportation Center is included as Attachment E.)

The University has determined that the initial phase of the Football Operations Facility, for which the Board authorized proceeding in October 2008, will be the construction of an **Indoor Athletics Practice and Recreation Facility** to be located west of the existing Recreation Building. (See Attachment F for the proposed location of the facility.) A full length football practice field would be constructed with artificial turf, and appropriate lighting and ventilation. The structure will be a rigid steel frame in lieu of the current, air supported structure. The schematic design booklet is included with the Board's agenda materials. The project budget of \$19.5 million would be funded by Athletics Department Gifts and Earnings, UIHC Renewal and Improvement Funds and Recreational Services Renewal and Improvement Funds.

The facility will provide practice space for the University of Iowa football team; in addition, the space will be used by other University Intercollegiate Athletics programs including baseball, softball and soccer. Recreational Services will continue its use of the practice facility for general student intramural sports and skills classes sponsored by academic departments.

The University of Iowa continues to evaluate details of a Phase II football operations facility plan and its subsequent integration with the new indoor practice facility. The University will return to the Board with results of that evaluation.

The **Main Power Plant - Replace Dense Phase Coal Handling System** project would replace a 25+ year old dense phase coal handling system with a modernized mechanical conveyor based system. (See Attachment G for a map showing the location of the Main Power Plant.) The project cost of \$9,010,000 would be funded from Utility System Revenue Bonds.

The **Temporary Boiler Building - Increase West Campus Steam Capacity** project (see Attachment H for map showing the location of the Temporary Boiler Building) would locate on the West Campus, additional permanent steam production beyond that provided by the emergency standby UIHC boiler in the Pomerantz Pavilion. Two packaged boilers from the Main Power Plant

on the East Campus would be relocated to the Temporary Boiler Building on the West Campus. The total project cost of \$2,925,000 would be funded by Utility Renewal and Improvement Funds.

The **College of Public Health – Install Furniture** project provides for the design, specification, procurement, and installation of furniture for the College of Public Health (CoPH) Building, now under construction. Pursuant to the terms of the federal Health Resources and Service Administration (HRSA) grant received in the amount of \$2,133,000, the funding will be used to furnish and equip the new CoPH facility. The installation of the furniture will be coordinated with construction activities.

The **Health Sciences Utility & Service Tunnel – Reconstruct Utility and Service Tunnel (formerly known as Carver College of Medicine – Utility and Service Tunnel Reconstruction)** project would reconstruct the Health Sciences Utility & Service Tunnel (HST) constructed in 1926. The tunnel interconnects Carver College of Medicine facilities including the Medical Research Center, the Eckstein Medical Research Building, the Medical Education Building, and the Medical Education and Research Facility. The reconstructed HST will follow the existing route, with a dividing wall to separate pedestrian service and utility functions. The project budget of \$8.9 million would be funded by Utility System Revenue Bonds, Treasurer’s Temporary Investment income, and Information Technology Services Renewal and Improvement Funds. (The map showing the location of the tunnel is included as Attachment I.)

Details of Projects:

Bowen Science Building – Renovate Cores 2-200, 2-300 and 2-400

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2010	Requested
Initial Review and Consideration of Capital			Receive
Project Evaluation Criteria		Dec. 2010	Report

West Campus Transportation Center

The current Cambus hub accommodates 4,000 passenger transactions and 400 transit departures daily concentrated in the early morning and late afternoon.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2010	Requested
Initial Review and Consideration of Capital			Receive
Project Evaluation Criteria		Dec. 2010	Report

Football Operations Facility – Indoor Athletics Practice and Recreation Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed – Football Operations Facility		Oct 2008	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2008	Receive Report
Selection of Design Professional (Substance Architecture; Des Moines, IA)		Jan. 2009	Not Required*
Design Professional Agreement (Master Planning Study)	\$ 149,000	June 2009	Not Required*
Design Professional Agreement (Schematic Design through Construction Administration)	2,243,560	Mar 2010	Not Required*
Update on Progress in Accomplishing Improvements		March 2010	Received Report
Schematic Design		Dec. 2010	Requested
Project Description and Budget	19,500,000	Dec. 2010	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2010	Receive Report

*Approved by Executive Director, consistent with Board policies

The 102,100 gross square foot (92,100 net assignable square feet) facility would be located west of the existing Recreation Building and south of the existing outdoor practice field. The exterior of the new practice facility would be masonry at the lower wall, with pre-finished metal panels above on the north, east and west facades of the building. The top portions of every façade would be translucent insulated panels that will allow daylight into the interior space. The colors of the metal panels and the standing seam metal roof will be selected to be compatible with the metal panels and roof of the Kinnick Stadium press box.

The facility will be sized to accommodate a full length football field with appropriate sideline and end zone run-off space. The building will also contain support spaces including storage, men’s and women’s restrooms and mechanical/electrical spaces. Video platforms will also be provided at selected locations within the structure and at the appropriate heights with safe access.

Construction is anticipated to commence in the fall of 2011 with a completion date of fall of 2012.

Project Budget

Construction	\$14,606,840
Planning and Design	3,413,160
Contingency	<u>1,480,000</u>
TOTAL	\$19,500,000

Source of Funds: Athletics Department Gifts and Earnings and, UIHC and Recreational Services Renewal and Improvement Funds

Main Power Plant – Replace Dense Phase Coal Handling System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2009	Requested
Selection of Engineer (Stanley Consultants, Muscatine, IA)		Oct. 2009	Not Required*
Design Professional Agreement (Preliminary Phase)	\$ 340,000	Mar. 2010	Not Required*
Design Professional Agreement (Preliminary Design through Operational Phase)	358,055	Oct. 2010	Not Required*
 Project Description and Budget	 9,010,000	 Dec. 2010	 Requested

*Approved by Executive Director, consistent with Board policies

The Main Power Plant dense phase coal transport system was installed in the mid-1980s as part of major plant upgrades. At the time of installation, dense phase transport offered a number of advantages compared to other available material handling technologies. Since that time, experience with the system has revealed system shortcomings, including system safety concerns (piping failures and coal dust accumulation), frequent system failures (plugged lines, failed transport vessels, diverter gate failures), high maintenance costs, and high auxiliary power requirements.

Project Budget

Construction	\$7,137,433
Planning and Design	1,160,614
Contingency	<u>711,953</u>
TOTAL	<u>\$9,010,000</u>

Source of Funds:
Utility System Revenue Bonds

Temporary Boiler Building - Increase West Campus Steam Capacity

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2010	Approved
Selection of Design Professional (Shive-Hattery, Iowa City)		August 2010	Approved
Design Professional Agreement (Preliminary Design through Construction)	\$ 234,882	Sept. 2010	Not Required*
Project Description and Budget	2,925,000	Dec. 2010	Requested

*Approved by Executive Director consistent with Board policies

Two package boilers, to be relocated from the Main Power Plant on the East Campus, would be located in the Temporary Boiler Building, which was constructed to house two rental emergency boilers after the flood of 2008. New support equipment including condensate/feedwater systems, water treatment, combustion air pre-heaters, and a common flue gas stack will be installed as part of this project.

Project Budget

Construction	\$2,181,223
Planning and Design	427,236
Contingency	<u>316,541</u>
TOTAL	\$2,925,000

Source of Funds: Utility System Renewal and Improvement Funds

College of Public Health Building – Install Furniture

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$2,133,000	Dec. 2010	Requested

This project is additive to the original \$47.7 million budget, supplementing the equipment and furnishing budget.

Project Budget

Construction	\$1,901,350
Planning and Design	136,650
Contingency	<u>95,000</u>
TOTAL	\$2,133,000

Source of Funds: Federal Health Resources and Services
Administration (HRSA) Grant

Health Sciences Utility & Service Tunnel – Reconstruct Tunnel (formerly known as Carver College of Medicine Utility and Service Tunnel Reconstruction)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2007	Approved
Selection of Design Professional (Shive-Hattery, Inc; Iowa City, IA)		Aug. 2010	Not Required*
Design Professional Agreement (Preliminary Design through Construction Administration)	\$ 575,503	Sept. 2010	Not Required*
Project Description and Budget	8,900,000	Dec. 2010	Requested

*Approved by Executive Director consistent with Board policies

Project Budget

Construction	\$6,752,433
Planning and Design	1,166,093
Contingency	<u>981,474</u>
TOTAL	\$8,900,000

Source of Funds: Utility System Revenue Bonds, Treasurer's
Temporary Investment Income, Information Technology
Services Renewal and Improvement Funds

**Bowen Science Building - Renovate Cores 2-200, 2-300 and 2-400
Evaluation Criteria**

Institutional Mission / Strategic Plan: This project will renovate approximately 19,200 sq ft. of research laboratory space in the Bowen Science Building (BSB) for the department of Pharmacology, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance research among faculty investigators in the area of pharmacology and the training of undergraduate students, graduate students and post doctoral fellows. The renovation is aligned with the Carver College of Medicine and University of Iowa research goals of being in the top ten of public universities for research funding.

Other Alternatives Explored: The Bowen Science Building was constructed in 1972. The 2-200, 2-300, and 2-400 cores on the second floor of the building need to be renovated to meet modern scientific needs and to make more efficient use of the space. Renovation is more practical and cost effective than the alternative of building a new research building. The relocation of the Pharmacology research laboratories to another building is not an option since there is no alternative space available to accommodate this research. During construction, the existing research staff and laboratories will be accommodated in existing adjacent space until the renovation is completed.

Impact on Other Facilities and Square Footage: There will be no change in square footage as the project involves the renovation of existing laboratories.

Financial Resources for Construction Project: Treasurer's Temporary Investment (TTI) income and sponsored research indirect cost recoveries.

Financial Resources for Operations and Maintenance: The space is currently and will continued to be maintained by UI Facilities Management, Building and Landscape Services.

External Forces Justifying Approval: The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help to meet the following goals: 1) accommodate the recruitment of new faculty, 2) retain faculty capable of competing for extramural research funding, 3) provide state of the art research facilities, and 4) sustain the commitment to training the next generation of scientists.

The project will also address deferred maintenance needs.

West Campus Transportation Center
Evaluation Criteria

Institutional Mission / Strategic Plan: Completion of this project is a necessary first step that will allow the University of Iowa Hospitals and Clinics (UIHC) to move forward with the construction of a new Children's Hospital facility, which supports the UIHC in meeting its central missions. This project accounts for critical UIHC staff parking, a replacement Cambus transportation hub and circulation to/from Hawkins Drive, and provides safe pedestrian access from the proposed transportation center to UIHC. This site is a major exit and entrance location for UIHC staff and visitors who use Cambus, and accommodates 4,000 passenger transactions and 400 bus turn-arounds daily – concentrated in the early morning and late afternoon.

Other Alternatives Explored: Multiple siting options for immediate and long-term growth of the UIHC complex were considered and tested as part of the UIHC master planning. Critical adjacencies to central service corridors and patient access points, which enable future modernization of existing hospital wings, led to the proposed Children's Hospital location. Adjacencies, safety, and convenience for UIHC staff and patient parking were studied in selecting the location for the Transportation Center.

The proposed site is not only close to the UIHC complex, but is also adjacent to a majority of existing UIHC staff parking, and is directly adjacent to patient parking in Hospital Parking Ramp 3. The elevated pedestrian walkway will maximize safe passage to and from UIHC for all of those parking in these areas by avoiding a busy and complex vehicular intersection below.

Impact on Other Facilities and Square Footage: This project will result in the relocation of Hospital Parking Ramp 2 parking offices, relocation of the current UIHC Cambus hub and the Cambus Office facility. To address UIHC staff parking needs, the spaces lost to the new transportation center will be reconstructed on the adjacent site currently occupied by the UI indoor practice bubble. A new indoor practice facility will be constructed west of the Recreation Building to make way for the needs of this project. The new indoor practice facility will be coordinated with the in-progress Football Operations Facility project.

Financial Resources for Construction Project: A combination of UIHC Renewal and Improvement funds, Parking System funds and DOT / UI Institutional road funds.

Financial Resources for Operations and Maintenance: Operation and maintenance of the new and relocated Parking and Transportation facilities will be funded as part of the Parking and Transportation enterprise. Operation and maintenance of the indoor practice facility replacement will be funded by UI Athletics and Recreational Services based on the use.

External Forces Justifying Approval: This project is in response to and support of the proposed UIHC project for the construction of a new Children's Hospital.

The continued growth in the health care requirements of pediatric patients is a significant force driving the need for a Children's Hospital. UI Children's Hospital continues to be the only location in the state that provides comprehensive care in the areas of neuromuscular disorders, rheumatology, cardiac electrophysiology, urology, bone marrow transplantation, solid organ transplantation, medical genetics, and advanced pediatric surgical subspecialty services.

Football Operations Facility – Indoor Athletics Practice and Recreation Facility
(initial phase of Football Operations Facility)

Evaluation Criteria

Institutional Mission / Strategic Plan: The indoor practice facility is 25-years old. The interior dimensions create safety concerns related to clearances between the playing field and the concrete foundation walls. The proposed project, the relocation of the indoor practice facility, is necessitated now by UIHC's proposed Children's Hospital project. That facility will force the relocation of the primary west campus Cambus hub and all associated Parking and Transportation offices. The relocation plan calls for parking and an associated entrance/exit roadway north to Hawkins Drive to be located on the site currently occupied by the indoor practice bubble. Relocating the indoor practice facility is a first step in the Athletics Department's plan to update and modernize UI Football operations, while enabling the transportation center, and thus, the UIHC Children's Hospital project to move forward.

Previously the University reported to the Board the following background on phase II of the proposed project:

The Richard O. Jacobson Building, constructed in 1995, houses facilities for the football program at the University of Iowa. The lower level consists of team locker rooms, coaches' lockers, equipment room, and sports medicine/training area. The first level includes a reception area and strength and conditioning area. Adjacent to this area is the football office suite, which consists of coaches' offices, reception area, video/film area and meeting space. Since the construction of these facilities, the coaching and support staffs have grown significantly, especially in the areas of video/film analysis, recruiting evaluation, and research and correspondence. These facilities do not meet the current needs of the football program and are deficient in terms of adequate office space, technology needs, a weight room large enough to provide new training techniques of strength and conditioning, i.e., dynamic stretching, plyometrics, agility and speed development, and core strengthening. The training room no longer has the state-of-the-art modalities to assist in the prevention of injuries and rehabilitation following an injury to student athletes.

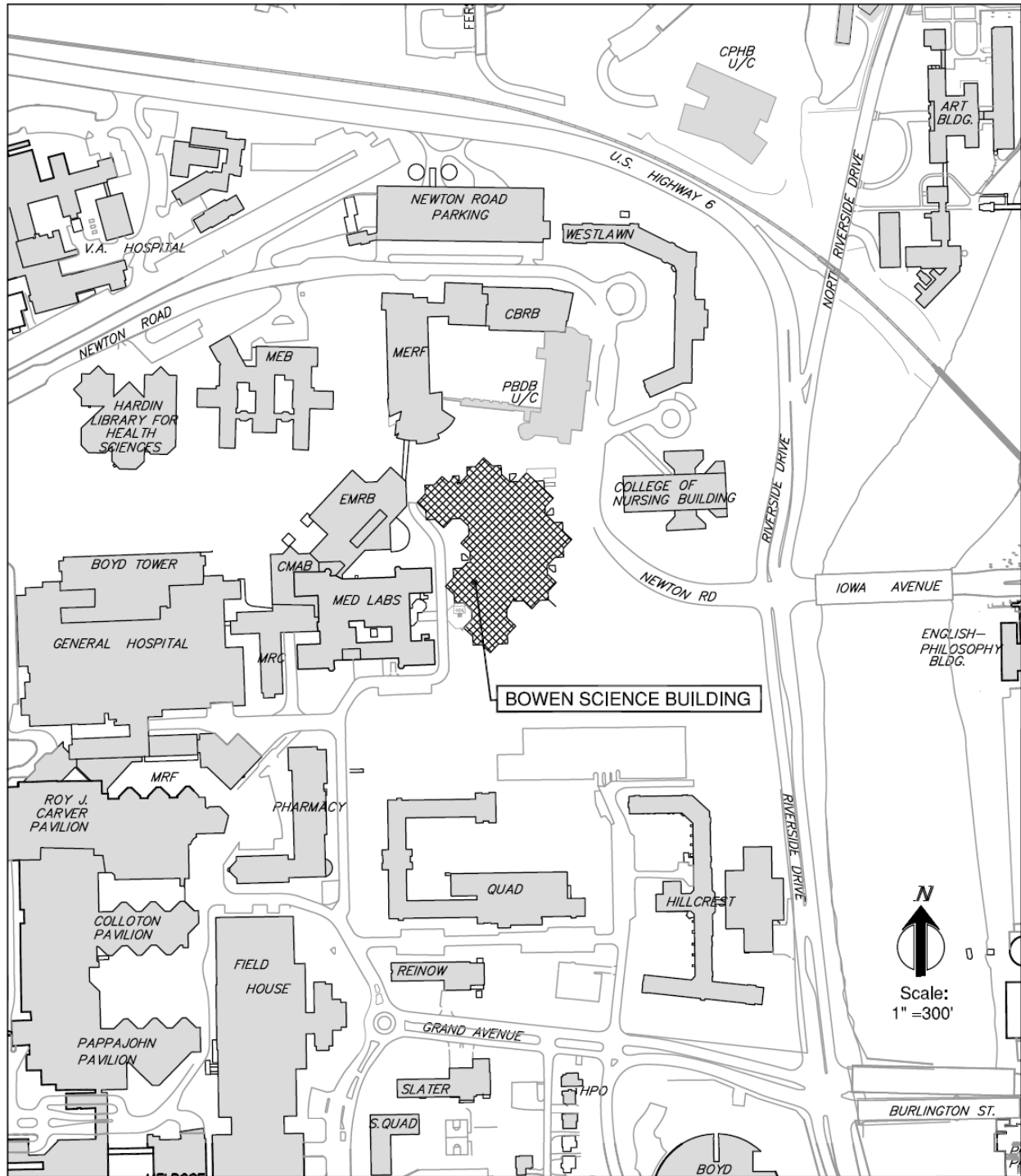
Other Alternatives Explored: There were previous studies that examined the condition of the existing bubble and its potential continued use on the current site. The age and condition of the bubble, its significant energy use and ongoing safety concerns related to its clear space practice dimensions made keeping the bubble for the long-term a significant concern. Funding could be used to maintain the bubble near its current state for several years, but given the current needs for the land to enable the Children's Hospital project, continuing to spend funds to keep a marginal and aging facility is not an effective investment. There was also examination into whether the bubble could be replaced with a modernized structure at its current site. As this site has become critical for advancement of the UIHC Children's Hospital project, replacement without relocation was deemed counter-productive to larger UI planning objectives.


Impact on Other Facilities and Square Footage: This project will result in the demolition of the existing practice bubble and its foundation system. Plans for the Jacobson Building and UI Football operations space is phase II of this project. It is being studied in detail now and will be communicated to the Board at a future meeting.

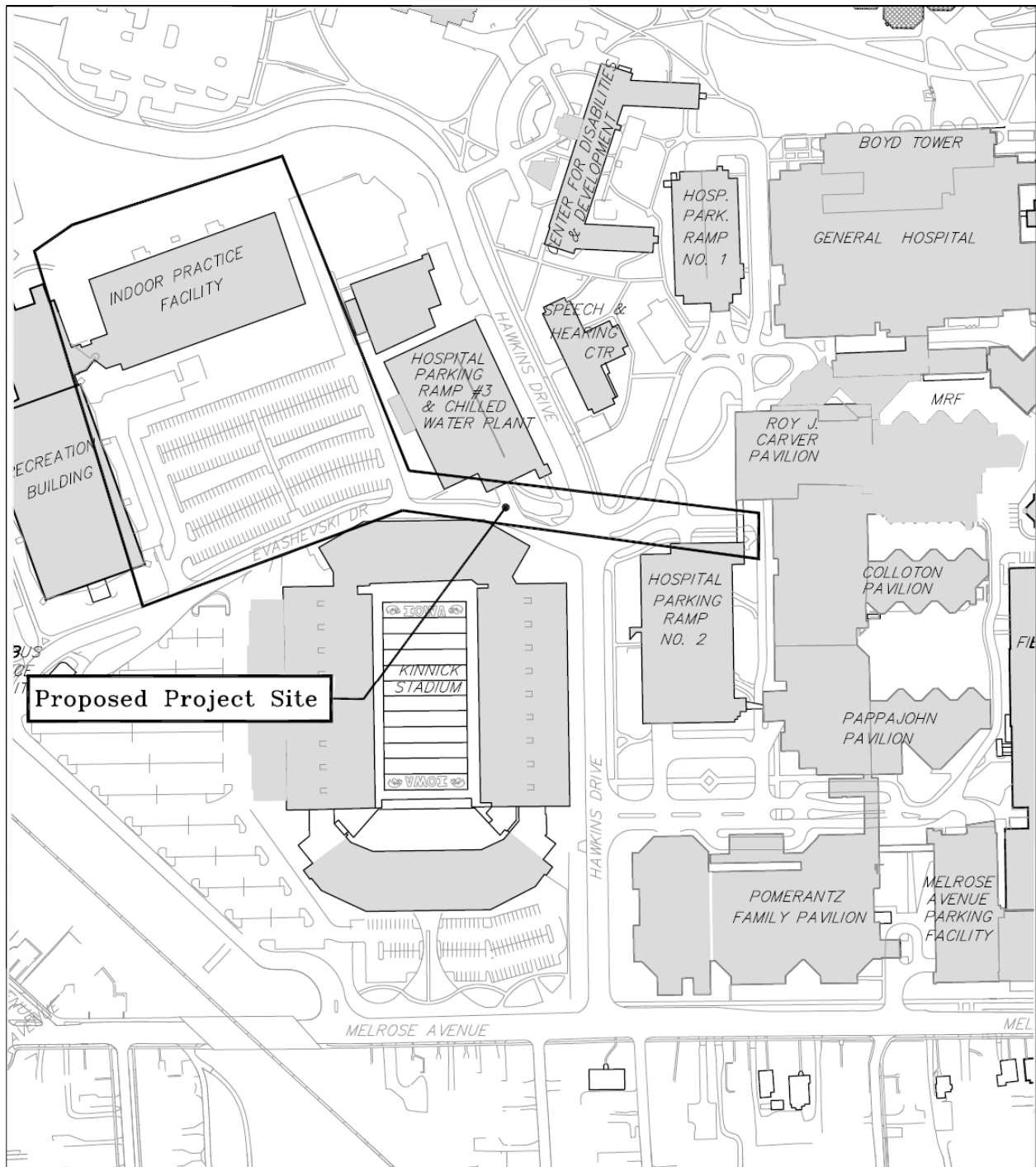
Financial Resources for Construction Project: Project funding will be provided by Athletics Department gifts and earnings, Recreational Services Renewal and Improvement funds, and by UIHC Renewal and Improvement funds based upon the need to claim the land for the West Campus Transportation Center as part of an enabling project for the Children's Hospital.

Financial Resources for Operations and Maintenance: The source of funds to cover the associated operating and maintenance costs will be provided by the Athletics Department and other users, based on hours of usage and control of space use within the facility. The new facility will result in lower energy costs based on improved mechanical systems.

External Forces Justifying Approval: In advance of a comprehensive modernization of the football operations, practice and student-athlete services facilities, this project allows for projects related to the UIHC Children's Hospital effort to move forward, while providing a better functioning, more efficient and safer indoor practice and recreation space than can be achieved within the current, and antiquated, bubble.



 <p>THE UNIVERSITY OF IOWA</p> <p><i>Plotted: Oct. 28, 2010 BSB-2ndFlr.dwg</i></p>	<p>Legend</p> <p>— University Property Line</p>	<p>LOCATION MAP</p> <p>Bowen Science Building</p> <p>Renovate Cores 2-200, 2-300 and 2-400</p>
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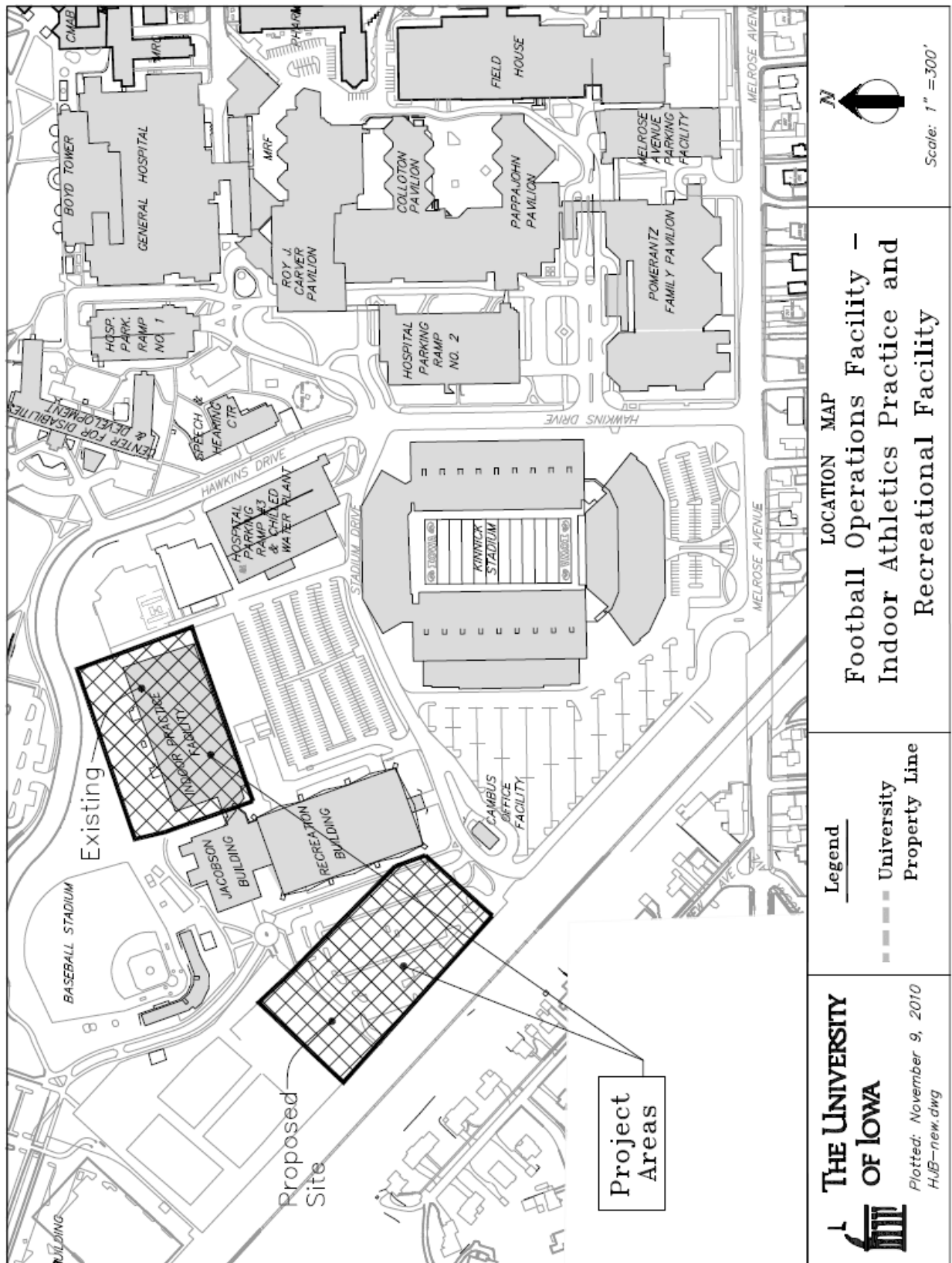
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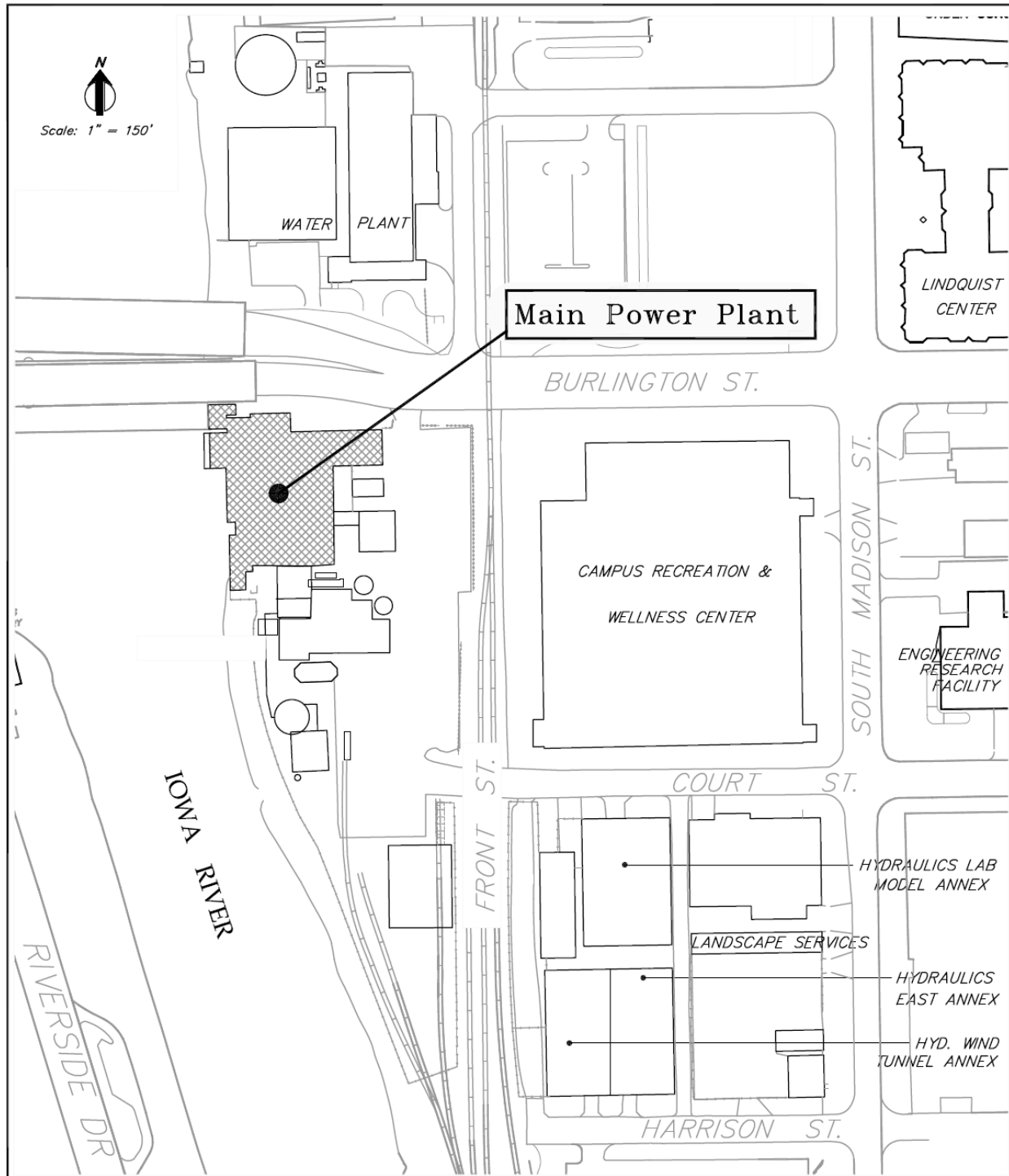


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Location Map:

West Campus Transportation Center





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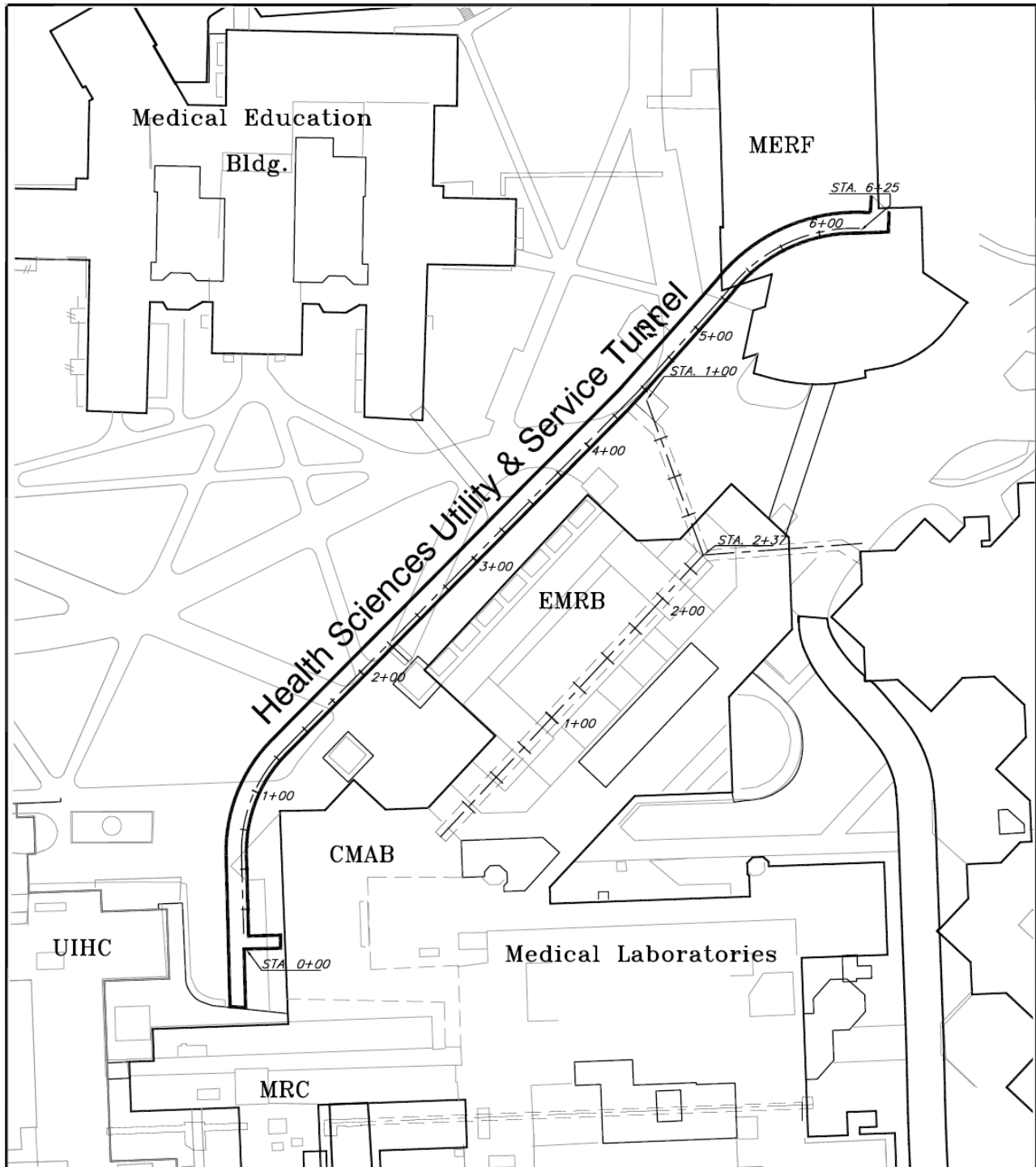
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Plotted: Oct. 28, 2010

Location Map:

Main Power Plant-Replace Dense
Phase Coal Handling System



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Plotted: November 2, 2010



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Location Map:
Health Sciences
Utility and Service Tunnel -
Reconstruct Tunnel