

**A PRESENTATION OF THE MASTER PLAN FOR THE HONORS CENTER AND CAREER CENTER, AND THE SCHEMATIC DESIGN FOR THE HONORS CENTER PROJECT WILL BE MADE AT THE JUNE BOARD MEETING**

SUI B-1

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of April 19, 2001 through May 16, 2001

**Date:** June 1, 2001

**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

**Executive Summary:**

The University of Iowa requests permission to proceed with project planning and the architectural selection process for an addition to the **Dey House**, an 1857 residential structure with historic significance, which houses the University of Iowa Program in Creative Writing. The addition would be funded from gifts.

Representatives of the University and the project architects, HLKB, will attend the Board meeting to present the site master plan for the **Honors Center and Careers Center** projects and the schematic design for the **Honors Center**. Booklets outlining the master plan and schematic design are included with the Board's docket materials. The 58,700 gross square foot Honors Center will house the administrative office areas for the Belin-Blank Center for Gifted and Talented Education and the University Honors Program, as well general instructional areas. The \$13.9 million project will be funded primarily by gifts to the University, including a major gift from the Blank family.

The University requests approval of four components of the Health Sciences Campus Plan.

Schematic design (booklet enclosed), and project description and budget (\$2,595,000) for **Medical Education Building - Renovate for Physical Therapy** project, which would renovate space in the Medical Education Building for the functions of the College of Medicine Department of Physical Therapy, which are currently located in the Steindler Building and Westlawn;

Schematic design (booklet enclosed), and project description and budget (\$2,164,000) for **University of Iowa Hospitals and Clinics - Renovation of Vacated Space for College of Public Health—Phase 3** project which is the last phase of the planned renovation of space in the General Hospital to house the College of Public Health;

Change order #76 (\$916,366) to the construction contract with Knutson Construction Services, Inc., and a revised budget (\$58,022,180, an increase of \$1,170,180) to accommodate the change order and future contingency costs for the **Medical Education and Biomedical Research Facility** project; and

Amendment #1 (\$103,000) to the agreement with Rohrbach Carlson for the **Medical Education and Biomedical Research Facility – Building B** project.

The University seeks approval of the program statement for the **Hillcrest Residence Hall – Construct Reception Area and Modify Student Rooms** project. The project would relocate the main building reception and information desk and managerial offices to the rotunda area adjacent to the primary entrance to provide a central location and direct access from the main entry.

The University requests approval of the project description and budget (\$3,710,000) and amendment #1 (\$117,000) to the engineering agreement with Stanley Consultants for the **Power Plant—Boiler #10 Repairs** project, which would replace the boiler economizer and induced draft fan, and provide other repairs to ensure the reliability of the boiler.

The University requests approval of amended project budgets for five utility projects, which would change the source of funds to meet bond fund expenditure percentages. (The total amount of each project budget would not change.)

The University requests approval of architectural agreements and amendments to previously approved architectural agreements with:

Wehner Patschull Pfiffner, PC (\$77,000) for the **Pharmacy Building Remodel Rooms 321, 323 and 325** project;

Shive Hattery, Inc. (\$35,740) for the **UIHC - Carver Pavilion Smoke Control for Elevator Lobbies** project;

Design Engineers (\$25,500) for the **UIHC – Electronic Lighting Ballast Installation, Phase II;**

A & J Associates, PC (\$24,000) for the **UIHC – Adult and Child Psychiatry Clinic Renovation** project;

Neumann Monson, PC (amendments #13 - #17 totaling \$172,500) for the **Engineering Building Addition / Modernization** project; and

Rohrbach Carlson, PC (amendment #1 for \$15,000) for the **Rienow Residence Hall Landscape Improvements** project.

**Background and Analysis:**

Dey House Addition

Anticipated Source of Funds: Gifts to the University

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2001	Requested

The University of Iowa Program in Creative Writing, known informally as the Iowa Writers' Workshop, was the first creative writing degree program at a university in the United States. It has served as the blueprint for most of the other university-based creative writing programs. The Workshop provides an opportunity for writers to work and learn with established poets and prose writers. A dozen winners of the Pulitzer Prize, three recent U.S. Poet Laureates, and numerous winners of the National Book Award and other major literary honors have participated in the program, which offers the Master of Fine Arts in English, a terminal degree qualifying the holder to teach creative writing at the college level.

The Program in Creative Writing is located in the Dey House, 507 N. Clinton Street, southwest of the President's Residence. (A map showing the location is included as Attachment A.) The 6,411 gross square foot house, which provides office and teaching space for the program, includes the original 4,692 gross square feet constructed in 1857 and a 1,719 gross square foot addition constructed in 1962. The Dey House, with its non-institutional atmosphere and unique architectural qualities, has become a symbol for the program. Designs for improvements to the property must thus be sensitive to the original house and its surroundings on a bluff overlooking the Iowa River.

The University reports that it expects to receive significant gifts to construct additional space for the University of Iowa Program in Creative Writing. The expectations associated with the gifts are that additional space will provide improved facilities for teaching, but more importantly, will provide facilities for new initiatives. Identified possible spaces include a curated archive and library, student study and writing areas, a gathering area for students and faculty, and a location for distance writing workshops conducted through teleconferencing.

The University has indicated that architectural and programmatic considerations will help determine whether the additional space would be a building addition or a freestanding structure. If the Board grants permission to proceed with the planning of the project, the University will begin the process for selecting an architect, who will help identify options for building on this site. The anticipated project budget is \$2 million.

Honors Center / Careers Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Honors Center / Careers Center</u> (formerly known as Cleary Walkway/Market Street Development)			
Permission to Proceed		Oct. 1999	Approved
Site Master Plan		June 2001	Receive
<u>Honors Center</u>			
Architectural Selection (Herbert Lewis Kruse Blunck)		Feb. 2000	Approved
Architectural Agreement - Site Planning (Herbert Lewis Kruse Blunck)	\$ 100,500	April 2000	Approved
Architectural Agreement - (Herbert Lewis Kruse Blunck)	1,033,350	Sept. 2000	Approved
Building Program		Feb. 2001	Approved
Schematic Design		June 2001	Requested
Project Description and Total Budget	13,940,000	June 2001	Requested

Site Master Plan

The University will present the site master plan for the **Honors Center and Careers Center** (formerly known as the Cleary Walkway / Market Street Development) projects, which are to be co-located within the same block, at the June Board meeting. The Board's docket materials include a booklet detailing the master plan and design guidelines.

The site master plan encompasses the site of the Honors Center, the Careers Center, and parking to serve both buildings. These projects would utilize portions of the city block bounded by Bloomington Street, T. Anne Cleary Walkway, Clinton Street, and Market Street, (across from the Chemistry Building) as noted on the map in Attachment B. The Honors Center would house the University's Honors Program and the Connie Belin and Jacqueline N. Blank International Center for Gifted Education and Talent Development, and would be located at the northwest corner of the site. The proposed Careers Center would house expanded career counseling and placement services and other academic/student service functions, and would be located south of the Honors Center.

The University reports that to take full advantage of the entire site, it will be necessary to relocate Shambaugh House, the current home of the University Honors Program. (The location of Shambaugh House is shown on Attachment B.) The University has indicated that it is evaluating future uses of the building and studying several options for the relocation, which is expected to take place this summer. The cost of the relocation is not included in the project budget for the Honors Center. It is expected that the Shambaugh site will be used as a materials storage area during construction of the Honors Center, and subsequently developed as a 23-car parking facility.

The University reports that the site of the Honors Center and the proposed Careers Center would serve as a front door and point of orientation to visitors and that the site must be seen within the context of the existing east campus, which is centered on the symbolic Old Capitol Building. The sites for the buildings are symbolically and functionally linked to the Old Capitol by the T. Anne Cleary Walkway, which is the primary pedestrian north-south corridor throughout campus. Two main vehicular routes at Jefferson and Market Streets intersect this pedestrian artery. In addition, secondary pedestrian routes perpendicular to the T. Anne Cleary Walkway exist at significant public spaces. The project will develop another route at the Chemistry Building entry, moving east between the Honors Center and the proposed Careers Center.

The axial relationship between the T. Anne Cleary Walkway and the Old Capitol Building is currently enhanced by the existing canopy of over story trees, most of which are over 50 years of age, on the block between Market and Bloomington Streets. The University reports that these trees will be vigorously protected during the construction of the Honors Center.

The site will be developed to complement the neighboring buildings, including Daum Hall, which is immediately adjacent on the east, Burge Hall to the north across Bloomington Street, and the Chemistry Building to the west across the T. Anne Cleary Walkway. The privately owned Old Brick property also shares the southeast corner of the block.

Parking will be provided primarily through existing parking. Two structured parking facilities are within one block of the site. In addition, between 20 and 25 visitor parking spaces will be provided east of the Honors Center to serve both it and the future Careers Center.

## Honors Center

### Building Exterior

The Honors Center will contain a basement and six floors for a total of 58,700 gross square feet. The building has been designed to preserve trees along the T. Anne Cleary Walkway and to maximize the site as defined in the master plan (see previous page). Site development of the immediate Honors Center building site will also be included in the project.

The University reports that the material palette of the building will respond to its location and function within the east campus. Its location along the T. Anne Cleary Walkway and its classroom functions tie it to the limestone buildings of the Pentacrest, as well as the brick and limestone Chemistry Building to the south. Its vertical scale and physical proximity to Daum Residence Hall link it to the brick and metal panels of Daum and Burge Halls.

In response to these relationships and to the function of the building, a material palette of brick, architectural concrete, metal and glass has been developed. The brick and concrete elements are focused on the building's core, and are visible to the west and north. The treatment of these areas will allow the building to relate to both the limestone and brick buildings along the walkway.

Metal panels on the upper four floors will be used on the east, north and south to relate to Daum and Burge Halls. Glass will be used extensively in the lobby and on the west to open to the walkway on the lower levels and to the river on the upper levels. This glass curtain wall system will incorporate sunscreens to provide daylight energy saving opportunities.

The building has been designed with a sloped roof, waterproofed with a rubber roof membrane. The slope of the roof will be hidden with parapet walls in order to be sensitive to Daum Hall, Burge Hall, and the Chemistry Building, which all utilize parapets at the top of the perimeter walls. The rubber membrane will be covered by a minimum, 15-year manufacturer's warranty.

Primary entrances to the building will be provided from both the visitor parking area and the T. Anne Cleary Walkway.

### Building Interior

The building will be connected to the Careers Center at the basement level and at the second floor level. The service entrance to the building will be reached via Bloomington Street and will be used as the entry for deliveries and waste removal for this building, as well as for the Careers Center. Two public elevators will serve all floors. A service elevator will connect the first floor service entrance and the basement. The building will be equipped with a fire safety sprinkler system.

Men's restrooms will be located on floors 1 - 4 and 6. Each restroom will include two water closets and one urinal. Women's restrooms will be located on the same floors, with seven water closets each on the first two floors, five water closets on the third floor, three water closets plus a lactation room on the fourth floor, and five fixtures on the sixth floor. The lower level of the building and the fifth floor will have one unisex toilet, with a rough-in for additional fixtures on the fifth floor.

The Honors Center will house the administrative office areas for the Belin-Blank Gifted and Talented Education Program and the University Honors Program. The facility will also house general instructional areas consisting of five 25-student multi-media classrooms, a 20-seat ICN classroom, a research library, a 25-seat computer center, five study/tutor rooms, lounge, and informal study areas. The classrooms would be located on the first and second floors, and would be scheduled as general assignment classrooms during primary instructional hours, but would be used by the Belin-Blank Gifted and Talented Program during the summer months and weekends.

In addition, the facility would be constructed with shell space for future development. The University anticipates that this space would be developed to provide smaller, more specialized areas for individual instruction, which would be available for general campus use. The shell space may also be developed into additional office areas.

The University presented the program statement in February 2001 and reported that it would further evaluate the building program relative to the available funds. The following table provides a space summary for the Honors Center, as included in the program statement approved in February 2001, and the proposed schematic design:

	Program (Feb. '01)		Schematic Design (June '01)	
Student Areas				
Multi-Media Classrooms (5)	4,375		4,375	
Informal Study Areas (4)	2,000		2,000	
ICN Classroom and Support Space	1,664		1,664	
Research Library	1,000		1,000	
Computer Center	875		875	
Study/Tutor Rooms	600		600	
Lounge	600		600	
Other	<u>336</u>		<u>336</u>	
Total Student Areas	11,450	nsf	11,450	nsf
Administrative Areas				
Belin-Blank Office Areas	4,495		4,615	
Honors Program Office Areas	2,390		2,390	
Shared Conference/Clinic Rooms	<u>1,805</u>		<u>1,830</u>	
Total Administrative Areas	8,690	nsf	8,835	nsf
Lobby/Reception Area	<u>4,100</u>	nsf	<u>4,600</u>	nsf
Total Programmed Net Assignable Space	24,240	nsf	24,885	nsf
Shell Space	11,760	nsf	10,250	nsf
Total Non-Assignable Space (Maintenance, Mechanical/Electrical, Restrooms, Circulation)				
	24,000		23,325	
Total Gross Square Feet	60,000	gsf	58,460	gsf
Net-to-Gross Ratio (Building Efficiency)	60%		60%	

The following table provides a summary of the functions by floor:

<u>Floor</u>	<u>Function</u>
Lower Level	Storage
Level 1	3 multi-media classrooms, lobby
Level 2	2 multi-media classrooms, ICN classroom and support
Level 3	Research library, computer center, study areas, clinic rooms, lounge
Level 4	Honors Program administrative and staff offices and workroom, shell space
Level 5	ICN guest and demonstration presentation area, conference room, break room, shell space
Level 6	Belin-Blank Program administrative and staff offices, conference rooms, and workroom

It is anticipated that the project will be bid in late 2001 or early 2002 with an estimated construction period of 18 months. Construction would continue through mid-August 2003.

Preliminary Budget

	<u>Amount</u>
Design, Inspection and Administration	
Consultants	\$ 1,185,400
Design & Construction Services	400,000
Construction	10,229,800
Furnishings and Equipment	972,500
Contingencies	<u>1,152,300</u>
TOTAL	<u>\$13,940,000</u>

Source of Funds

Gifts to the University*	\$ 9,000,000
Treasurer's Temporary Investments	3,000,000
Parking System Improvement and Replacement Fund	300,000
Master Lease**	1,000,000
Utility System Improvement and Replacement Fund	<u>640,000</u>
TOTAL	<u>\$13,940,000</u>

\* Includes a major gift from the Blank family.

\*\* To be used for furnishings and equipment.

Medical Education Building - Renovate for Physical Therapy  
Source of Funds: College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Health Sciences Campus Plan Permission to Proceed		May 1996	Approved
Program Statement Architectural Agreement		March 2001	Approved
(Baldwin White Architects, Des Moines, IA)	\$ 234,000	March 2001	Approved
Schematic Design		June 2001	Requested
Project Description and Total Budget	2,595,000	June 2001	Requested

This project, which is one component of the Health Sciences Campus Plan, would renovate 16,120 gross square feet of space on two floors of the Medical Education Building west wing to consolidate the Department of Physical Therapy of the College of Medicine. These functions are currently located in 5,800 square feet of space in Westlawn, which was renovated in 1998 to provide a temporary location for the teaching functions of the Department after it relocated from the west wing of the Steindler Building prior to its demolition, and 8,415 square feet of space in the remaining portion of the Steindler Building, which will be demolished.

The renovation would include 7,940 gross square feet on the upper level to house clinical teaching laboratories, locker rooms for student and patient use, and office areas; and 8,180 gross square feet on the lower level to house various instructional laboratories and other student areas including a media resource room, lounge and study area. The project would correct existing building deficiencies and transform the space into a pleasant learning environment. Work would include asbestos abatement; selective demolition; construction of interior partitions; installation of new ceilings and light fixtures; installation of a new heating, ventilating, and air conditioning system; replacement of existing single pane windows with new thermal pane windows; and selected repairs to the building's exterior.

The University reports that the space to be renovated currently houses the Clinical Trials Research Program for the Women's Health Initiative and Prevention Intervention Center, which would relocate to a portion of renovated space for the College of Public Health in the General Hospital. The University reports that the Medical Education Building space also houses non-laboratory research programs of the Department of Psychiatry, which would be relocated to

leased space. The University has indicated that the vacated space in Westlawn would house office functions of the Department of Psychiatry currently in leased space.

The complete project will contain net program space of 7,442 square feet on the upper level and 6,797 square feet on the lower level, for a total of 14,239 square feet.

The schematic design program spaces are unchanged from those included in the program approved by the Board in March 2001. A schematic design booklet, included with the Board's docket materials, contains floor plans reflecting the schematic design for the renovated space, as well as floor plans showing the existing conditions. The following is a summary of the spaces:

<b><u>Upper Level</u></b>			
Clinical Teaching Laboratory, Teaching Clinic and Teaching Support	3,513		
Office/Support Areas	2,059		
Locker Rooms	808		
Conference Rooms	523		
Reception Area	286		
Mail Room/Copy/Kitchen	<u>253</u>		
<b>Total Net Assignable Space</b>		<b>7,442</b>	nsf
Total Non-Assignable Space		<u>498</u>	
<b>Total Gross Square Feet</b>		<b><u>7,940</u></b>	gsf
Net-to-Gross Ratio = 94 Percent			
<b><u>Lower Level</u></b>			
Laboratories (Cardiopulmonary, Neuromuscular, Orthopedic, EMG/Motor Control, Biomechanical)	3,009		
Media Resource Area/Lounge/Study Area	1,095		
Mechanical/Electrical Shops, Building Engineer, Storage	973		
Graduate Assistant's Office	752		
Maintenance/Mechanical	466		
Conference/Classroom	292		
Vending	<u>210</u>		
<b>Total Net Assignable Space</b>		<b>6,797</b>	nsf
Total Non-Assignable Space		<u>1,383</u>	
<b>Total Gross Square Feet</b>		<b><u>8,180</u></b>	gsf
Net-to-Gross Ratio = 83 Percent			

It is anticipated that construction will begin the summer of 2001 with completion in the spring of 2002.

Preliminary Budget

	<u>Amount</u>
Design, Inspection and Administration	
Consultants	\$ 241,000
Design & Construction Services	87,000
Construction	2,061,000
Contingencies	<u>206,000</u>
TOTAL	<u>\$2,595,000</u>

University of Iowa Hospitals and Clinics - Renovation of Vacated Space for College of Public Health - Phase 3

Source of Funds: College of Medicine Gifts and Earnings and Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2000	Approved
Program Statement - Phase 1		March 2000	Approved
Project Description and Total Budget - Phase 1	\$ 2,598,000	March 2000	Approved
Architectural Agreement - Three Phases (Baldwin White Architects, Des Moines, IA)	327,500	March 2000	Approved
Construction Contract Awards - Phase 1			
General Construction (McComas-Lacina Construction)	1,276,881	June 2000	Ratified
Asbestos Abatement (EnviroBate Management Services)	221,229	July 2000	Ratified
Project Description and Total Budget - Phase 2	87,000	March 2000	Not Required*
Construction Contract Award - Phase 2 (McComas-Lacina Construction)	75,739	April 2000	Not Required*
Program Statement - Phase 3		March 2001	Approved
Schematic Design – Phase 3		June 2001	Requested
Project Description and Total Budget – Phase 3	2,164,000	June 2001	Requested

\* Approved by University in accordance with Board procedures for projects under \$250,000

A total of approximately 32,000 square feet of vacated space in the General Hospital will be remodeled to house portions of the College of Public Health. The three-phase project will remodel space on the first and second floors of the General Hospital, which previously housed the Department of Otolaryngology, the Hospital Dentistry Institute, and the UIHC Blood Center. The project, which is one component of the Health Sciences Campus Plan, will relocate occupants from the remaining portion of the Steindler Building, which will be demolished.

The Phase 1 project, which is currently under construction, includes the remodeling of approximately 16,500 square feet of space on the second floor of the General Hospital. The space will be renovated to house the Preventative Intervention Center, Lipid Research Clinic, Epidemiology and Biostatistics. The Phase 2 project, which has been completed, included the renovation of approximately 1,350 square feet of space on the second floor of the General Hospital to house a portion of the administrative offices of the College and a classroom.

The Phase 3 project would renovate a total of 11,504 net square feet of space in the northeast portion of General Hospital (4,207 net square feet on the first floor, and 7,297 net square feet on the second floor) to complete the renovation project for the College of Public Health. The Phase 3 project would house the Departments of Health Management and Policy, and Community Behavioral Health, as well as additional administrative offices, student space and support areas for the College.

The project will correct existing deficiencies and transform the space into a pleasant learning environment. Work will include asbestos abatement; selective demolition; construction of interior partitions; installation of new ceilings and light fixtures; installation of a new heating, ventilating and air conditioning system; and upgrades of the telephone, data communications, and fire and life safety systems.

The following is the summary of spaces for the Phase 3 project as included in the previously approved program statement. The University reports that these spaces did not change in the schematic design, a booklet detailing the schematic design is included with the Board's docket materials.

**First Floor**

<u>College of Public Health Administration</u>		
Office Areas (Finance, Admissions, etc.)	1,281	
Health Science Computer Laboratory	645	
Information Technology/Server Rooms	584	
Student Commons	484	
File/Storage/Mail/Supply/Work Room	477	
Reception Area/Conference Room	413	
Restrooms	179	
Other	<u>144</u>	
<b>Total Net Assignable Space</b>		<b>4,207 nsf</b>
Total Non-Assignable Space		<u>1,518</u>
<b>Total Gross Square Feet</b>		<b><u>5,725</u> gsf</b>
Net-to-Gross Ratio = 73 Percent		

**Second Floor**

<u>Health Management and Policy</u>		
Office Areas	1,901	
Conference Room/Reception Area	572	
Computer Laboratory	261	
Copy Room/Work Room	130	
Student Support Room	<u>127</u>	
		2,991 nsf
<u>Community Behavioral Health Program</u>		
Office Areas	2,267	
Restroom	<u>51</u>	
		2,318 nsf
<u>College of Public Health Administration</u>		
Office Areas (Administrator and Associate Deans)	1,130	
Conference Room/Reception Area	574	
Work Room	156	
Restroom	<u>128</u>	
		<u>1,988</u> nsf
<b>Total Net Assignable Space</b>		<b>7,297 nsf</b>
Total Non-Assignable Space		<u>1,307</u>
<b>Total Gross Square Feet</b>		<b><u>8,604</u> gsf</b>
Net-to-Gross Ratio = 85 Percent		

Construction is scheduled to begin in the summer of 2001, with completion during the spring of 2002.

Preliminary Budget

	<u>Amount</u>
Design, Inspection and Administration	
Consultants	\$ 70,000
Design & Construction Services	96,000
Construction	1,816,000
Contingencies	<u>182,000</u>
TOTAL	<u>\$2,164,000</u>

Medical Education and Biomedical Research Facility

Source of Funds: State Appropriations, Revenue Bonds, and College of Medicine Gifts and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 1996	Approved
Program Statement		June 1997	Approved
Schematic Design		June 1997	Approved
Project Description and Total Budget	\$ 47,135,000	June 1997	Approved
Architectural Agreement (Payette Associates)	3,750,700	Nov. 1996	Approved
Architectural Amendments (3)	1,161,200		Approved
Construction Contract	40,430,000	Dec. 1998	Approved
Revised Budget	56,852,000	Dec. 1998	Approved
Previous Change Orders (75) (Knutson Construction Services)	2,666,650		Approved*
 Change Order #76	 916,366	 June 2001	 Requested
Revised Budget	58,022,180	June 2001	Requested

\* Approved by Board and University in accordance with Board procedures.

Construction of the Medical Education and Biomedical Research facility began in January 1999, with a contractual completion date of June 30, 2001. Due to additional design details for door hardware, door frames, and the building's electronic lock system, the Board approved a change order at its June 2000 meeting, extending the completion date to November 2001.

The University wishes to occupy portions of the building for Fall Semester 2001 and has developed a plan to allow the College of Medicine to use the building's educational areas this September, while construction work on the research spaces continues. This action will enable the College of Medicine to occupy its new space in time for its accreditation review in October 2001. (The last review conducted in 1994 cited facility deficiencies as a major concern.) The College of Medicine currently occupies a portion of the first floor in the UIHC Carver Pavillion where the Department of Orthopedics was located. When this space is vacated, UIHC will remodel it for use as the new patient support and lobby area.

Change Order # 76, in the amount of \$916,366, provides for additional work and materials required to isolate the educational areas from the general construction site and provides additional labor to accelerate the completion of the educational areas to September 2001. The change order also includes the completion of site improvements along the west side of the building to make it accessible for students and faculty, as the south end of the building will remain under construction. These improvements include grading, sidewalks, drainage facilities, bicycle parking, and a bus stop along Newton Road. The site improvement work represents approximately \$186,000 of the change order total and will be funded from Health Sciences Campus Landscape Improvements Phase 2A, a separate landscaping project.

The University seeks approval of a revised budget to accommodate the change order and future contingency costs. The proposed increase of \$1,170,180 includes \$730,180 for the building portion of the change order and \$440,000 for contingencies.

Project Budget

	Revised Budget <u>Dec. 1998</u>	Revised Budget <u>June 2001</u>
Design, Inspection & Administration	\$ 6,790,000	\$ 7,348,000
Construction	47,869,000	49,998,180
Art in State Buildings	236,000	236,000
Contingencies	<u>1,957,000</u>	<u>440,000</u>
TOTAL	<u>\$56,852,000</u>	<u>\$58,022,180</u>

Medical Education and Biomedical Research Facility – Building B

Anticipated Source of Funds: University of Iowa Facilities Corporation Revenue Bonds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 1999	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		May 2000	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City)	\$2,416,700	July 2000	Approved
Program Statement		Feb. 2001	Approved
Schematic Design		March 2001	Approved
Architectural Amendment #1 (Rohrbach Carlson, Iowa City)	103,000	June 2001	Requested

This project would provide a facility of approximately 130,000 gross square feet of additional biomedical research space as an extension (also known as Building B) to the Medical Education and Biomedical Research Facility. The additional space is needed to accommodate the current and anticipated growth in the College of Medicine's research activities. In addition, the building would provide space to house the administrative offices of the College of Medicine. The estimated cost for construction of Building B is \$40 million, with financing proposed from the sale of a combination of taxable and tax-exempt bonds to be issued by the University of Iowa Facilities Corporation, as discussed with the Banking Committee at its February 2001 meeting.

The University requests approval of Amendment No. 1 to the architectural agreement with Rohrbach Carlson PC of Iowa City, Iowa in association with Payette Associates, Inc. of Boston, Massachusetts. The amendment provides for an adjustment in the fee due to an increase in the project size from the originally envisioned 110,000 gross square feet to a facility of 130,000 gross square feet, as presented to the Board at its March 2001 meeting.

Hillcrest Residence Hall—Construct Reception Area and Modify Student Rooms  
Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2000	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		Dec. 2000	Approved
Negotiated Agreement	\$170,000	May 2001	Approved
Program Statement		June 2001	Requested

The remodeling of the dining wing in Hillcrest Residence Hall included development of a new primary building entrance and vestibule area, which are located adjacent to the central building rotunda. As a result, the existing information desk and reception areas are no longer properly located to serve the building's residents and visitors.

This project would include the general renovation of the rotunda, as well as the construction of a new information desk and administrative office suite to house the building manager and support staff immediately adjacent to the main building rotunda. The project will also include a new television lounge in the east wing and a manager's apartment to be located adjacent the north entrance. Four student rooms will be upgraded and made accessible to persons with disabilities. All renovated spaces will be served by new mechanical systems. The project will also convert the vacated information desk area into a "fast food" outlet that will function as a component of the Hillcrest Dining facility. This service will provide "on the go" food offerings for students as an alternative to the full service option.

The summary of the program areas is as follows:

Reception Desk / Offices/ Support	8,625	nsf
Student Rooms	870	nsf
Food Service Take Out Facility	800	nsf
<b>Subtotal</b>	<b>10,295</b>	<b>nsf</b>
Hall Manager's Apartment	1,000	nsf
<b>Total</b>	<b>11,295</b>	<b>nsf</b>

The estimated project cost for renovation of the 13,050 gross square feet is between \$2.3 million and \$2.8 million. The schedule includes construction beginning during the spring of 2002, thereby minimizing adverse effects on income while student rooms are closed for construction.

Power Plant—Boiler #10 Repairs

Source of Funds: Utility Enterprise Improvement and Replacement Fund

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Engineering Agreement		April 2001	Approved
(Stanley Consultants, Muscatine, IA)	\$ 165,000	April 2001	Approved
Project Description and Total Budget	3,710,000	June 2001	Requested
Engineering Agreement – Amendment #1 (Stanley Consultants)	117,000	June 2001	Requested

Boiler #10 is one of two coal-fired units in operation at the Main Power Plant. It was placed in service in 1978 and provides approximately one-half of the University's total steam supply.

When the Board granted the University permission to proceed with project planning for repairs to the boiler at its April 2001 meeting, the preliminary project scope included replacing the economizer (installed approximately 15 years ago) and the induced draft fan assembly (original to the boiler's installation), as well as examining other parts of the boiler for possible repair or replacement. The University anticipated, at that time, that the project would also include examination of boiler breaching; installation of an air heater; removal and replacement of portions of the penthouse roof; and structural modifications to the penthouse.

The planning process has identified areas requiring repair and opportunities to improve Boiler #10's operating characteristics and reliability. The proposed project will include:

- Replacement of the economizer;
- Replacement of breaching and expansion joints;
- Replacement of the fly ash re-injection and over-fire air fans;
- Replacement of the induced draft fan;
- Modifications to the boiler penthouse to permit the addition of the air heater and the replacement of the economizer;
- Addition of a new air heater above the economizer;
- Addition of a new feedwater heater; and
- Upgrading of instrumentation & controls in support of efficiency improvements.

The University reports that studies have indicated that the addition of a new air heater and a feedwater heater to the boiler will improve boiler efficiency. The University states that improved efficiency has been seen in Power Plant Boiler #11, which is equipped with similar heaters.

Since the planning process has revealed additional opportunities to improve Boiler #10's operating characteristics and reliability, the scope of work required of Stanley Consultants has increased. The University requests approval of amendment #1 to the agreement to Stanley Consultants in the amount of \$117,000. The amendment includes additional design work and activities related to air permitting requirements.

The University plans to initiate the project in October 2001 for completion by December 1, 2001. This schedule would allow Boiler #10 to be operational by December 15, 2001, which is the date by which all of the Power Plant boilers need to be operational for the winter heating season.

Preliminary Budget

	<u>Amount</u>
Design, Inspection and Administration	
Consultants	\$ 296,000
Design & Construction Services	98,000
Construction	3,016,000
Contingencies	<u>300,000</u>
TOTAL	<u>\$3,710,000</u>

Utility Projects – Amended Budgets

The University requests approval of amended project budgets, which change the source of funds, for five utility projects, as detailed below:

Project	Budget	Current Source of Funds	Proposed Source of Funds
Utilities-East Campus Steam Line Cross Connection	\$ 2,090,000	Utilities Enterprise Improvement and Replacement Fund	Utilities Enterprise Improvement and Replacement Fund, Utility System Revenue Bonds
Main Campus Steam Vault Repairs	1,088,000	Utilities Enterprise Improvement and Replacement Fund	Utilities Enterprise Improvement and Replacement Fund, Utility System Revenue Bonds
Medical Laboratories Electrical Service Improvements	958,000	Utilities Enterprise Improvement and Replacement Funds	Utilities Enterprise Improvement and Replacement Fund, Utility System Revenue Bonds
Northwest Campus Chilled Water Plant	9,130,000	Utility System Revenue Bonds	Utilities Enterprise Improvement and Replacement Fund, Utility System Revenue Bonds
Medical Education and Biomedical Research Facility Utility Relocation	10,200,000	State Appropriations, Revenue Bonds, and Treasurer’s Temporary Investments	State Appropriations, Revenue Bonds, Treasurer’s Temporary Investments, Utilities Enterprise Improvement and Replacement Fund

The proposed source of funds changes for the projects are needed to meet bond fund expenditure percentages to avoid the conversion of the Northwest Campus Chilled Water Plant and Medical Education and Biomedical Research Facility Utility Relocation projects from construction bond issues to arbitrage bond issues. (If bond proceeds are expensed according to defined percentages during the construction period, the interest earned on the proceeds above the interest rate at which the funds were borrowed may be kept rather than rebated to the U.S. Treasury.)

Pharmacy Building, Remodel Rooms 321, 323 and 325

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Wehner Patschull Pfiffner, PC, Iowa City, IA)	\$77,000	June 2001	Requested

This project would remodel approximately 3,000 square feet in the Pharmacy Building (rooms 321, 323, and 325), to upgrade Department of Medicinal Chemistry laboratory space to support the research needs of the new Department head. The University will return to the Board for approval of a project description and budget, which is expected to be approximately \$500,000, at a later date.

The University requests approval of an agreement with Wehner Patschull Pfiffner P.C., Iowa City, Iowa for design and construction administration services for a fixed fee of \$71,000, including reimbursable expenses.

Carver Pavilion Smoke Control for Elevator Lobbies

Source of Funds: University Hospital Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget		May 2001	Approved
Architectural Agreement (Shive Hattery, Iowa City, IA)	\$35,740	June 2001	Requested

This project would enclose the lobbies that serve 13 patient and visitor elevators, and eight service elevators, on each of the eight floors of the Carver Pavilion and install elevator lobbies at Carver Pavilion Elevators D, E and EE to provide smoke control to comply with Life Safety Code, the Joint Commission on the Accreditation of Healthcare Organizations (JCAHO) and Iowa Administrative Code requirements.

The proposed architectural agreement for full design services with Shive Hattery provides for a fixed fee of \$35,740, including reimbursable expenses.

University Hospitals and Clinics—Adult and Child Psychiatry Clinics Renovation  
Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 293,750	April 2001	Approved
Engineering Agreement (A & J Associates, PS, North Liberty, IA)	24,000	June 2001	Requested

This project would remodel approximately 3,000 square feet of existing reception, waiting and support space in the Adult and Child Psychiatry Clinics on the first level of the John Pappajohn Pavilion. Work in the Child Psychiatry Clinic would provide an expanded patient waiting room area and more functional staff support facilities. Work in the Adult Psychiatry Clinic would provide a reconfigured patient waiting room to improve patient confidentiality, and an expanded patient reception, billing and scheduling desk.

The University requests approval of an engineering agreement for full design services with A&J Associates of North Liberty, Iowa in the amount of \$24,000, including reimbursable expenses.

University Hospitals and Clinics—Electronic Lighting Ballast Installation Replacement—Phase 2

Source of Funds: University Hospitals Building Usage Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 312,500	Dec. 2000	Approved
Engineering Agreement (Design Engineers, Cedar Rapids, IA)	25,500	June 2001	Requested

This project is the second and final phase of work to replace the existing obsolete magnetic ballasts in the UIHC fluorescent lighting system with high efficiency electronic ballasts. The project will allow the lighting to be integrated with the UIHC building automation system, which will reduce electrical energy consumption by controlling the lighting based on occupancy or daylight.

The University requests approval of an engineering agreement for full design services with Design Engineers in the amount of \$25,500, including reimbursables. The project has been delayed since the Board approved the project description and budget in December 2000 due to scheduling problems in the office of Design Engineers.

Engineering Building Addition / Modernization

Source of Funds: Capital Appropriations, Income from Treasurer's Temporary Investments and/or Building Renewal Funds, Master Lease Financing, College of Engineering Gifts, Grants and Earnings

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 1995	Approved
Program Statement		June 1996	Approved
Schematic Design		Sept. 1996	Approved
Project Description and Total Budget	\$ 26,500,000	Sept. 1996	Approved
Architectural Agreement (Neumann Monson)	1,807,000	Sept. 1996	Approved
Previous Amendments (12)	685,084		Approved
Revised Total Project Budget	28,022,000	Nov. 1997	Approved
General Construction Contract (Mid-America Construction Co.)	21,387,500	Nov. 1997	Approved
Revised Total Project Budget	30,800,000	Oct. 1999	Approved
Construction Contract Change Orders (1-6)	622,403	Oct. 1999	Approved
Architectural Amendment #12	76,750	Oct. 1999	Approved
Architectural Amendments #13-17	172,500	June 2001	Requested

This project will renovate approximately 78,000 square feet of space in the existing Engineering Building and construct an addition of 69,000 square feet. The project will improve the learning environment for students by relieving overcrowded conditions, modernizing outdated facilities, and improving access to electronic learning facilities and the ICN.

The University requests approval of five amendments to the agreement with Neumann Monson, PC for the project. The amendments, amounts and explanation are as follows:

<u>Amendment #</u>	<u>Amount</u>	<u>Explanation (Design Services for)</u>
13	\$ 40,000	Electronic security system building interior and exterior at selected locations
14	26,100	Uninterrupted power source system for central server system and improvements to Electrical and Computer Engineering area
15	31,400	Facilitation of operational changes to Student Development Center and Dean's Office
16	42,600	Fit-out and completion of fourth floor generic wet laboratories for specific users that were assigned after completion of contract documents
17	<u>32,400</u>	Modifications to facility including cabinet design for interactive displays, south façade of north wing, audio-visual conduit and circuitry, furniture revisions for offices and portions of library, and extension of utility lines to permit conversion of dry laboratories to wet laboratories
TOTAL	\$172,500	

The amendments will not require an increase in the project budget.

Rienow Residence Hall Landscape Improvements  
Source of Funds: Dormitory Improvement Reserves

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$338,000	Dec. 2000	Approved
Architectural Agreement (Rohrbach Carlson PC, Iowa City, IA)	30,500	Dec. 2000	Approved
Architectural Amendment #1 (Rohrbach Carlson PC, Iowa City, IA)	15,000	June 2001	Requested

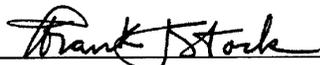
This project will reconfigure and landscape the north and south building entrance areas of Rienow Residence Hall to improve the appearance and functionality of the site. The specific goals of the project include improved access to the residence hall for persons with disabilities, identification of student gathering areas, and improved pedestrian circulation and bicycle parking facilities. This project is consistent with the Residence Services West Campus Master Plan.

The University requests approval of Amendment No. 1 to the agreement with Rohrbach Carlson PC for additional design services due to an expansion of the project scope to include site furnishings, replacement of an existing landscape screen, and repairs to the west entrance access ramp.

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Included in the University's capital register for Board ratification are 12 project budgets under \$250,000, two amendments to engineering agreements which were approved by the University in accordance with Board procedures, eight construction contracts awarded by the Executive Director, the acceptance of three completed construction contracts, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Joan Racki

Approved:   
Frank J. Stork

