

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of University of Iowa Capital Improvement Business Transactions for Period of December 17, 2002 Through February 12, 2003

**Date:** March 3, 2003

---

**Recommended Action:**

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

---

**Executive Summary:**

Requested  
Approvals

Permission to proceed with project planning for the **Kinnick Stadium Renovation** project which would address the most critical deficiencies with the stadium, which could include replacement of the south end zone bleacher area and west side press box, and renovation of restrooms, concession areas, and mechanical, plumbing, and electrical systems (see page 2).

- The University wishes to proceed with the selection of an architectural firm to assist with the development of a master plan for the phased renovation of the stadium.

Program statement and architectural agreement with Design Professionals Collaborative, Cedar Rapids, Iowa (\$724,900) for the **University Hospitals and Clinics—Pediatric Inpatient Unit Renovation** project which would upgrade the Pediatric Inpatient Unit in the Colloton Pavilion to accommodate current patient care practices and provide additional conveniences for patients and their families (see page 5).

Project description and budget (\$352,000) for the **University Hospitals and Clinics—Roofing Replacement, Carver Pavilion Roof Level 142** project which would replace deteriorated roofing materials on the roof area of the pavilion that houses the UIHC Heliport (see page 7).

Engineering agreement with Rohrbach Carlson (\$210,000) for design services for the heating, ventilating, and air conditioning piping portion of the **Mayflower Residence Hall—Replace Piping** project (see page 8).

---

**Background and Analysis:**

## Kinnick Stadium Renovation

### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Requested

---

#### Background

Kinnick Stadium was constructed in 1929, and much of the stadium has received few improvements since its construction.

- Work in the facility has been limited to the reconstruction of the north bleachers approximately 20 years ago, and ongoing maintenance of the building masonry.

The south end zone bleacher area, which consists of wooden plank seating and walkways supported by tubular steel framing, is the only seating area in the stadium that is not supported by a permanent structure.

- The structural system supporting this seating area has been in place for more than 20 years.
- An annual analysis of this structural system is undertaken to identify areas damaged by rust and corrosion; these areas are repaired prior to each football season to provide a safe structural loading capacity.
- In recent years, this analysis has identified a probable remaining life expectancy for the south bleacher area structural system; this is currently estimated at less than five years.
- The University reports that replacement of the entire south bleacher area structural system is the only option to address its current condition.
- The University further reports that the south bleacher area also suffers from egress and accessibility limitations.

The stadium press box, constructed in the mid-1950s, has been expanded to the extent possible within the limits of the stadium structure.

- As a result, each floor of the press box suffers from awkward elevation changes and low ceiling heights.
- The press box heating, cooling, and plumbing systems are original to the structure and in need of replacement.
- Only one elevator serves the entire press box area, which results in overloaded and inconvenient egress from the structure.

- The University reports that it would be more costly to renovate than replace the press box.

Based on standards of comparable stadiums, the number of both men's and women's toilet facilities in Kinnick Stadium is inadequate for the stadium population.

In addition, the number of concession stands does not provide efficient service for the stadium population and results in long lines and congestion within the concourse areas.

- The University reports that typical stadium standards provide for a concession stand point-of-purchase (a cash register) for every 300 to 400 stadium seats; Kinnick Stadium has approximately one point-of-purchase for every 1,200 seats.

The plumbing systems throughout and below the concourse areas of the stadium, which are original to the facility's construction, require extensive maintenance.

#### Project Scope

The University proposes to develop a master plan for the renovation of the stadium, which would phase the work to minimize the impact on the stadium during football seasons.

The plan is likely to include:

- Replacement of the entire south bleacher area and expansion of the south plaza area;
- Replacement of the west side press and viewing box;
- Renovation of restrooms, concession areas, and mechanical, plumbing, and electrical systems on the east and west ground level concourses; and
- Site restoration and improvements surrounding the stadium.

The timeframe for completion of the proposed improvements would be reviewed in the master planning process.

#### Anticipated Cost/Funding

The University has completed an initial feasibility study for the renovation of Kinnick Stadium which indicates an approximate project cost between \$70 million and \$80 million.

- The University reports that the cost to raze Kinnick Stadium and construct a new stadium would be approximately \$400 million to \$600 million.

The University acknowledges that the renovation project represents a significant investment in Kinnick Stadium; however, it believes it is necessary to proceed immediately with the project to properly address safety and quality concerns with the stadium, and to ensure that the facility continues to serve the needs of the University for the foreseeable future.

The University proposes to fund the renovation project with gifts to the University, Athletic Department earnings, and Athletic Enterprise Revenue Bonds.

Consultant  
Services

The University wishes to proceed with the selection of an architectural firm to assist with the development of a master plan for the renovation of Kinnick Stadium; the master plan would include detailed options, costs and phasing plans for the project.

The University would conduct the standard selection process in accordance with the Board's Policy Manual, with the goal of establishing a consultant team that would best address the unique challenges of the renovation project.

The University would return to the Board for approval of the consultant selection.

---

**University Hospitals and Clinics—Pediatric Inpatient Unit Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2001	Approved
Architectural Agreement—Schematic Design Services (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 150,700	Jan. 2003	Approved
Program Statement		March 2003	Requested
Architectural Agreement—Design Development Through Construction Phase Services (Design Professionals Collaborative, Cedar Rapids, IA)	724,900	March 2003	Requested

**Background** The UIHC Pediatric Inpatient Unit is located on the second and third floors of the Colloton Pavilion; the unit opened in 1982 and consists primarily of two-patient rooms for age-specific populations.

In 1986, pediatric patient care at UIHC changed from age-specific to disease-specific to facilitate the care of patients with common illnesses, regardless of age, by the same team of caregivers; however, the original age-specific design for the unit results in inconveniences for patients and their parents.

The decline in the length of pediatric inpatient stays due to the increasing level of outpatient care has reduced the inpatient population; this provides an opportunity to convert the majority of the two-bed patient rooms to single-bed rooms consistent with patient preference.

In addition, the unit provides limited space for patient and family-related activities, and the finishes on both floors are the original 1982-vintage materials and in need of replacement.

**Project Scope** This project would renovate 30,080 gross square feet (18,300 net square feet) of space on both floors of the Pediatric Inpatient Unit.

The project would convert the majority of double-bed rooms to single-bed rooms and install private patient toilets and showers; re-design nursing areas and install new nurse call equipment; expand family support facilities; upgrade mechanical, electrical and fire protection systems; and replace finish materials.

The project would be undertaken in two phases (one for each floor) to permit the two floors to continue to provide patient care while construction work proceeds.

During each phase of the renovation project, the patient care activities on each floor would be temporarily relocated to the former Pediatric Bone Marrow Transplant Unit and adjacent space in the Carver Pavilion.

Anticipated Cost/  
Funding      The total estimated project cost is \$11 million, to be funded by University Hospitals Building Usage Funds and Gifts from the Children's Miracle Network.

Square Footage  
Table      The following table provides the detailed square footages for each floor of the renovation project.

Detailed Building Program

Second Floor

Patient Rooms (16 Single/3 Double)	5,130	
Staff Office and Support Areas	1,080	
Nurse Stations	540	
Patient Support Areas	490	
Storage	440	
Family Lounges and Consultation Rooms	410	
Medication Preparation/Utility Rooms	390	
Satellite Pharmacy	300	
Examination and Treatment Room	150	
Visitor and Staff Restrooms	<u>140</u>	
		9,070    nsf

Third Floor

Patient Rooms (15 Single/4 Double)	5,280	
Staff Office and Support Areas	1,220	
Patient Support Areas	590	
Nurse Stations	540	
Storage	530	
Family Lounges and Consultation Rooms	390	
Medication Preparation/Utility Rooms	390	
Visitor and Staff Restrooms	150	
Examination and Treatment Room	<u>140</u>	
		<u>9,230</u> nsf

Total Net Assignable Space	18,300	nsf
Total Non-Assignable Space	<u>11,780</u>	
Total Gross Square Feet	<u>30,080</u>	gsf

Net-to-Gross Ratio = 61 percent

Design Services      The agreement with Design Professional Collaborative would provide design development through construction phase services for a fee of \$724,900, including reimbursables.

**University Hospitals and Clinics—Roofing Replacement, Carver Pavilion Roof Level 142**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	\$ 26,700	Jan. 2003	Approved
Project Description and Total Budget	352,000	March 2003	Requested

**Background**      The existing roofing material and deck of roof level 142 of the Carver Pavilion, which is located beneath and adjacent to the UIHC heliport, is deteriorated and suffers from a number of leaks which cannot be easily repaired.

The roofing material has been damaged by helicopter skids, fuel spills, and foot traffic associated with the heliport.

The roof consists of a rubber membrane material which is approximately 15 years old; the life expectancy of the material was approximately 10 years.

**Project Scope**      The project would remove the existing roofing material and concrete deck and install a built-up roofing material.

The replacement material was selected for its durability and resistance to fuel spills and foot traffic, and life expectancy (15 years).

**Funding**              University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 282,000
Design, Inspection and Administration	
Consultants	28,000
Design and Construction Services	28,000
Contingency	<u>14,000</u>
<b>TOTAL</b>	<b><u>\$ 352,000</u></b>

**Mayflower Residence Hall—Replace Piping**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<b><u>Mayflower Residence Hall—Replace Domestic Water Piping</u></b>			
Permission to Proceed		Jan. 2002	Approved
Engineering Agreement—Full Design Services (Rohrbach Carlson, Iowa City, IA)	\$ 667,000	June 2002	Approved
<b><u>Mayflower Residence Hall—Replace Heating, Ventilating and Air Conditioning (HVAC) Piping System</u></b>			
Permission to Proceed		April 2002	Approved
<b><u>Mayflower Residence Hall—Replace Piping (combined projects)</u></b>			
Project Description and Total Budget	15,000,000	Nov. 2002	Requested
Engineering Selection (Rohrbach Carlson, Iowa City, IA)		Nov. 2002	Requested
Negotiated Engineering Agreement—Heating, Ventilating, and Air Conditioning Piping System (Rohrbach Carlson, Iowa City, IA)	210,000	March 2003	Requested

Background

The Mayflower Residence Hall was constructed in 1966 and acquired by the University in 1983.

The University plans to undertake a project to replace the building's galvanized domestic water piping and to upgrade the building's heating, ventilating and air conditioning (HVAC) piping system.

- The galvanized domestic water piping is experiencing serious leaks and requires extensive maintenance.
- The HVAC piping system, which is original to the building's construction, has exceeded its maximum life expectancy of 25 years and is in need of replacement.

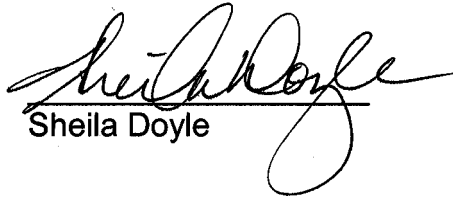
The University has combined the piping improvements into a single project to increase efficiency and minimize disruption to the building occupants.

Design Services

The negotiated agreement with Rohrbach Carlson would provide design services for the interior, electrical and structural components of the heating, ventilating and air conditioning piping system for a fee of \$210,000, including reimbursables.



Included in the University's capital register for Board ratification are six project budgets under \$250,000, five architect/engineer amendments approved by the University, four construction contracts awarded by the Executive Director, and the acceptance of nine completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Sheila Doyle

Approved:   
Gregory S. Nichols