A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE POMERANTZ CENTER PROJECT WILL BE MADE AT THE OCTOBER BOARD MEETING

G.D. 15a

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of August 22, 2002, Through September 18, 2002

Date: October 7, 2002

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 **West Campus Chilled Water Plant Development and Parking Facility** which would construct an addition to the existing plant to increase its chilled water capacity to serve the expanding needs of the west campus and Arts Campus; the University also plans to evaluate the feasibility of incorporating additional parking areas into the project (see page 3).

Schematic design for the **Pomerantz Center** project, which would construct a facility to house expanded career counseling and placement services and other academic/student service functions, including general assignment classroom space, on the east side of the T. Anne Cleary Walkway across from the Chemistry Building (see page 4).

- Representatives of the University and SVPA Architects will present the schematic design at the October Board meeting.
- The schematic design booklet is included with the Board's docket materials.

Architect/engineer agreements with:

ZBA, Inc., Iowa City, Iowa ($75,963) for the **Carver Pavilion Utility Infrastructure Replacement and Upgrade** project which would replace and/or upgrade deteriorating utility distribution systems in the facility (see page 9).

Design Engineers, Cedar Rapids, Iowa ($40,500) for the **Parklawn Residence Hall—Upgrade Fire Protection** project which would replace the building's obsolete fire protection system (see page 10).

Shive-Hattery for the **Roofing Replacements, Colloton Pavilion and South Wing (Roof Group 12)** ($38,800) and **Operating Room Suite Facilities and Cardiovascular Laboratories (Roof Group 21)** ($35,000) projects which would replace the deteriorated roofing materials in these areas of University Hospitals (see page 11).

Architect/engineer amendments:

Amendment #3 ($270,000) to the agreement with Rohrbach Carlson for the **Roy J. and Lucille A. Carver Biomedical Research Building** project (see page 12).

Amendments #23 through #25 (totaling $170,800) to the agreement with Payette Associates for the **Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities** project (see page 13).

Amendment #3 ($50,545) to the agreement with OPN Architects for the **Old Capitol—Fire Restoration and Building Improvements** project (see page 14).

Amendment #3 ($35,000) to the agreement with HLM Design USA for the **University of Iowa Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence** project (see page 15).

Amendment #1 ($18,500) to the agreement with HLM Design USA for the **University of Iowa Hospitals and Clinics—Patient Food Delivery System** project (see page 16).

Amendment #1 ($11,810) to the agreement with A and J Associates for the **University of Iowa Hospitals and Clinics—General Hospital C-42 Heating, Ventilating and Air Conditioning System** project (see page 17).

Amendments #3 and #4 (totaling $46,467) to the agreement with Shive-Hattery for the **University of Iowa Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic** project (see page 18).

Background and Analysis:

West Campus Chilled Water Plant Development and Parking Facility

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Oct. 2002	Requested

Background

The West Campus Chilled Water Plant provides chilled water service for the academic and medical facilities on the west campus; the plant has a current capacity of 16,000 tons.

- The chilled water plant is located within Hospital Parking Ramp #3, which is located north of Kinnick Stadium. (See Attachment A for a map of the area).

The plant was constructed in 1970 and the equipment was installed in phases, with the last 3,000 tons of cooling capacity installed in 1988.

The continuing expansion of the west campus and the planned growth of the Arts Campus will require an increase in the capacity of the West Campus Chilled Water Plant.

In addition, the existing chilled water equipment is beyond or nearing the end of its useful life, increasing the amount of required maintenance.

There is also a need for additional faculty and staff and/or UIHC patient and visitor parking areas on the west campus.

Project Scope

To address the expanding chilled water needs, the University proposes to construct an addition to the West Campus Chilled Water Plant.

- The proposed addition would increase the chilled water capacity by up to 10,000 tons, and would provide for future expansion by an additional 5,000 tons.

The University would construct the addition on the site immediately to the north of the West Campus Chilled Water Plant; this is the former site of the outdoor Football Practice Facility.

- Since the Football Practice Facility was relocated to the west of the Recreation Building, the site is available for expansion of the chilled water plant.

The project would also replace the existing equipment in the chilled water plant.

The University also plans to evaluate the feasibility of incorporating additional parking areas into the project.

Anticipated Cost/Funding

Approximately $32 million for the chilled water plant expansion only, to be funded by Utility System Revenue Bonds.

The construction cost for additional parking areas, if incorporated into the project, has yet to be determined. These parking areas would be funded by Parking System Revenue Bonds and/or Parking System Improvement and Replacement Funds.

Pomerantz Center

Project Summary

	Amount	Date	Board Action
Cleary Walkway/Market Street Development			
Permission to Proceed		Oct. 1999	Approved
Pomerantz Center			
Permission to Proceed		March 2000	Approved
Architectural Selection (SVPA Architects, West Des Moines, IA)		March 2000	Approved
Architectural Agreement—Pre-Design and Programming Services (SVPA Architects)	$ 41,408	Sept. 2000	Approved
Architectural Amendment #1 (SVPA Architects)	19,512	Jan. 2002	Approved
Program Statement		March 2002	Approved
Architectural Agreement—Schematic Design Through Construction Administration (SVPA Architects)	1,036,450	April 2002	Approved
Schematic Design		Oct. 2002	Requested

Background

The Pomerantz Center will be constructed on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building).

The Center will house expanded career counseling and placement services and other academic/student service functions.

- This includes the Academic Advising Center, Admissions Visitors Center, Careers Center, and Interview Suite.

The facility would also contain functions of the Executive MBA Program, and general assignment classroom space.

Schematic Design

The following are highlights of the **exterior design**:

The building would consist of five levels, with the majority of the lower level below grade, and a rooftop mechanical penthouse level.

The building exterior would be constructed of limestone and metal panels and glass.

- The limestone panels would be similar in appearance to the exterior panels of the Pappajohn Business Building immediately to the south, and the cast stone material of the Blank Honors Center to the north.

- The exterior materials would also be similar to those used in other campus buildings connected by the T. Anne Cleary Walkway.

    - The limestone material would be consistent with the use of limestone in the Chemistry Building to the west, and the Pentacrest buildings to the south.

The building site would feature a pedestrian plaza area at the north entrance which would also serve the Blank Honors Center, and a parking area with 23 spaces (shared with the Blank Honors Center) to the northeast of the facility.

Roof

The roof areas would feature a low-sloped design constructed of a modified bitumen material.

- The roofing material was selected for its durability, reliability, and life expectancy (approximately 15 to 20 years).

The following are highlights of the **interior design**:

All five levels of the Pomerantz Center would be served by a north-south corridor that would connect the two building entrance areas.

- The main entrance to the facility at the southwest corner of the lower level would be directly accessible from the T. Anne Cleary Walkway and would feature a five-story atrium lobby.

- An additional entrance vestibule and lobby area would be located at the north end of Level One to provide access to and from the Blank Honors Center and the parking lot.

- Elevator and stairway access to all levels of the building would be provided at each entrance area.

Lower Level

This level would consist primarily of instructional facilities.

- The large 400 seat auditorium, a 30 seat classroom, and restrooms would be located on the east side of the corridor.

- Two 45 seat classrooms and mechanical, electrical and telecommunications areas would be located on the west side.

- A tunnel connection would be provided to the Blank Honors Center to the north.

Level One

This level would house instructional facilities and the Admissions Visitors Center.

- One 70 seat and two 30 seat classrooms would be located on the west side of the corridor.

- The office and support areas of the Admissions Visitors Center, and restrooms, would be located on the east side.

- The reception/waiting area for the Center would be located along the south wall immediately adjacent to the main entrance atrium area.

Level Two

This level would house the Academic Advising Center.

- Office areas would be located to the west of the corridor; office and support areas, and restrooms would be located on the east side.

- The waiting and reception areas would be located along the south wall immediately adjacent to the main entrance atrium area.

Level Three

This level would house the Interview Suite and Careers Center (including the Alumni Career Information Network).

- The Interview Suite and waiting area would be located on the west side of the corridor.

- The Careers Center office and support areas, and restrooms would be located on the east side.

- The reception/waiting area for the Center would be located along the south wall immediately adjacent to the main entrance atrium area.

Level Four

This level would house the Executive MBA and MBA Career Services programs.

- One 60 seat and one 80 seat classroom would be located to the west of the corridor.
- The MBA Career Services offices and support areas, and restrooms would be located on the east side.
- A gathering area and kitchen would be located at the south end, and a deck area would be located at the southeast corner of this level.

Restrooms

The restrooms would provide a total of 22 female toilet fixtures and 16 female lavatories, and 13 male toilet fixtures, 10 urinals, and 15 male lavatories.

- The Lower Level, which includes the largest amount of instructional facilities, includes 18 female toilet fixtures and eight female lavatories, and five male toilet fixtures, three urinals, and eight male lavatories.
- This restroom configuration would accommodate a large student population and peak usage requirements.

Anticipated Cost/Funding

Approximately $17,600,000, to be funded by private gifts and other sources to be determined (if needed).

Operating Costs

Gross operating costs for the facility are estimated by the University at $566,000 annually, to be funded by the General Education Fund.

With the demolition of the Quadrangle wing that currently houses the Academic Advising Center, net operating costs for the Pomerantz Center are estimated at $482,000.

Square Footage Table

The following table compares the square footages included in the schematic design for the Pomerantz Center with the square footages included in the program approved by the Board in March 2002.

- The schematic design reflects the removal of two 30 seat classrooms and one 50 seat classroom from the approved building program.
    - These areas required that the building have an additional floor, and therefore they were removed to reduce the total project cost.

Detailed Building Program

	Building Program		Schematic Design		
Academic Advising Center					
Advisors' Offices (37)	4,440		4,107		
Conference/Meeting Rooms	870		682		
Administrative Offices	800		903		
Office Support Areas	2,350		1,877		
		8,460		7,569	nsf
Admissions Visitors Center					
Administrative and Staff Offices	1,020		1,064		
Admissions Counselor's Office	960		888		
Conference/Interview Room	750		682		
Office Support Areas	2,165		2,661		
		4,895		5,295	nsf
Careers Center					
Administrative Offices	1,860		1,841		
Library/Iowa Advantage Lab	1,200		1,425		
Alumni Career Information Office	360		287		
Conference Room	300		312		
Office Support Areas	1,215		1,352		
		4,935		5,217	nsf
Interview Suite					
Interview Rooms	3,480		2,304		
Administrative Offices	300		265		
Office Support Areas	165		660		
		3,945		3,229	nsf
Executive MBA Program					
80 Seat Tiered Classroom	2,640		1,617		
60 Seat Tiered Classroom	1,980		1,312		
Administrative Offices	300		288		
Conference Room/Break Room	300		426		
Office Support Areas	610		521		
		5,830		4,164	nsf
MBA Career Services					
Administrative Offices	780		731		
Conference Room	300		299		
Student Resource Room	200		390		
Support Areas	640		569		
		1,920		1,989	nsf
General Assignment Classrooms					
400 Seat Auditorium	6,000		4,900		
70 Seat Tiered Classroom	1,750		1,305		
50 Seat Classroom	1,250		0		
45 Seat Classrooms (2)	2,250		2,130		
30 Seat Classroom (5 and 3)	3,750		2,264		
Classroom Support Areas	1,100		1,080		
		16,100		11,679	nsf
Other Building Support		1,185		570	nsf
Total Net Assignable Space		47,270		39,712	nsf
Total Gross Square Feet				69,855	gsf

Net-to-Gross Ratio = 57 percent (schematic)

Project Schedule	The University plans to begin construction of the facility in May 2003 for completion in November 2004 and occupancy for the spring 2005 semester.

University of Iowa Hospitals and Clinics—Carver Pavilion Utility Infrastructure Replacement and Upgrade

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 995,000	Sept. 2002	Approved
Engineering Agreement (ZBA, Inc., Iowa City, IA)	75,963	Oct. 2002	Requested

Background	The 25 year old utility distribution systems (environmental air conditioning ducts, potable and chilled water piping, and steam and sewer piping) in the Carver Pavilion suffer from a number of functional deficiencies and do not comply with current healthcare and building codes. The project would replace and/or upgrade several of the utility distribution systems serving the Carver Pavilion to improve operating efficiencies and infection control.
Design Services	The agreement with ZBA would provide full design services for a fixed fee of $75,963.
Funding	University Hospitals Building Usage Funds.

Parklawn Residence Hall—Upgrade Fire Protection

Project Summary

	Amount	Date	Board Action
Engineering Agreement (Design Engineers, Cedar Rapids, IA)	$ 40,500	Oct. 2002	Requested

Background	The Parklawn Residence Hall is located west of the Levitt Center on the University's north campus. (See Attachment B for map.) The facility, which houses 141 students, was converted from apartment units to a residence hall with the fall 2002 semester in response to increased underclass enrollment. The existing fire protection system in the building is obsolete and difficult to maintain. The living units contain kitchen and related food preparation equipment which increases the risk of a fire. The University wishes to upgrade the fire protection system, consistent with the project scope developed for fire protection upgrades in other residence system facilities.
Project Scope	The project would install new fire suppression and addressable fire detection systems, and new emergency and exit lighting throughout the facility.
Design Services	The agreement with Design Engineers would provide full design services for a fee of $40,500, including reimbursables.
Anticipated Cost/ Funding	$550,000, to be funded by Residence System Funds.

University Hospitals and Clinics Roofing Replacement Projects

Background — The following projects would replace deteriorated roofing materials at the University Hospitals and Clinics facilities.

The existing rubber membrane roofing materials have cracked and flashings have failed, resulting in water leakage damage to the roofing insulation and interior areas, and requiring continual repairs.

The projects would include removal of the existing roofing materials, upgrade of flashing, installation of a multi-layer modified bitumen roofing material with insulation, and other repairs.

Funding — University Hospitals Building Usage Funds.

Colloton Pavilion and South Wing (Roof Group 12)

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 553,000	Sept. 2002	Approved
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	38,800	Oct. 2002	Requested

Background — The existing rubber membrane roofing material (13,595 square feet) ranges in age from 11 to 22 years; the University reports that the life expectancy for this material was ten years.

Design Services — The agreement with Shive-Hattery would provide full design services for a fee of $38,800, including reimbursables.

Operating Room Suite Facilities and Cardiovascular Laboratories (Roof Group 21)

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 475,000	Sept. 2002	Approved
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	35,000	Oct. 2002	Requested

Background — The existing rubber membrane roofing material (12,669 square feet) is 12 years of age; the University reports that the life expectancy for this material was ten years.

Design Services — The agreement with Shive-Hattery would provide full design services for a fee of $35,000, including reimbursables.

Roy J. and Lucille A. Carver Biomedical Research Building

Project Summary

	Amount	Date	Board Action
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	Approved
Project Description and Budget	40,731,000	March 2002	Approved
Architectural Amendment #2 (Rohrbach Carlson, Iowa City)	159,457	March 2002	Approved
Architectural Amendment #3 (Rohrbach Carlson, Iowa City)	270,000	Oct. 2002	Requested

Background

This project would provide a facility with 131,500 gross square feet (74,400 net square feet) of additional biomedical research space as an extension to the Medical Education and Biomedical Research Facility. (The project was formerly known as Building B.)

The building would house research facilities to accommodate the current and anticipated growth in the College of Medicine's research activities and the administrative functions of the College of Medicine.

In November 2001, the Board approved the naming of the building after Roy and Lucille Carver in recognition of a $10 million gift from the Roy J. Carver Charitable Trust to support capital development of the University of Iowa College of Medicine.

The building would consist of seven levels, with the administrative units of the College of Medicine on Level 1 and research laboratory space on the remaining levels.

- The construction contract will include constructing Level 3 as shell space, with completion of the space to be bid as an alternate; the project is scheduled to be bid on October 10, 2002.

- The project will also demolish the remainder of the Steindler Building and construct a portion of the tunnel link to Westlawn. (The remainder of the tunnel will be constructed with the Health Sciences Campus—Westlawn Tunnel Replacement project.)

Architectural Amendment

Amendment #3 ($270,000) would provide compensation for construction observation and consultation services for the remainder of the project.

Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities

Project Summary

	Amount	Date	Board Action
Health Sciences Campus Plan Permission to Proceed		May 1996	Approved
Architectural Agreement (includes schematic landscape design services) (Payette Associates, Boston, MA)	$ 3,750,700	Nov. 1996	Approved
Architectural Amendments #1-7	1,844,200		Approved
Architectural Amendment #8 Landscape Design Development and Construction Documents	423,000	Dec. 1999	Approved
Architectural Amendments #9-13	434,985	Sept. 2000	Approved
Architectural Amendment #14	80,000	Feb. 2001	Approved
Architectural Amendment #15	74,000	Feb. 2001	Approved
Architectural Amendments #16-#19	287,120	March 2002	Approved
Architectural Amendments #20-#22	232,800	Sept. 2002	Approved
Architectural Amendments #23-#25	170,800	Oct. 2002	Requested

Background

The agreement with Payette Associates provides construction phase design services for the Medical Education and Biomedical Research Facility (MEBRF-A), programming and schematic design services for the renovation of the Bowen Science Building Auditoriums 1 and 2, and schematic landscape design services for the total health sciences campus.

Architectural Amendments

The amendments would provide compensation for the following:

Amendment #23 ($63,000) - additional graphic design services for donor recognition signage, and the development of additional signs and signage revisions.

Amendment #24 ($38,000) - design services to incorporate a reception area into the building atrium and to install telecommunications, audio/video, and electronic access equipment.

Amendment #25 ($69,800) - additional design services to accommodate the assignment of researchers to specific laboratories within MEBRF-A.

Old Capitol—Fire Restoration and Building Improvements

Project Summary

	Amount		Date	Board Action
Permission to Proceed			Jan. 2002	Ratified*
Architectural Selection (OPN Architects, Cedar Rapids, IA)			Jan. 2002	Ratified*
Authorization for Executive Director to Approve Negotiated Agreement with OPN Architects			Jan. 2002	Approved
Architectural Agreement—Research Study Study (OPN Architects)	$ 101,440		March 2002	Ratified**
Architectural Agreement—Fire Restoration (OPN Architects)	665,000	(est.)	March 2002	Approval
Master Plan and Schematic Design			May 2002	Approved
Architectural Amendments #1 and #2	41,330			Not Required***
Phase 1—Dome, Cupola and Roof Replacement				
Project Description and Total Budget	4,455,000		May 2002	Approved
Construction Contract Award (Knutson Construction Services Midwest)	1,630,000		Sept. 2002	Approved
Architectural Amendment #3	50,545		Oct. 2002	Requested

* Approved by Executive Director in accordance with Board procedures.
** Approved by Executive Director as authorized by Board at January 2002 meeting.
*** Approved by University in accordance with Board procedures.

Background — The Old Capitol was severely damaged by fire on November 20, 2001.

- The exterior dome and tower were destroyed, and the interior walls, ceilings, floors, and furnishings sustained water and smoke damage.

The University plans to proceed with the restoration in a manner consistent with the building's status as a National Historic Landmark.

Phase 1 Project — Phase 1 of the reconstruction project would provide fire-related improvements including reconstruction of the dome, cupola and bell tower, replacement of the roof, demolition of heating, ventilating and air conditioning system equipment and installation of a new air handling unit.

Architectural — Amendment #3 ($50,545) would provide compensation for additional

Amendment — design services including contractor evaluation, additional product research, coordination of load, electrical, and mold testing, review of temporary dehumidification systems, and issuance of documents for bidding the millwork components and purchasing the air handling unit.

- The additional research and investigative services were necessitated by unforeseen conditions resulting from the fire and water damage, and incomplete historical building documentation.

University of Iowa Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence

Project Summary

	Amount		Date	Board Action
Center of Excellence				
Permission to Proceed			Oct. 2000	Approved
Architectural Agreement— Architectural Services Only (HLM Design USA, Iowa City, IA)	$ 1,175,000	(est.)	Dec. 2000	Approved
Program Statement			Sept. 2001	Approved
Revised Architectural Agreement— Full Design Services (HLM Design USA)	2,104,575	(est.)	March 2002	Approved
Architectural Amendment #1 (HLM Design USA, Iowa City, IA)	62,365		June 2002	Approved
Architectural Amendment #2 (HLM Design USA, Iowa City, IA)	730,650		July 2002	Approved
Three-Story Building Shell Above Center of Excellence				
Permission to Proceed			July 2002	Approved
Combined Projects				
Schematic Design			Sept. 2002	Approved
Project Description and Total Budget	39,644,000		Sept. 2002	Approved
Center of Excellence— Architectural Amendment #3 (HLM Design USA, Iowa City, IA)	35,000		Oct. 2002	Requested

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Background — The Center of Excellence in Image Guided Radiation Therapy would be developed in the lower level of a new wing to be constructed adjacent to the Pomerantz Family Pavilion.

- The Center will provide state-of-the-art radiation systems for use by the Department of Radiation Oncology, and would correct serious space deficiencies in the existing Radiation Oncology Center located in the General Hospital.

The wing would consist of six levels totaling 218,000 gross square feet.

- This would include the Center of Excellence in 40,400 gross square feet of space (21,000 net square feet) on the lower level, a mezzanine and basement level below, and three stories of shell space above.

- The three levels of shell space, which would be finished at future dates, would be constructed to provide expanded facilities to meet the need for additional patient care space for UIHC ambulatory clinical services.

Architectural Amendment — Amendment #3 ($35,000) would provide compensation for additional design services for site water flow monitoring and analysis, and additional interior renderings.

University of Iowa Hospitals and Clinics—Patient Food Delivery System

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 541,500	Nov. 2001	Approved
Architectural Agreement (A and J Associates, North Liberty, IA)	44,100	Nov. 2001	Approved
Revised Project Budget	797,781	April 2002	Approved
Construction Contract Award (Knutson Construction Services Midwest)	656,700	April 2002	Approved
Architectural Amendment #1 (HLM Design USA, Iowa City, IA)	18,500	Oct. 2002	Requested

Background — UIHC wishes to modify its method of meal preparation and delivery to improve service in response to a changing patient environment.

The existing centralized food service system would be replaced with a "room service" concept, which would allow patients to order food items on an as-needed basis.

The project includes renovation of the food preparation lines located in the lower level of the General Hospital, and modifications to plumbing, electrical, mechanical, and fire suppression systems.

Funding — University Hospitals Building Usage Funds.

Architectural Amendment — Amendment #1 ($18,500) would provide compensation for additional design services to provide additional emergency power for the area and to revise the location of plumbing lines to mitigate drainage problems.

University Hospitals and Clinics—General Hospital C-42 Heating, Ventilating and Air Conditioning System

Project Summary

	Amount	Date	Board Action
Engineering Agreement (A and J Associates, North Liberty, IA)	$ 27,740	April 1999	Approved
Project Description and Total Budget	436,000	June 2000	Approved
Engineering Amendment #1 (A and J Associates)	11,810	Oct. 2002	Requested

Background

This project would upgrade the heating, ventilating and air conditioning systems that serve the C-42 area of the General Hospital to comply with mechanical and energy codes.

Engineering Amendment

Amendment #1 ($11,810) would provide compensation for additional design services for the reconstruction and reinforcement of the walls in the project area.

- The walls are supported only by a false ceiling, which would be removed for the installation of the new equipment.

University Hospitals and Clinics—Development of a Pre-Surgical Evaluation Clinic

Project Summary

	Amount	Date	Board Action
Permission to Proceed		March 2001	Approved
Program Statement		Sept. 2001	Approved
Architectural Agreement (Shive-Hattery, Iowa City, IA)	$ 119,600	Oct. 2001	Approved
Schematic Design		Nov. 2001	Approved
Project Description and Total Budget	1,662,500	Nov. 2001	Approved
Construction Contract Award (McComas-Lacina Construction)	765,469	April 2002	Ratified
Architectural Amendments #1 and #2	4,830		Not Required*
Architectural Amendments #3 and #4 (Shive-Hattery)	(46,467)	Oct. 2002	Requested

* Approved by University in accordance with Board procedures.

Background

This project would renovate 13,400 gross square feet of space in the Surgery Outpatient Clinic (first floor of the Colloton Pavilion) to provide a Pre-Surgical Evaluation Clinic.

The Clinic would provide for more efficient pre-surgical patient evaluation in response to the increase in outpatient surgical procedures.

The Surgery Outpatient Clinic would continue to serve as the ambulatory clinic setting for the general, vascular, transplant, and plastic surgery divisions of the Department of Surgery.

The project would be undertaken in several phases to permit outpatient services to continue while the project proceeds.

Project Scope

The proposed project would include:

- Renovation and expansion of the existing patient waiting area to provide additional patient education facilities, staffing rooms for resident and medical student education, and an expanded patient chart control area.

- Refurbishment and new furnishings for the existing space.

Architectural Amendments

Amendment #3 (-$57,177) would provide a credit to the University based on actual construction costs.

- The design agreement provides compensation at 9.2 percent of construction costs; actual construction costs were lower than the estimated amount upon which the design agreement was based, resulting in the amendment.

Amendment #4 ($10,710) would provide compensation for the redesign of the waiting and receptions areas, two nurse stations, and the scheduling desk, reconfiguration of the corridor and blood draw area, and the incorporation of an additional consultation room into the project design.

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

Sheila Lodge

Approved:
Gregory S. Nichols

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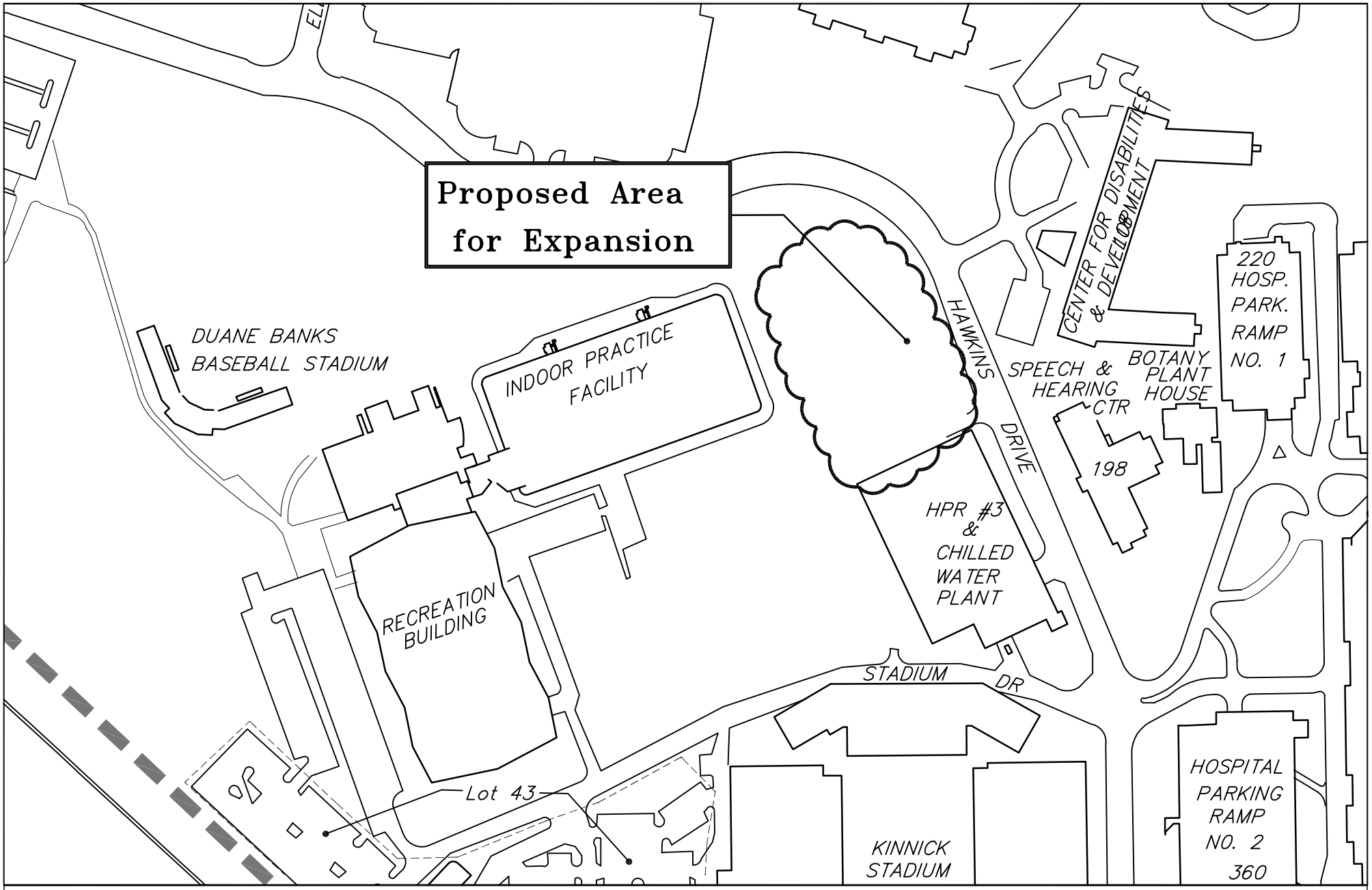
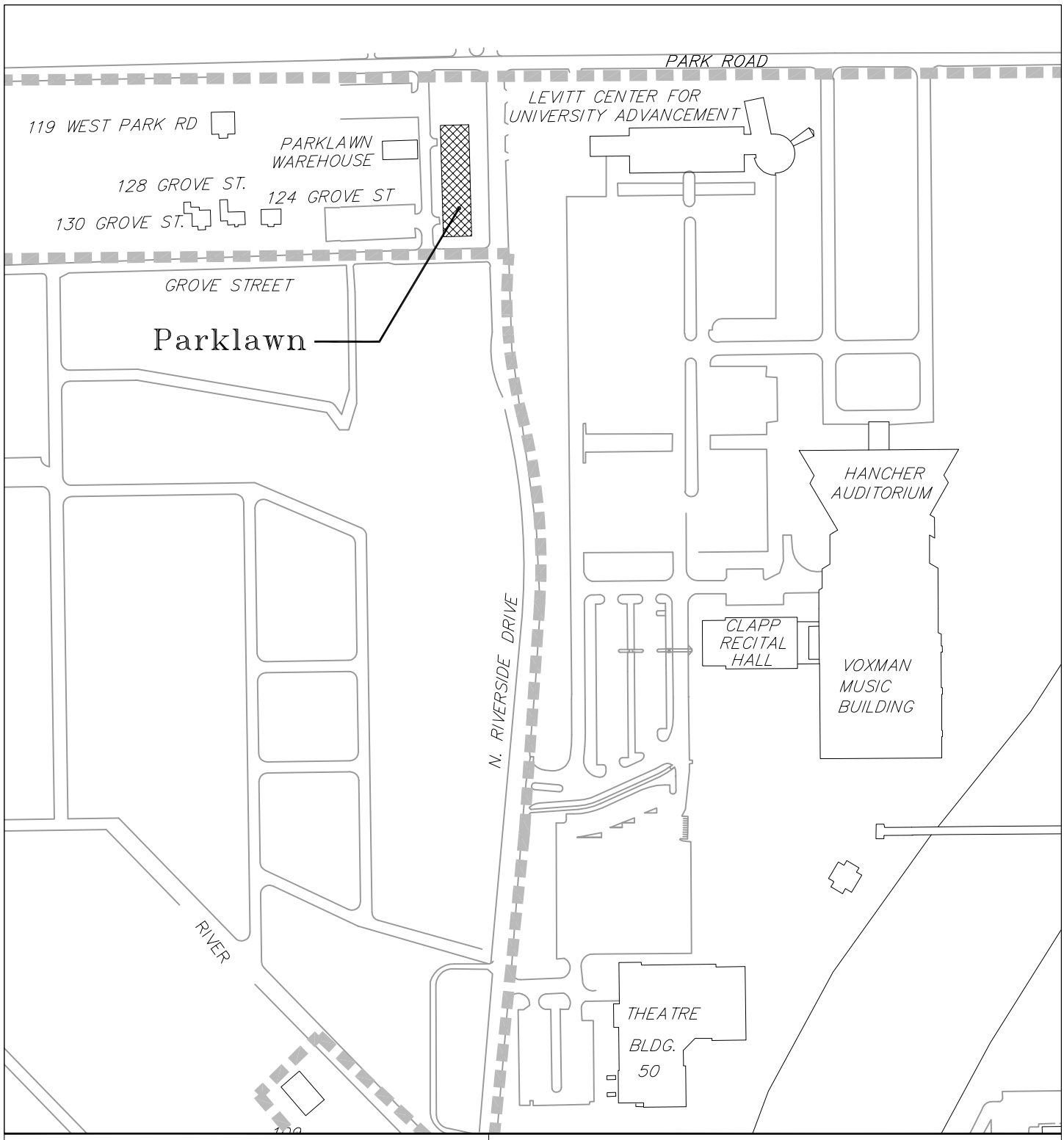

Proposed Area for Expansion
DUANE BANKS BASEBALL STADIUM
INDOOR PRACTICE FACILITY
RECREATION BUILDING
Lot 43
HAWKINS DRIVE
CENTER FOR DISABILITIES & DEVELOPMENT
220 HOSP. PARK. RAMP NO. 1
SPEECH & HEARING CTR
198
BOTANY PLANT HOUSE
HPR #3 & CHILLED WATER PLANT
STADIUM DR
KINNICK STADIUM
HOSPITAL PARKING RAMP NO. 2
360
Legend
University Property Line
PLOTTED 9-19-02
THE UNIVERSITY OF IOWA - LOCATION MAP
West Campus Chilled Water Plant Development & Parking Facility
wcp-expa.dwg
N
Scale: 1" = 200'



Legend

University Property Line

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Scale: 1" = 250'
Plotted: 10-07-02

The University of Iowa

Location Map

Parklawn –

Upgrade Fire Protection

parklawn.dwg