

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE MELROSE AVENUE PARKING FACILITY EXPANSION PROJECT WILL TAKE PLACE AT THE SEPTEMBER MEETING

G.D. 8a

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of June 19, 2003, Through August 20, 2003

Date: September 8, 2003

Recommended Actions:

1. Approve the following items for the major capital projects, as defined by Board policy adopted in June 2003, included on the Register of Capital Improvement Business Transactions for the University of Iowa.
 - a. **University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development** project (see pages 6 through 8);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 7 and 8);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning, including the architectural selection process.
 - b. **West Campus Residence Hall and Support Facilities** project (see pages 9 through 16);
 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 14 through 16);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the program statement for the project.

- c. **Melrose Avenue Parking Facility Expansion** project (see pages 16 through 20);
 - 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 19 and 20);
 - 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - 3. Approve the program statement, schematic design, project description and budget (\$16,500,000), and architectural agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa (\$857,456), with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

- d. **Bowen Science Building—Remodeling for Biochemistry Cores 4-300, 4-600 and 4-700** project (see pages 20 through 23);
 - 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 22 and 23);
 - 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - 3. Approve the schematic design and project description and budget (\$3,235,000), with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

- e. **University Hospitals and Clinics—Pediatric Inpatient Unit Renovation** project (see pages 24 through 28);
 - 1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 27 and 28);
 - 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - 3. Approve the schematic design and project description and budget (\$11,875,000), with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

- f. **Kinnick Stadium Renovation** project (see pages 34 through 38).

Ratify Executive Director authorization to use Construction Manager services for the project, approve the selection of Mortenson, Minneapolis, Minnesota, as Construction Manager, and authorize the Executive Director to approve the negotiated agreement with Mortenson, subject to Board ratification.

- g. **University Hospitals and Clinics—Patient and Visitor Services Center** project (see pages 38 and 39).

Approve the agreement with Design Professionals Collaborative, Cedar Rapids, Iowa (\$305,375), subject to Board review of the project evaluation criteria with the University's next request for Board action on the project.

- While the project meets the Board's definition of a major capital project, the University did not provide information in response to the Board's evaluation criteria at this time.

- h. **University Hospitals and Clinics—Positron Emission Tomography Imaging Center Expansion** project (see pages 39 and 40).

Approve the agreement with HDR Architecture, Clive, Iowa (\$164,296).

- i. **Medical Laboratories—Biological Safety Level 3 Facility** project (see page 40).

Approve the agreement with Rohrbach Carlson, Iowa City, Iowa (\$120,000).

Executive Summary:

Requested
Approvals

Permission to proceed with project planning for the **University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development** project which would renovate space adjacent to the existing Medical Intensive Care Unit in the Carver Pavilion to consolidate the services of the two units (see page 6).

Program statement for the **West Campus Residence Hall and Support Facilities** project which would construct on the west campus a new residence hall with semi-private, suite-style rooms for 514 students, a Community Center with a retail food outlet, and other student support areas (see page 9).

Program statement, schematic design, project description and budget (\$16,500,000), and agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa (\$857,456) for the **Melrose Avenue Parking Facility Expansion** project which would construct a new parking ramp to provide an additional 571 parking spaces on the west campus (see page 16).

- The schematic design booklet is included with the Board's docket materials.

Schematic designs and project descriptions and budgets for:

Bowen Science Building—Remodeling for Biochemistry Cores 4-300, 4-600 and 4-700 project (\$3,235,000) which would provide state-of-the-art research space for the Department of Biochemistry (see page 20).

- The schematic design booklet is included with the Board's docket materials.

University Hospitals and Clinics—Pediatric Inpatient Unit Renovation project (\$11,875,000) 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 24).

- The schematic design is included as Attachments C and D to this docket memorandum.

Project descriptions and budgets:

University Hospitals and Clinics—Perinatal On-Call and Support Space project (\$830,000) which would develop on-call and associated support areas in space directly above the Perinatal and Obstetrical Patient Care Units in the Pappajohn Pavilion (see page 28).

Institute of Rural and Environmental Health—Renovation of Laboratory Space project (\$729,000) which would provide modern research laboratory space on the Oakdale Campus for use by the College of Public Health (see page 29).

Burge Residence Hall—Landscape Southwest Courtyard project (\$496,000) which would construct an outdoor, multi-purpose use plaza area at the southwest corner of the residence hall (see page 30).

University Hospitals and Clinics—Main Kitchen Locker Room Renovation project (\$312,500) which would renovate staff locker room and restroom areas to correct mechanical, plumbing and accessibility deficiencies in the area (see page 31).

Ratification of Executive Director approval of the revised project budget (\$1,981,000) and construction Change Order #1 with Western Waterproofing (not to exceed \$1,300,000) for the **Parking Ramp Maintenance 2003** project for emergency repairs to Hospital Parking Ramp #1 (see page 32).

- The University requested Executive Director approval to proceed with the repairs in an effort to ensure completion by November 2003.

Ratification of Executive Director authorization of the use of Construction Manager services, approval of the selection of Mortenson, Minneapolis, Minnesota, as Construction Manager, and authorization for the Executive Director to approve the negotiated agreement with Mortenson, for the **Kinnick Stadium Renovation** project, which would address the most critical deficiencies with the stadium (see page 34).

Architect/engineer agreements with:

Design Professionals Collaborative, Cedar Rapids, Iowa (\$305,375) for the **University Hospitals and Clinics—Patient and Visitor Services Center** project, subject to Board review of the project evaluation criteria with the University's next request for Board action on the project (see page 38).

HDR Architecture, Clive, Iowa (\$164,296) for the **University Hospitals and Clinics—Positron Emission Tomography Imaging Center Expansion** project (see page 39).

Rohrbach Carlson, Iowa City, Iowa (\$120,000) for the **Medical Laboratories—Biological Safety Level 3 Facility** project (see page 40).

Change Order #1 with McComas-Lacina Construction (\$169,880) for the **Mayflower Residence Hall—Replace Piping** project to provide compensation to the contractor for its insurance costs (see page 41).

Background and Analysis:

University Hospitals and Clinics—Intermediate Pulmonary Care Unit Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Receive Report
Permission to Proceed with Project Planning		Sept. 2003	Requested

Background

The UIHC Intermediate Pulmonary Care Unit serves as the acute care “step-down” unit for the Medical Intensive Care Unit.

The Intermediate Pulmonary Care Unit is currently located in 4,000 square feet of space within the Surgical Intensive Care Unit on the fifth level of the Pappajohn Pavilion.

The Medical Intensive Care Unit is located on the fifth level of the Carver Pavilion.

Patient care in both units is managed by the same team of physicians and nurse supervisors.

The physical separation of the units’ facilities and health care providers results in operational inefficiencies and hinders the continuity of patient care.

In addition, UIHC has a need to provide additional Medical Intensive Care/Intermediate Pulmonary Care beds to meet the anticipated increase in clinical demand.

Project Scope

The project would renovate approximately 11,000 gross square feet of space on the fifth level of the Carver Pavilion for the Intermediate Pulmonary Care “step-down” unit; this space is adjacent to the existing Medical Intensive Care Unit.

The project would permit the consolidation of facilities and services devoted to the care of inpatients with pulmonary diseases, and provide opportunities for enhancements in patient care and inpatient unit operations.

The project area, which is currently utilized by the UIHC’s Children’s Miracle Network Pediatric Intensive Care Unit, would be available for remodeling following the relocation of this Unit to the Pappajohn Pavilion (anticipated in the fourth quarter of FY 2004).

- The University reports that the existing Pediatric Intensive Care Unit space requires a significant amount of functional, mechanical and electrical upgrades.

Anticipated Cost/Funding	\$3.7 million to be funded by University Hospitals Building Usage Funds.
Architect/Engineer Selection	<p>Granting permission to proceed with the project would allow UIHC to begin the architect/engineer selection process in accordance with the Board's <u>Policy Manual</u>, which requires the selection of an architectural firm for projects of \$1 million or more by an institutional Architectural Selection Committee.</p> <p>The University would return to the Board for approval of the selected firm and negotiated design agreement.</p>
Evaluation Criteria	Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.
Institutional Mission/Strategic Plan	Completion of this project will provide the facilities required to meet the UIHC's comprehensive patient care mission by providing services to patients with complex pulmonary problems. The Intermediate Pulmonary Care Unit provides state-of-the-art long-term ventilation management and expert weaning of patients from mechanical ventilation that differentiates this unit from any other in the state. The incidence of pulmonary disease is high in the elderly and in people involved in agriculture. This patient population will continue to grow in keeping with the demographics of the state of Iowa and the surrounding region. In addition, this unit will be located adjacent to the Medical Intensive Care Unit. This will enable the two units to expand services to more patients requiring ICU level or intermediate level care depending on overall patient needs and also enhance capabilities for coordinating care of patients as they move from one unit to the other. Having the necessary space available to more effectively undertake the training of nurse practitioners, residents and other health care professional students will enhance the UIHC's educational mission. Lung disease and patient ability to function fully in the face of complex pulmonary problems are major research programs with substantial NIH funding. Expansion of this unit will support the research mission by affording the capability to enroll more patients in these important studies. The project also supports several of the UIHC's Strategic Plan goals, most notably by differentiating the UIHC clinically, by enabling the UIHC to excel in all aspects of service to our patients and their families and referring providers, by facilitating opportunities for operational and clinical efficiencies, by making possible incremental growth in service volume and revenue, and by implementing or enhancing interdisciplinary interaction and collaboration to enrich the patient care, teaching and research missions of the UIHC.

Other Alternatives Explored	The Intermediate Pulmonary Care Unit (IPCU) is currently located in the Surgical Intensive Care Unit (SICU) and will be relocated this fall to temporary facilities on the seventh level of the Colloton Pavilion (7 JCW) to permit expansion of its beds and to enable the SICU to utilize the present IPCU space for much needed expansion of its beds. While leaving the IPCU on 7 JCW is an option, current operational inefficiencies and difficulties will continue as the IPCU would still be remote from the MICU. In addition, there is a need to provide additional Medical Intensive Care/Intermediate Pulmonary Care beds to meet the anticipated increase in clinical demand. There are no reasonable alternatives available other than undertaking this project.
Impact on Other Facilities and Square Footage	On completion of this project, approximately sixty-five hundred gross square feet of inpatient unit space on the seventh level of the Colloton Pavilion will be used for meeting other inpatient bed needs by serving as the site for temporarily accommodating patients in units that are being renovated.
Financial Resources for Construction Project	The project will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved. The estimated internal rate of return over the life of this project is 13%.
Financial Resources for Operations and Maintenance	The source of funds to cover the associated operating and maintenance costs will be hospital operating revenues derived from providing patient care services.
External Forces	By providing additional beds this project will resolve difficulties now experienced by referring physicians and hospitals in transferring patients requiring the level of pulmonary care provided at the UIHC. The project will also enhance the faculty's ability to compete for extramural funding for clinical research on pulmonary diseases. The pulmonary program serves as a magnet to attract specialty nurses, therapists and medical researchers. Such recruits will strengthen the clinical, teaching and research missions of UIHC and the Carver College of Medicine.

West Campus Residence Hall and Support Facilities

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		May 2001	Approved
Architectural Agreement—Master Planning Services (OPN Architects, Cedar Rapids, IA)	\$ 123,900	July 2001	Approved
Residence Hall Site Planning Report		Nov. 2001	Received
Residence Hall Site Selection		April 2002	Approved
Architectural Agreement—Residence Hall (OPN Architects, Cedar Rapids, IA)	3,144,600 (est.)	April 2002	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria Program Statement		Sept. 2003	Receive Report
		Sept. 2003	Requested

Background

The west campus residence area currently includes Hillcrest, Rienow, Slater, Quadrangle and South Quadrangle residence halls.

The University wishes to construct in this area a new suite-style residence hall, and related student life facilities, in response to changing student demand.

- Development of the suite-style residence hall is consistent with the University's 2000-2005 Strategic Plan, which includes the creation of a campus environment that reflects the changing needs of the student population.
- The proposed building is intended to be the first step in a series of projects to develop the west campus residence area consistent with the goals of the Residence Services Campus Master Plan.

The proposed West Campus Residence Hall would consist of 202,915 gross square feet (148,909 net square feet) with semi-private, suite-style residential units to house 514 students; rooms for residence hall advisors and coordinators; a Community Center to provide a gathering place and retail food outlet for students, faculty and staff in the west campus residential area; and other student support areas.

Project Site

The University wishes to construct the new residence facility directly west of the Hillcrest Residence Hall. (A map indicating the specific location for the facility is included as Attachment A.)

- In April 2002, the Board approved the site selection for the project, which included the general area bordered by Hillcrest Residence Hall on the east and the Quadrangle and Rienow Residence Halls on the west; the University indicated that this area included a portion of the Quadrangle Residence Hall.
- This site area was identified by the University as the optimal location to reinforce the sense of residential community on the west campus, provide close proximity to the recently expanded food service functions in the Hillcrest Residence Hall, and facilitate pedestrian and vehicular circulation.

Construction of the residence facility at this location will require demolition of the eastern portion of the south wing of the Quadrangle Residence Hall.

- This area of the Quadrangle houses the former dining area for the residence hall (which has been used as a study area and temporary athletic learning center) and the Undergraduate Academic Advising Center; it includes no student dormitory rooms.
- The athletic learning functions are relocating to the new Gerdin Athletic Learning Center; the Undergraduate Academic Advising Center will relocate to the Pomerantz Center following completion of construction.
- The existing chillers located within the project area serve the portion of the Quadrangle that would be demolished; the chillers would be demolished with the building demolition.

Program
Statement

Residential Areas

The residence hall would provide a total of 514 student beds on six levels.

- The majority of the student residential suites would provide two bedrooms with two beds each (a total of four beds) with a living room and bath area.
- The remaining student residential suites would provide one bedroom with two beds (a total of two beds) with a living room and bath area.

The residence hall would also provide a total of 11 beds for residence hall advisors in one-bedroom suites, and a total of four beds in the two apartment units for the residence hall coordinator and assistant residence hall coordinator.

- The facility would provide space for approximately one residence hall advisor for every 50 students.

The suites would be located on five residential levels of the facility, and in approximately one-half of the main entry level space.

A lounge, laundry room, and trash/recycling areas would be provided on each level.

The number of residential units and beds, by category and by building level, are outlined in the following table.

	<u># of Units</u>	<u># of Beds Per Unit</u>	<u>Total Beds</u>
STUDENT BEDS			
<u>Residential Levels (5)</u>			
Two Bedroom Student Units, Per Level	21	4	84
One Bedroom Student Units, Per Level	<u>7</u>	2	<u>14</u>
Total Per Level	28		98
Total, Five Levels	140		490
<u>Main Entry Level</u>			
Two Bedroom Student Units	5	4	20
One Bedroom Student Units	<u>2</u>	2	<u>4</u>
Total, Main Entry Level	7		24
TOTAL STUDENT BEDS			<u>514</u>
HALL ADVISOR/HALL COORDINATOR BEDS			
<u>Residential Levels (5)</u>			
One Bedroom Residence Hall Advisor Units			
Total Per Level	2	1	2
Total, Five Levels	10		10
<u>Main Entry Level</u>			
One Bedroom Residence Hall Advisor Units	1	1	1
Two Bedroom Hall Coordinator and Assistant Hall Coordinator Apartments	<u>2</u>	2	<u>4</u>
Total, Main Entry Level	3		5
TOTAL HALL ADVISOR/COORDINATOR BEDS			<u>15</u>
GRAND TOTAL, ALL BEDS			<u>529</u>

Main Entry Level

In addition to residential areas, the main entry level of the residence hall would provide the front desk/lobby area, a formal lounge, student government office, small conference room, kitchenette, private music practice room and e-mail stations.

West Campus Community Center

The Community Center would serve as a gathering place and retail food outlet for students, faculty and staff in the west campus residential area.

- The Center would be separate from the residence hall in function, but would be designed to serve as an integrated component of the residence facility.

The Community Center would house a multi-purpose room with a stage and seating for 100 individuals to accommodate a variety of functions.

While the residents of the residence hall would dine at the Hillcrest dining facility, the Community Center would provide a retail food outlet.

This Center would include:

- A food court offering three different food concepts with a central cashier and beverage area.
- Seating in a rotunda/atrium space that would be open 24 hours a day, seven days a week, with this space also serving as a circulation and activity hub for students, faculty and staff.

Square Footage
Table

The following table provides the detailed square footages for the project.

<u>Detailed Building Program</u>		
<u>Residence Hall Full Residential Levels (5)</u>		
Two Bedroom Student Units, Per Level	13,587	
One Bedroom Student Units, Per Level	3,108	
One Bedroom Residence Hall Advisor Units, Per Level	888	
Common Lounge	700	
Laundry	360	
Trash/Recycling	200	
Custodial	200	
Unisex Restrooms	<u>50</u>	
Total Per Level	19,093	
Total, Five Levels		95,465 nsf
<u>Residence Hall Main Entry Level</u>		
Two Bedroom Student Units	3,235	
Two Bedroom Hall Coordinator Apartments	1,516	
Front Desk/Administrative Suite	1,500	
Lobby	1,500	
Lounge	1,000	
One Bedroom Student Units	888	
One Bedroom Residence Hall Advisor Units	444	
Student Government Office	400	
Small Conference Room	400	
Trash/Recycling	300	
Kitchenette	250	
Mail Box Room	200	
Music Room	100	
Custodial	100	
Fire Command Center Room	96	
E-Mail Stations	<u>30</u>	11,959
<u>Residence Hall Basement Level</u>		
Custodial Supply, Storage, Offices	4,050	
Maintenance/Shops/Storage	1,550	
Staff Locker/Break Rooms	<u>800</u>	6,400
<u>West Campus Community Center</u>		
Retail Food Service		
Entry/Rotunda/Food Court Seating	4,000	
Food Service Office/Preparation/Storage Areas	3,280	
Main Service Dock	2,800	
Food Service Employee Space	210	
Multi-Purpose Room (including stage, and catering and storage areas)	1,850	<u>12,140</u>
Total Net Assignable Space		<u>125,964</u> nsf
Anticipated Gross Square Feet		<u>202,915</u>
Anticipated Net-to-Gross Ratio = 62 percent		

Anticipated Cost/
Funding

\$47 million to be funded by the future sale of Dormitory Revenue Bonds.

Evaluation
Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional
Mission/Strategic
Plan

The proposed building is the first step in a series of projects to develop the west campus residence area consistent with the goals of the Residence Services Campus Master Plan. The proposed building will respond to the demands of today's students for semi-private rooms with bath and increased student services on the west campus. In recent years, nearly half of all incoming freshmen have requested semi-private rooms with bath when applying for housing. These requests are increasing at a rate of 5% per year. It is important to respond to this demand in order to be successful in attracting new students to campus. This goal is contained in the University's 2000-2005 Strategic Plan, which calls for the creation of a campus environment that reflects the changing needs of the student population. It also has been discussed in the Residence System Five Year Report, which is provided to the Board annually.

The new residence hall will enable the University to further its goal of creating more living-learning opportunities for students. The proposed new residence hall will make it easier for students to gather and associate with other students with similar interests as it will provide additional gathering space and community-building space. The layout of the rooms in the new hall will be more conducive to the living-learning environment, with living areas in each residence hall room and small lounges for gathering. The proposed building will provide the most up-to-date fire protection systems, including sprinklers on all levels. The building will also implement card-access security systems on all exterior doors. Perhaps most importantly, the additional rooms will permit lowering density throughout the Residence Hall system and ending the need to carry on construction projects in the residence halls during the academic year.

The proposed building will allow the department to renovate Slater Hall without reduction in the system capacity while Slater is closed. This would be the first step in a progression of building renovations to meet student demand for greater privacy within the living accommodations. Current housing capacity would be maintained throughout the process with some increased capacity at the conclusion of the renovation. However, the UI Residence System would remain within the same range of capacity it has had historically. That capacity is about 6,200 beds (residence halls and university apartments). That contrasts with much larger capacities per student at ISU and UNI (approximately 9,300 at ISU and 5,000 at UNI). With first year classes of approximately 4,100 students, the UI Residence System is at the lower end of what parents and student expect in terms of availability of university housing and certainly at the lower end of peer institutions.

The facility will house a retail food service and commons areas that will serve as a "community center" or "union west" for the entire west campus residence area (Hillcrest, Slater, Rienow, Quad). It will offer a

supplemental dining opportunity to the Hillcrest Marketplace for students, faculty and staff as well as members of the surrounding neighborhood. The facility will provide gathering areas for formal and informal interaction and for planned community activities. This space will serve as “union west,” a much needed extension of student activities and services to the west campus.

Other
Alternatives
Explored

The first alternative was to do nothing. Housing is a major factor in a student’s (and parent’s) decision-making process regarding choice of institution. Peer institutions and our competitors for students in Iowa and elsewhere, have upgraded their housing options to meet student demand. The University is currently not able to meet the demand for improved student housing (semi-private room with bath). Failure to act will place the University of Iowa at a competitive disadvantage for new and transfer students.

The second option considered was to convert Slater Hall to semi-private rooms with bath. However, in order to perform such work in Slater Hall, the entire building would have to be taken off-line for the duration of the project. Closing Slater would result in increasing density throughout the remainder of the system or turning away applicants for several years. Turning away applicants would be detrimental to the financial stability of the residence hall system and would not permit the UI to house sufficient students to maintain its enrollment base. Increasing the density of the existing system would be a major inconvenience to students who would not have sufficient living space, and would increase the amount of roommate conflict during the year.

Impact on Other
Facilities and
Square Footage

A portion of the 1919-era Quadrangle now used as office space will be demolished for the new residence hall. Most of the occupants of this space (academic advising) will be relocated to the new Pomerantz Center that is currently under construction. Upon completion of the new residence hall, work would then begin on the renovation of Slater Hall.

Financial
Resources for
Construction
Project

The source of funds for the project will be Department of Residence Services revenue bonds. The debt service on the bonds will be repaid from revenues generated by the new residence hall, as well as revenues generated from the remainder of the residence hall system and earnings of the Residence System. Several charge models have been examined and a specific recommendation will be made to the Board at the time the project budget is reviewed. However, the models in every instance assume that premium features of this space and the greater privacy afforded are entirely borne by rates charged to students in the new residence hall.

Financial
Resources for
Operations and
Maintenance

The operations and maintenance of the new residence hall will be managed and paid for by the Residence System. All O&M expenses are paid from room and board revenues and other earnings of the system.

External Forces The new residence hall will provide the Department of Residence Services with the ability to meet the institution's goal to make residence hall housing available to all incoming freshmen and transfer students, as well as the ability to meet the demand for the types of space incoming students are requesting. Presently the Residence System houses 90% of entering first year students, yet only 4% of upper class undergraduates.

Melrose Avenue Parking Facility Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2001	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2001	Approved
Architectural Agreement—Pre-Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 59,979	March 2002	Ratified*
Architectural Agreement—Schematic Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	148,000	Jan. 2003	Ratified*
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Requested
Program Statement		Sept. 2003	Requested
Schematic Design		Sept. 2003	Requested
Project Description and Total Budget	16,500,000	Sept. 2003	Requested
Architectural Agreement—Design Development Through Construction Phase Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	857,456	Sept. 2003	Requested

* Approved by Executive Director in accordance with Board procedures.

Background The existing UIHC parking ramps provide parking for almost all patients and visitors, as well as a limited number of faculty and staff.

The University has indicated a need to expand the west campus parking facilities, particularly those that provide parking for UIHC patients and visitors.

Project Scope This project would expand the Melrose Avenue Parking Facility, located along the north side of Melrose Avenue between the Field House and the Pomerantz Pavilion, on the west campus. (A map indicating the location of the parking ramp is included as Attachment B.)

The expanded facility would provide additional faculty and staff parking and free up space in the remaining west campus ramps for use by UIHC patients and visitors.

Program
Statement

The parking expansion project would provide a net increase of 571 spaces on the west campus. The net increase includes:

- Construction of 655 spaces in the new parking facility, and 46 additional parking spaces to be added to the top level of the existing Melrose Avenue Parking Facility.
- Displacement of 130 existing surface parking spaces at the project site.

Existing faculty and staff permit holders in the Melrose Avenue Parking Facility would be reassigned to the new parking facility to provide additional parking for UIHC patients in the existing ramp; Field House patrons would be permitted to park in the lower two levels of the new parking facility.

Schematic
Design

The new parking ramp would be constructed at the corner of Melrose and South Grand Avenues, immediately to the east of the existing Melrose Parking Ramp and south of the Field House Addition (as indicated on Attachment B).

Vehicle access to and from the ramp would be provided along the east wall of the facility at South Grand Avenue; a portion of the roadway would be widened to provide dedicated traffic lanes to serve the entrance/exit area of the ramp.

The parking ramp would consist of a total of seven levels, one level below grade, one level at grade, and five levels above grade, totaling 255,800 gross square feet; each level would match the floor heights of the existing Melrose Avenue Parking Ramp.

A north-south pedestrian corridor connection would be constructed between the two ramp areas to safely accommodate pedestrian traffic (parking patrons, students, and neighborhood pedestrians) through the parking area; the corridor would also provide a direct skywalk connection to the Pomerantz Pavilion and other locations on the UIHC campus.

Two elevators would be located on the west side of the parking ramp, and a third elevator would be located at the northeast corner. Stair towers would be located at the northeast, northwest and southwest corners.

The south face of the new facility would align with the south face of the existing parking ramp to maintain the same setback from Melrose Avenue.

Exterior and Construction Materials

The south elevation of the new parking ramp has been designed to integrate into the campus context of the existing UIHC and University facilities in the area, and with the neighborhood areas to the south.

The ramp would be constructed of a metal framing system with transparent glass panels on the east elevation and clay tile panels on the south elevation.

- The glass panels on the east elevation would allow ventilation and daylight into the structure and block the direct view of the ramp interior from South Grand Avenue.
- The south façade has been designed to screen views of vehicles and headlights while allowing natural light into the ramp interior; the openness of the façade would maximize the security of the ramp interior and reduce electrical usage for daytime lighting.
- The red brick-colored tile panels on the south façade would complement the brick of the Field House to the north, and the red granite base of the UIHC Pomerantz Pavilion to the west.
- The south elevation of the existing Melrose Avenue Parking Ramp would be re-clad in the same clay tile material to provide continuity between the two structures when viewed from Melrose Avenue.

The northeast stair and elevator tower, and the southwest stair tower, would be enclosed in glass to enhance security in these areas and allow pedestrian activity to be visible from the street.

- The roof area of the three elevator towers would be constructed of a rubber membrane material over a concrete roof deck.

The new parking facility would be constructed of cast-in-place, post-tensioned concrete similar to the existing Melrose Avenue Parking Ramp.

- A pre-cast concrete structure was also considered, but this construction method would not allow the floor levels to match with the existing ramp.

The cast-in-place, post-tensioned structural system is a well established, improved system that is estimated to provide the longest life expectancy and lowest long-term maintenance costs when compared to other construction methods for parking structures of this scale.

Project Schedule The University anticipates beginning construction in June 2004, with completion scheduled for December 2005.

Design Services Subject to approval of the program statement and schematic design, the agreement with Herbert Lewis Kruse Blunck would provide design development through construction phase services for a fee of \$857,456, including reimbursables.

Funding Future sale of Parking System Revenue Bonds.

Project Budget

Construction	\$ 13,500,000
Design, Inspection, and Administration	
Consultants	1,100,000
Design and Construction Services	550,000
Contingencies	<u>1,350,000</u>
TOTAL	<u>\$ 16,500,000</u>

Evaluation Criteria Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan Construction of the Melrose Avenue Parking Facility addition will provide the necessary patient parking capacity to support the UIHC projection for patient visit activity through fiscal 2010.

Other Alternatives Explored Three other sites for the parking ramp were evaluated. Two of the sites ultimately proved to be impractical, while the University does not currently own the third site. All three alternative sites would have led to higher operating costs than this proposed site. The proposed site provides the best access for patients and takes advantage of existing entry and exit lanes and cashier's stations, and is already set aside as a parking facility. Combined, these features make the facility convenient to patients which will lead to high use, provide a solid revenue stream and allow a low cost of operation.

Impact on Other Facilities and Square Footage The new facility will lead to a net increase of 571 parking spaces. To achieve this number, approximately **130** existing surface parking spaces will be demolished to make way for a new **655** space, seven-level facility. An additional **46** spaces will be added to the top level of the existing Melrose Avenue Parking Facility.

Financial Resources for Construction Project Parking System Revenue Bonds will be issued to finance the construction of the project. Parking system revenues and reserves will support the debt service on these bonds.

Financial Resources for Operations and Maintenance Parking revenues will support operation of the parking facility.

External Forces The two issues driving the need to construct additional patient parking space on this site are overall growth in patient visits to the UIHC, and the concentration of these visits into the Pomerantz Pavilion.

Bowen Science Building—Remodeling for Biochemistry Cores 4-300, 4-600 and 4-700

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2002	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Nov. 2002	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 248,500	Jan. 2003	Approved
Program Statement		June 2003	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Requested
Schematic Design		Sept. 2003	Requested
Project Description and Total Budget	3,235,000	Sept. 2003	Requested

Background One component of the Health Sciences Campus Plan is the remodeling of space in the Bowen Science Building to provide upgraded research facilities for the Carver College of Medicine.

To date, the University has undertaken renovation projects for the Department of Biochemistry in the Bowen Science Building totaling approximately \$3.5 million.

- The majority of the laboratory areas for the Biochemistry Department had not been renovated since construction of the building in 1972.

Project Scope The project would continue the upgrade of research laboratory space for the Department of Biochemistry and would remodel approximately 15,000 net square feet of space in the 4-600, 4-700, and a portion of the 4-300 cores on the fourth floor of the Bowen Science Building.

The goal of the project is to create on the fourth floor a state-of-the-art research environment for the Department of Biochemistry that facilitates interaction among researchers, both within the Department and with other departments, to enhance the research productivity and career development of the participants.

The project would create new research laboratory spaces, with support rooms and offices, in each of the three cores.

Schematic Design

The following are highlights of the interior design for each Core area:

- The Core 4-300 area would provide centrally located laboratory space, tissue culture and equipment rooms along the east and south walls, and office areas along the north wall.
- The Core 4-600 area would provide laboratory and support space along the north, east and west walls, with centrally located tissue culture, equipment, computer and other support rooms, and office areas along the south and east walls.
- The Core 4-700 area would provide laboratory and support space along the core perimeter, with centrally located tissue culture and support rooms, shared equipment and data rooms, a cold room, and office area along the south wall, and office areas along the north, east and south walls.

The schematic design booklet is included with the Board’s docket materials.

Square Footage Table

The following table provides the detailed square footages for the project, which are identical to the square footages provided as part of the program statement in June 2003.

<u>Detailed Building Program</u>			
<u>Core 4-300</u>			
Laboratory and Support Areas	2,810		
Office Areas	<u>290</u>	3,100	nsf
<u>Core 4-600</u>			
Laboratory and Support Areas	5,206		
Office Areas	<u>580</u>	5,786	nsf
<u>Core 4-700</u>			
Laboratory and Support Areas	5,720		
Shared Computer Room	145		
Shared Cold Room	171		
Office Areas	<u>580</u>	<u>6,616</u>	nsf
Total Net Assignable Space		<u><u>15,502</u></u>	nsf

Schedule

The University plans to bid the project in May 2004, with an anticipated completion date of October 2005.

Funding 50 percent from the National Institutes of Health; the remainder from gifts, grants and Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 2,493,000
Design, Inspection, and Administration	
Consultants	248,500
Design and Construction Services	224,400
Occupancy Costs	19,500
Contingencies	<u>249,600</u>
 TOTAL	 <u>\$ 3,235,000</u>

Evaluation Criteria Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan The goal of this project is to renovate research laboratory space in the Bowen Science Building (BSB) for the Department of Biochemistry, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance interactive research among faculty investigators in the area of molecular biophysics and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas. The renovation is in concert with the Carver College of Medicine and University of Iowa research goals of being in the top ten of Public Universities for research funding.

As a research discipline, molecular biophysics is central to all of biomedical research. It involves the application of the techniques of biophysics and biochemistry to study the interactions and structures of molecules, such proteins, lipids and carbohydrates, that are medically and biological important. These biophysical studies are, in turn, crucial to understanding the molecular bases for cancers, heart diseases and viral infections such as AIDS, as well as understanding the molecular interactions that occur in normal, healthy individuals. A component of the strategy for the future of the Department of Biochemistry and the overall research community in the Carver College of Medicine is to strengthen our capacity in molecular biophysics, both as a complement to the other biomedical research on campus and as a research discipline for its own sake. The renovation of the research space designated in this project is an important part of this strategy. Some of the research space will be occupied by faculty members who are already in the Department of Biochemistry. The remaining space will be occupied by new faculty members expected to be hired over the next five years as a part of the Department's normal hiring of new faculty members. The existing and new faculty who occupy the renovated space will be expected to maintain and develop externally funded research programs that, in turn, employ research assistants and train students and post-doctoral fellows.

Other Alternatives Explored	<p>The Bowen Science Building, occupied in 1972, is in need of remodeling to meet modern scientific needs. Over the course of the past several years, many of the core facilities and laboratories have been renovated. This project is a continuation of the long-term goal to complete extensive renovation of BSB. This space located on the fourth floor of BSB has deteriorated during these past three decades and is now of poor quality. Remodeling is more practical than the alternatives of demolishing the building and rebuilding, or relocating the labs to another building. This is the only space that is currently available. During the phased construction project, the existing faculty will intrude and make do in existing space until construction is complete. In part, this is possible by delaying recruiting of new hires. The overall objective of this remodeling project is to create an excellent, interactive research environment in molecular biophysics that enhances the research productivity and career development of all of the participants in the Program.</p>
Impact on Other Facilities and Square Footage	<p>There will be no change in square footage as the project involves renovation of existing laboratories.</p>
Financial Resources for Construction Project	<p>National Institute of Health (NIH) has awarded the UI \$1,617,200 in support of this \$3,234,400 project. The remaining 50% of the project will be financed from Carver College of Medicine gifts and earnings and income from treasurer's temporary investments.</p>
Financial Resources for Operations and Maintenance	<p>The space is currently being maintained by Operations and Maintenance (O&M) therefore funds already exist.</p>
External Forces	<p>Federal funds are available from NIH to finance 50% of this project. The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help meet the following goals: 1) Sustain commitment to training the next generation of physician-scientists 2) Improve the number of graduate students supported by independent, extramural awards and 3) Increase NIH extramural research support to rank in the top ten of public medical schools.</p>

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	Approved
Architectural Agreement—Design Development Through Construction Phase Services (Design Professionals Collaborative, Cedar Rapids, IA)	724,900	March 2003	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Requested
Schematic Design		Sept. 2003	Requested
Project Description and Total Budget	11,875,000	Sept. 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 reduction 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 (each floor being a phase) to permit the Unit to continue to provide patient care while construction work proceeds.

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

Schematic
Design

The following are highlights of the interior design for the project; the design and functional locations are similar on the two levels. (The schematic design for each level is included as Attachments C and D).

- A total of 22 single-bed patient rooms would be located along the north wall on both levels.
- A total of nine single-bed patient rooms, and seven double-bed patient rooms, would be located along the south wall on both levels.
 - Each room would contain a private restroom/shower area.
- A nurse station would be located adjacent to each suite of patient rooms.
- The family and staff lounge areas would be located along the north wall adjacent to the patient rooms.
- The staff and support functions would be centrally located between the north and south walls of patient rooms.
 - Pharmacy, office, and play areas would be located near the west entrance.
 - Exam, office and conference areas would be located near the east end.
 - Medical staff areas would be centrally located.

Square Footage
Table

The following table provides the detailed square footages for each floor of the renovation project; these square footages are identical to those provided with the program statement in March 2003.

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

Schedule

The University plans to undertake construction in two phases beginning in December 2003, with each phase anticipated to take approximately 14 months to complete. The anticipated completion date is May 2006.

Funding University Hospitals Building Usage Funds and Gifts from the Children's Miracle Network.

Project Budget

Construction	\$ 9,500,000
Professional Fees	950,000
Planning and Supervision	475,000
Contingency	<u>950,000</u>
TOTAL	<u>\$ 11,875,000</u>

Evaluation Criteria Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan Completion of this project is in concert with the UIHC's tri-partite mission of offering a comprehensive spectrum of clinical services to our patients, of serving as the primary teaching hospital for the University, and of providing a base for innovative research to improve health care. The renovated facilities will be designed to meet the diagnostic and treatment needs of the pediatric patients. They will also be designed in a manner that will be patient and family-centered and place the needs of the patients and their families at the highest priority. The facilities will provide necessary teaching space for residents and fellows and for nursing and other health science students. They will also support the UIHC's research mission by serving as a location where multidisciplinary clinical research can be conducted. The project also supports several of the UIHC's Strategic Plan goals, most notably by differentiating the UIHC clinically, by enabling the UIHC to excel in all aspects of service to our patients and their families and referring providers, by facilitating opportunities for operational and clinical efficiencies, by making possible incremental growth in service volume and revenue, and by implementing or enhancing interdisciplinary interaction and collaboration to enrich the patient care, teaching and research missions of the UIHC.

Other Alternatives Explored The project is required to resolve the aforementioned facility deficiencies and will facilitate further development of Children's Hospital of Iowa programs and services. There are no alternatives that could be implemented that would address the aforementioned deficiencies.

Impact on Other Facilities and Square Footage The renovated facilities will serve the same patient population now using the space. The project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project The project will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients and gift funds from the Children's Miracle Network. No state capital appropriated dollars will be involved. The estimated internal rate of return over the life of this project is 10.35 %.

Financial Resources for Operations and Maintenance	The source of funds to cover the associated operating and maintenance costs will be hospital operating revenues derived from providing patient care services.
External Forces	The project is required for the reasons described above. Beyond these, the project will bring these inpatient facilities into compliance with all life-safety and building codes and standards promulgated by the Joint Commission on the Accreditation of Healthcare Organizations.

University Hospitals and Clinics—Perinatal On-Call and Support Space

	<u>Project Summary</u>		
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (HLM Design USA, Iowa City, IA)	\$ 60,000	May 2003	Approved
Project Description and Total Budget	830,000	Sept. 2003	Requested

Background	<p>The UIHC <u>Development of Replacement Perinatal and Obstetrical Patient Care Units</u> project will integrate the UIHC neonatal and obstetrical care units to provide care for the mother and the infant in one location.</p> <p>The units will be located on levels 6 and 7 of the Pappajohn Pavilion and will include neonatal and pediatric intensive care units, a labor and delivery suite, antepartum and postpartum obstetrical inpatient care units, and support space.</p> <ul style="list-style-type: none"> • The project is scheduled to be completed in September 2003 for occupancy in December 2003. <p>The perinatal on-call areas and associated support space will be located on level 8 of the Pappajohn Pavilion; this work has been planned as a separate project.</p>
Project Scope	<p>The project would renovate approximately 4,800 square feet of existing office space on level 8 of the Pappajohn Pavilion (directly above the perinatal units) to provide on-call areas and office and storage space.</p> <p>To free up this space, which is in a key location for patient care support, the existing office functions will be temporarily housed in the former DeGowin Blood Center space in the General Hospital.</p>

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 664,000
Professional Fees	66,400
Planning and Supervision	33,200
Contingency	<u>66,400</u>
TOTAL	<u>\$ 830,000</u>

Institute of Rural and Environmental Health—Renovation of Laboratory Space

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Rohrbach Carlson, Iowa City, Iowa)	\$ 90,100	June 2003	Approved
Project Description and Total Budget	729,000	Sept. 2003	Requested

Background The existing laboratory areas in the Institute for Rural and Environmental Health on the Oakdale Campus have not been used for intensive laboratory purposes for several years.

The University wishes to upgrade the laboratories for modern research use by faculty of the College of Public Health.

Project Scope The project would renovate approximately 2,500 net square feet of vacant laboratory space on the second floor of the building.

The project would convert the area into a modern toxicology research laboratory to serve two faculty recruits in the College of Public Health.

Project Budget

Construction	\$ 580,850
Design, Inspection, and Administration Consultants	80,100
Design and Construction Services	30,050
Contingencies	<u>38,000</u>
TOTAL	<u>\$ 729,000</u>

Source of Funds:	
Building Renewal and/or Income from Treasurer's Temporary Investments	\$ 650,000
College of Public Health Gifts and Earnings	<u>79,000</u>

TOTAL	<u>\$ 729,000</u>
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Burge Residence Hall—Landscape Southwest Courtyard

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 58,000	Jan. 2003	Approved
Project Description and Total Budget	496,000	Sept. 2003	Requested

Background The University plans to improve the landscaping between the dining addition being constructed as part of the **Burge Residence Hall—Remodel Food Service Area** project and the Cleary Walkway to the west.

Project Scope The project would construct an outdoor plaza area at the southwest corner of the Burge Residence Hall.

The plaza would serve as a multi-purpose use area for both organized and informal Residence Services activities and outdoor dining for the Burge Dining Facility.

The plaza would allow the University's Department of Residence Services to develop more social interaction programs for Burge Hall residents, consistent with the Department's goal of providing a quality student living environment.

The project would include construction of a retaining wall and seating areas, and installation of site lighting and landscaping.

Funding Dormitory Improvement Funds and/or Dormitory Revenue Bonds.

Project Budget

Construction	\$ 382,500
Design, Inspection, and Administration	
Consultants	61,500
Design and Construction Services	13,750
Contingencies	<u>38,250</u>
TOTAL	<u>\$ 496,000</u>

University Hospitals and Clinics—Main Kitchen Locker Room Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 312,500	Sept. 2003	Requested

Background The main kitchen and support staff of the UIHC Department of Food and Nutrition Services utilize locker room and restroom areas located on the lower level of the South Wing of the General Hospital.

The men's and women's locker room and restroom facilities are nearly 20 years old and in need of substantial renovation due to their age and the existence of several environmental deficiencies.

- The existing heating, ventilating and air conditioning system does not provide adequate ventilation and cannot sufficiently control odors, room temperatures, and humidity levels.
- The existing domestic water system does not provide adequate circulation of hot water to the hand washing sinks.
- The entry doorway and corridors within the rooms are constricted and not in compliance with accessibility codes.
- Many of the staff lockers can no longer be secured, and repair parts are no longer available.

Project Scope The project would renovate 1,200 square feet of locker room and restroom space to resolve the existing deficiencies and provide more functional and comfortable areas for the staff of the Department.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 250,000
Professional Fees	25,000
Planning and Supervision	12,500
Contingency	<u>25,000</u>
TOTAL	<u>\$ 312,500</u>

Parking Ramp Maintenance 2003

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 581,000.00	April 2003	Approved
Engineering Agreement (Shive-Hattery, Iowa City, IA)	58,221.00	April 2003	Approved
Construction Contract Award (Western Waterproofing Company)	351,876.77	June 2003	Ratified
Construction Contract Award— Roof Replacements (Interstate Roofing and WTP)	42,716.00	Sept. 2003	Ratification*
Revised Project Budget	1,981,000.00	Sept. 2003	Ratification*
Construction Change Order #1 (Western Waterproofing Company)	1,300,000.00 (est.)	Sept. 2003	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background

The project is providing scheduled repairs and maintenance to six campus parking ramps, as recommended by a five-year preventative maintenance study undertaken by the University of its campus parking structures.

- The structures being addressed include the Iowa Memorial Union Parking Ramp, the North Campus Parking Ramp, and four UIHC parking ramps.

Hospital Parking Ramp #1

The University initiated repairs to Hospital Parking Ramp #1, constructed in 1968, which is located directly west of the General Hospital. (A map indicating the location of the parking ramp is included as Attachment E.)

After discovering serious structural deficiencies, the University closed the parking ramp in early August.

A further study of the deficiencies indicated that they are the result of corrosion of the post-tensioning cables used to reinforce the concrete throughout the structure.

- The University reports that the ramp is not in danger of failure with the vehicle load removed.

With the closure of Hospital Parking Ramp #1, the University temporarily relocated patient parking to Hospital Parking Ramp #3, and made similar arrangements for visitor and permit parking.

Emergency
Repairs

Due to the structural deficiencies with the Hospital Parking Ramp #1, the resulting parking displacement of 476 vehicles (primarily UIHC patients and visitors), the estimated lost revenue (approximately \$100,000 per month), and the need to complete the ramp repairs prior to the winter season, the University requested Executive Director approval of a revised project budget (\$1,981,000), and Change Order #1 to the existing construction contract with Western Waterproofing (not to exceed \$1.3 million), to allow the University to proceed with emergency repairs to the parking ramp.

- The Board's Policy Manual authorizes the Executive Director to act on behalf of the Board on capital procedure actions, subject to Board ratification, when failure to take immediate action would have an adverse impact on institutional programs, cause an unnecessary delay in the program, result in increased cost, or when it is otherwise in the public interest.

The work would repair the structural cables and replace concrete throughout the entire parking structure.

- The University has undertaken a trial series of repairs which have been completed by the general contractor, Western Waterproofing.
- The project engineers, Shive-Hattery, have provided oversight for the repairs.
- Shive-Hattery has indicated that the repair method has been used successfully on other parking ramps throughout the country and is appropriate for Hospital Parking Ramp #1.
- Shive-Hattery has further indicated that the completed repairs appear to be working successfully; Shive-Hattery recommends repair of the entire parking ramp utilizing the same repair method.

The University estimates completion of the work in November 2003.

Additional
Information

Hospital Parking Ramp #1 was constructed in 1968 utilizing post-tension technology.

The University reports that three additional campus parking ramps were also constructed utilizing this technology; however, these ramps were constructed in 1990, 1997 and 2000 with an improved and more modern post-tension system than that used for the construction of Hospital Parking Ramp #1.

The University will be undertaking thorough inspections of the three other parking ramps constructed with post-tension technology.

Funding University Parking System Improvement and Replacement Funds.

Project Budget

	<u>Initial Budget April 2003</u>	<u>Revised Budget Aug. 2003</u>
Construction	\$ 465,000	\$ 1,700,000
Professional Fees	69,600	166,000
Contingency	<u>46,400</u>	<u>115,000</u>
TOTAL	<u>\$ 581,000</u>	<u>\$ 1,981,000</u>

Kinnick Stadium Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Approved
Architectural Selection (Neumann Monson Architects, Iowa City, IA)		June 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria, Subject to Further Review with Master Plan		July 2003	Received Report
Architectural Agreement—Programming, Master Planning and Schematic Design Services (Neumann Monson Architects, Iowa City, IA)	\$ 1,599,000	July 2003	Approved
Authorization for Use of Construction Manager Services		Sept. 2003	Ratification*
Construction Manager Selection (Mortenson, Minneapolis, MN)		Sept. 2003	Requested
Authorization for Executive Director to Approve Negotiated Construction Manager Agreement		Sept. 2003	Requested

* Authorized by Executive Director

Background

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

A recent analysis of the south end zone structural system has estimated its remaining life expectancy at less than five years.

The stadium press box, constructed in the mid-1950s, suffers from awkward elevation changes and low ceiling heights; its heating, cooling, and plumbing systems are original to the structure and in need of replacement.

The stadium's plumbing systems are original to the facility's construction and require extensive maintenance.

The number of men's and women's toilet facilities and concession stands is inadequate for the stadium population.

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

Construction
Manager
Services

In early August 2003, the University indicated to the Board Office its wish to retain the services of a Construction Management (CM) firm to ensure the successful completion of the Kinnick Stadium Renovation project.

- The CM firm would serve as the University's agent (CM as agent) in coordinating and managing contractors to ensure that the overall project is completed on budget and on schedule.

The University wishes to utilize a CM firm due to the unique type, size and scheduling challenges associated with the Kinnick Stadium Renovation project.

- The University's recommendation is based on an investigation of similar completed projects at major institutions, consultation with construction management firms, and the advice of the project design consultants and other national sports consulting firms.

The University has outlined the following advantages of engaging a CM firm, with national expertise and experience with stadium projects, in the early stages of the Kinnick Stadium renovation project:

- The CM would provide industry expertise in determining how to apportion project funds to the various project components and sequence construction phases.
- The CM could provide an extraordinary benefit in coordinating the project around the football season, which is a unique constraint and complicating factor with the Kinnick Stadium project.
- The CM would have input in the development of the master plan for the project, specifically with respect to estimating, lead times on materials and equipment, availability of skilled labor, the financial viability of the local construction market, impact of weather on establishing project schedules, and in other areas of expertise.
- The CM could provide value engineering and constructability analysis on an ongoing basis throughout the design phase of the project.
- The CM approach would facilitate the phasing of the project over multiple contractors and time frames, which should increase the amount of work awarded to local and Iowa-based construction firms.
The CM as agent would not be permitted to perform any of the construction work on the project.
- The University would hold all of the prime construction contracts for the various phases of the project; all contracts would be bid, awarded and administered in accordance with current Board policy.

The University anticipates the following scope of services for the CM as agent:

- Pre-Construction Phase Services
 - Constructability evaluation of schematic design ideas
 - Continuous and milestone cost estimating services
 - Planning for project timing and phasing
 - Investigation of local, regional and national labor forces in predicting bidding conditions
 - Communication with area contractors in preparing for bid packages

- Construction Phase Services
 - Project scheduling
 - Monitor and control scheduling and resource allocation
 - Communication with University construction management personnel
 - Coordination of on-site construction activities
 - Contractor pay application review
 - Quality and safety overview

Construction
Manager
Selection Process

The University received Executive Director approval, subject to Board ratification, to retain a CM firm for the Kinnick Stadium Renovation project, and to proceed with the selection process for the CM firm.

- This request was made by the University to allow the presentation of the selected CM firm for Board consideration at its September meeting.

The University and project design consultants developed a list of four nationally recognized CM firms with similar experience at peer institutions. The following criteria were used to determine the CM firms best suited for the Kinnick Stadium project:

- A nationally recognized construction management firm specializing in sports facilities.
- Extensive experience and expertise in football stadium renovation projects of \$80 million and more.
- Specific experience with collegiate football stadium construction, particularly stadiums at peer institutions of the University of Iowa.
- Successful experience managing and coordinating multiple phases and contracts around multiple football seasons.
- Experience as CM as agent.

The four CM firms that were identified as the best qualified for the Kinnick Stadium project are all located outside of the state of Iowa.

- The University has indicated that there are no CM firms in Iowa with the necessary expertise for a stadium project of this magnitude and scope.
- The University anticipates that use of an out-of-state football stadium CM firm would allow maximum participation from contractors within the state of Iowa, encouraging involvement from the state's largest contractors as well as smaller construction firms.

The four firms were interviewed by a committee consisting of representatives from the University Facilities Services Group, the University Athletic Department, and the Board Office.

The committee unanimously selected the firm of Mortenson, of Minneapolis, Minnesota, to provide CM services for the project; the firm was identified by the committee as the best qualified for the project.

The University requests that the Executive Director be authorized to approve the negotiated CM agreement with Mortenson, subject to Board ratification.

University Hospitals and Clinics—Patient and Visitor Services Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Feasibility Study Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 68,000	Sept. 2000 Jan. 2003	Approved Approved
Architectural Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	305,375	Sept. 2003	Requested

Background

The University wishes to develop a new entrance area in Carver Pavilion to provide replacement facilities for UIHC’s patient admitting and registration services, Volunteer Program gift shop, patient and guest relations services, and main entrance lobby seating functions.

The proposed location for the new entrance area is adjacent to the existing glass canopy and driveway, and south of and adjacent to the existing main entrance area in the south wing of the General Hospital.

The project would increase the size of the main entrance lobby to accommodate the functions currently housed in the main entrance area, particularly the patient admitting and registration operations which have expanded in response to current health care requirements.

The expanded entrance area is also needed to relieve crowding at the current entrance resulting from UIHC’s growth in patient service volume.

The existing entrance area would be developed into a central patient discharge area to consolidate patient discharge services in one location.

Design Services

The agreement with Design Professional Collaborative would provide full design services for a fee of \$305,375, including reimbursables.

Evaluation Criteria The project meets the Board’s definition of a major capital project; however, the University did not provide information in response to the Board’s evaluation criteria at this time.

The University has indicated that it will provide this information with its next request for Board action on the project.

University of Iowa Hospitals and Clinics—Positron Emission Tomography Imaging Center Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Approved
Architectural Agreement—Schematic Design Services (HDR Architecture, Clive, IA)	\$ 40,000	April 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		July 2003	Received Report
Program Statement		July 2003	Approved
Architectural Agreement—Design Development Through Construction Phase Services (HDR Architecture, Clive, IA)	164,296	Sept. 2003	Requested

Background The UIHC Positron Emission Tomography (PET) Imaging Center is located in 5,854 net square feet on the lower level of the John Pappajohn Pavilion.

UIHC reports that the existing PET Imaging Center suffers from a number of deficiencies.

- The Center is operating at maximum capacity, the age of the existing PET scanner cannot provide the desired imaging performance nor accommodate a higher patient volume, and the scanner’s localization capabilities are not as accurate as those provided by a combination of PET and CT scanner technologies.

UIHC wishes to renovate and expand the existing PET Imaging Center and install a replacement PET scanner and a new PET/CT scanner.

Project Scope The project would include the following:

- Expansion of the PET Imaging Center on the lower level of the Pappajohn Pavilion to accommodate the two new scanners.
- Enclosure and renovation of the lower level of the Pavilion’s central atrium, which is located immediately adjacent to the PET Center, to provide the necessary expansion space.
- Renovation and upgrade of a portion of the Center’s existing space to house patient and staff support areas and laboratories.

Anticipated Cost/
Funding \$2.5 million to be funded by University Hospitals Building Usage Funds.

Design Services The agreement with HDR Architecture would provide design development through construction phase services for a fee of \$164,296, including reimbursables.

Medical Laboratories–Biological Safety Level 3 Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		July 2003	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		July 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		July 2003	Received Report
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 120,000	Sept. 2003	Requested

Background The National Institutes of Health have indicated plans to invest \$1.7 billion to \$1.8 billion per year over the next three years in biodefense-related research grants and contracts.

The Carver College of Medicine anticipates securing a portion of this funding for three major new research initiatives in microbiology and infectious diseases specifically relating to biodefense pathogens and Severe Acute Respiratory Syndrome (SARS).

The three programs would require development of a Biological Safety Level 3 (BSL-3) containment facility on the Health Sciences Campus to work with these very contagious microbial pathogens; such a facility is necessary for the Carver College of Medicine to remain competitive for these programs.

Project Scope The project would construct a BSL-3 facility as a penthouse on the northeast roof area of the Medical Laboratories building on the Health Sciences Campus.

- It is anticipated that the facility would consist of 2,300 gross square feet of space; the northeast roof area of the Medical Laboratories building totals 3,500 gross square feet.

Anticipated Cost/Funding Estimated at \$1.1 million, to be funded by Carver College of Medicine Gifts and Earnings.

Design Services The agreement with Rohrbach Carlson would provide full design services for a fee of \$120,000, including reimbursables.

Mayflower Residence Hall—Replace Piping

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Mayflower Residence Hall—Replace Domestic Water Piping</u>			
Permission to Proceed		Jan. 2002	Approved
Engineering Agreement—Full Design Services (Rohrbach Carlson, Iowa City)	\$ 667,000	June 2002	Approved
<u>Mayflower Residence Hall—Replace Heating, Ventilating and Air Conditioning (HVAC) Piping System</u>			
Permission to Proceed		April 2002	Approved
<u>Mayflower Residence Hall—Replace Piping (combined projects)</u>			
Project Description and Total Budget Engineering Selection (Rohrbach Carlson, Iowa City, IA)	15,000,000	Nov. 2002	Approved
Negotiated Engineering Agreement—Heating, Ventilating and Air Conditioning Piping System (Rohrbach Carson, Iowa City)	210,000	March 2003	Approved
Construction Contract Award (McComas-Lacina Construction)	5,281,100	May 2003	Ratified
Construction Change Order #1 (McComas-Lacina Construction)	169,880	Sept. 2003	Requested

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

The University is replacing the building's galvanized domestic water piping and upgrading 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.

Change Order The University has initiated a program aimed at reducing insurance costs on projects.

The Owner Controlled Insurance Program (OCIP), stipulates that worker's compensation insurance be provided by the University.


The program is expected to reduce costs by allowing the owner to exercise more control over job site safety and worker training.

The program has been aimed at projects with budgets in excess of \$10 million.

The Mayflower Residence Hall—Replace Piping project was initially identified as an OCIP project since the budget was expected to exceed \$10 million; however, favorable construction bids have reduced project costs below this level.

Therefore, since the necessary insurance will be provided by the contractor, McComas-Lacina Construction, but these costs were not included in the contractor's bid, Change Order #1 would provide compensation to the contractor in the amount of \$169,880 for its insurance costs for the duration of the project.

Also presented for Board ratification are six project budgets under \$250,000, four construction contracts awarded by the Executive Director, and the acceptance of eight completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.



Sheila Doyle

Approved: 

Gregory S. Nichols