

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Approve the following for the **Development of Off-Site Central Sterilization Services** project:

- Revised Permission to Proceed with Project Planning
- Utilization of the Construction Manager at Risk delivery method in lieu of the previously-approved Construction Manager - Agent delivery method

Executive Summary: This project would construct a new building on the Oakdale campus for Central Sterilization Services to replace their current 20,000 square foot operation on the lower level of the John Colloton Pavilion. The estimated project cost of \$20 - 25 million, which includes a large amount of highly specialized equipment, would be funded by UIHC Building Usage Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2016	Approved
Utilization of the Construction Manager - Agent Delivery Method		Apr. 2016	Approved
Design Professional Selection (KJWW Engineering, Des Moines)		Mar. 2017	Not Required*
Design Professional Agreement (Preliminary Design Services)	\$313,875	Mar. 2017	Not Required*
Revised Permission to Proceed with Project Planning		Jan. 2018	Requested
Utilization of the Construction Manager - At Risk Delivery Method		Jan. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

Central Sterilization Services (CSS), built in 1993, is responsible for the processing, sterilization, and quality control of all sterile supplies and equipment used in UIHC operating rooms and patient care units. Properly sterilized instruments are critical to every complex and routine procedure. UIHC and its patients rely heavily on these services 24/7 without delay in order to meet the demands of such a large hospital.

Approved by the Board in April 2016, the original project, called the "UIHC-Renovation and Expansion of Central Sterilization Services" project, was planned as a renovation of the existing CSS, located on the lower level of John Colloton Pavilion. Through an extensive pre-planning study, the determination was made to move the project off the main hospital campus due to aged infrastructure within CSS, tighter Joint Commission regulations, and the requirement to maintain a 24/7 operation. In consultation with UIHC and University leadership, a site was located on the Oakdale campus, adjacent to UI Laundry and other service functions to construct the new facility to house CSS.

UIHC also seeks permission to utilize the Construction Manager at Risk (CMR) delivery method. This would replace the Construction Manager – Agent delivery method approved by the Board in April 2016.

CMR provides advantages including schedule acceleration, enhanced construction oversight, and improved design by utilizing the CMR's input. Since the CMR's contract would be set at a Guaranteed Maximum Price, overall cost control would be improved by limiting change orders.

Development of Off-Site Central Sterilization Services project: Map

