

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of the following actions for the **Bowen Science Building – Renovate 2-400 Core** and **Medical Laboratories – Renovate 2nd Floor South** projects:

1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A for the Bowen Science project and Attachment B for the Medical Laboratories project);
2. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
3. Approve the schematic designs, and project descriptions and budgets (\$2,849,272 for the Bowen Science project and \$2,099,794 for the Medical Laboratories project), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary:

The University requests approval of the schematic designs and project descriptions and budgets for two research laboratory renovation projects -- **Bowen Science Building – Renovate 2-400 Core** (budget of \$2,849,272) and **Medical Laboratories – Renovate 2nd Floor South** (budget of \$2,099,794). Both projects would be funded by Treasurer's Temporary Investment Income and Indirect Cost Recoveries.

The **Bowen Science Building – Renovate 2-400 Core** project would complete upgrades of laboratory research space for the Pharmacology Department on the second floor of the Bowen Science Building. (The renovation of the 2-200 and 2-300 cores is soon to be completed.) The location of the Bowen Science Building is shown on Attachment C, and the existing and proposed schematic designs (7,933 net square feet) are shown on Attachment D.

The **Medical Laboratories – Renovate 2nd Floor South** project would modernize 4,948 net square feet of research laboratories and offices for the Department of Pediatrics. A map showing the location of the Medical Laboratories is included as Attachment E and the schematic designs are included in Attachment F.

Details of the Projects:

Bowen Science Building – Renovate 2-400 Core

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2012	Approved
Selection of Design Professional (Rohrbach Associates; Iowa City)		Sept. 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2012	Received Report
Design Professional Agreement	\$ 160,000	Dec. 2012	Not Required*
Program Statement		Feb. 2013	Not Required*
Schematic Design		March 2013	Requested
Project Description and Budget	2,849,272	March 2013	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		March 2013	Receive Report

*Approved by Executive Director, consistent with Board policies

Bowen Science Building, constructed in 1972, is one of the University's most intensely used research facilities. In recent years, it has undergone numerous renovations to meet modern scientific research needs and to provide more efficient use of space and energy. The 2-400 core will be demolished back to the shell of the building. All new building systems will then be constructed to the University's modern laboratory design standards, providing modern and flexible space.

The project will include new hard surfaced flooring systems, partition systems, accessible and cleanable ceiling systems, and new mechanical, plumbing, electrical and telecommunication systems.

The following summarizes the square footages included in the building program and schematic design:

<u>Function:</u>	<u>Net Square Footage</u>
Laboratories (1)	4,077
Laboratory Support Areas	2,266
Office Areas (4)	<u>584</u>
Subtotal	6,927
Alternates:	
TILE Classroom 2-501	744
Conference room 2-456	<u>262</u>
Subtotal	1,006
TOTAL	7,933

Project Budget

Construction	\$2,289,893
Planning and Design	338,564
Contingency	<u>220,815</u>
TOTAL	<u>\$2,849,272</u>

Source of Funds: Treasurer's Temporary Investment Income and Indirect Cost Recoveries

Medical Laboratories – Renovate 2nd Floor South

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2012	Approved
Selection of Design Professional (Carlson Design Team, Iowa City)		Sept. 2012	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2012	Received Report
Design Professional Agreement	\$ 172,750	Feb. 2013	Not Required*
Program Statement		Feb. 2013	Not Required*
Schematic Design		March 2013	Requested
Project Description and Budget	2,099,794	March 2013	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		March 2013	Receive Report

*Approved by Executive Director, consistent with Board policies

The Medical Laboratories building was constructed in 1927. This project is a continuation of the renovations which occurred in past years to meet modern scientific research needs and to provide more efficient research space. The demolition and renovation include laboratory wall construction; new ceiling and flooring systems; appropriate upgrades to the HVAC, plumbing, electrical and telecommunications systems.

The following summarizes the square footages included in the building program and schematic design:

<u>Function:</u>	<u>Net Square Footage</u>
Laboratories (1)	3,221
Laboratory Support Areas	982
Office Areas (5)	660
Break Room	<u>85</u>
TOTAL	4,948

Project Budget

Construction	\$1,658,554
Planning and Design	282,340
Contingency	<u>158,900</u>
TOTAL	<u>\$2,099,794</u>

Source of Funds: Treasurer's Temporary Investment Income and
Indirect Cost Recoveries

**Bowen Science Building – Renovate 2-400 Core
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: This project will renovate approximately 7,200 square feet of research laboratory space in the Bowen Science Building (BSB) for the Department of Pharmacology, Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance research among faculty investigators in the area of pharmacology and the training of undergraduate students, graduate students, and post doctoral fellows in this field and related research areas. The renovation is aligned with the Carver College of Medicine and University of Iowa research goals of being in the top ten of Public Universities for research funding.

Other Alternatives Explored: The Bowen Science Building was occupied in 1972. The 2-400 core on the second floor of the building was last modified in 1997 and is the last to be modernized for the scientific and research needs of the Department of Pharmacology. The current design does not provide for collaborative relationships among faculty, students and post doctoral fellows. This core is contiguous to the soon-to-be completely renovated 2-200 and 2-300 cores.

Relocation of this single core would not be practical for the department. The three cores will share common space – conference room, break room, autoclave room, and behavioral lab space.

The original program and design included the renovation of Cores 2-200, 2-300, and 2-400. Due to budgetary constraints, the renovation of the 2-400 was postponed.

This renovation will complete the original renovation goals for the Department of Pharmacology.

Impact on other Facilities and Square Footage: There will be no change in square footage as the project involves the renovation of existing laboratories.

Financial Resources for Construction Project: Treasurer's Temporary Investment Income (TTI) and Indirect Cost Recoveries from grants and contracts.

Financial Resources for Operations and Maintenance: This space is currently being maintained by Facilities Management, Building and Landscape Services from General Education Fund resources.

External Forces Justifying Approval: The project will enhance the research mission of the Carver College of Medicine and the University of Iowa and will help to meet the following goals: 1) accommodate the recruitment of new faculty, 2) retain faculty capable of competing for extramural research funding, 3) provide state of the art research facilities, and 4) sustain the commitment to training the next generation of scientists.

Medical Laboratories – Renovate 2nd Floor South
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: This project renovates approximately 5,000 square feet of research laboratory space on second floor south of the Medical Laboratories Building (ML) for the Department of Pediatrics, Carver College of Medicine (CCOM). When completed, the renovated research space will be used to facilitate and enhance research among 4-6 faculty investigators in the area of pediatrics.

Research is one element of the Carver College of Medicine's three fold mission of providing patient care, education, and research. Bench-to-bedside research is an integral component of the CCOM strategic plan and is also aligned with the UI Provost's vision of increasing extramural funding.

Other Alternatives Explored: The Medical Laboratories was constructed in 1927. Much of the infrastructure has been modified and upgraded over the years and improvements continue. The new model for laboratory design allows for flexibility and open communication between researchers. This model has proven successful in other Carver College of Medicine research buildings, such as Carver Biomedical Research Building (CBRB), Medical Education and Research Facility (MERF), and Pappajohn Biomedical Discovery Building (PBDB).

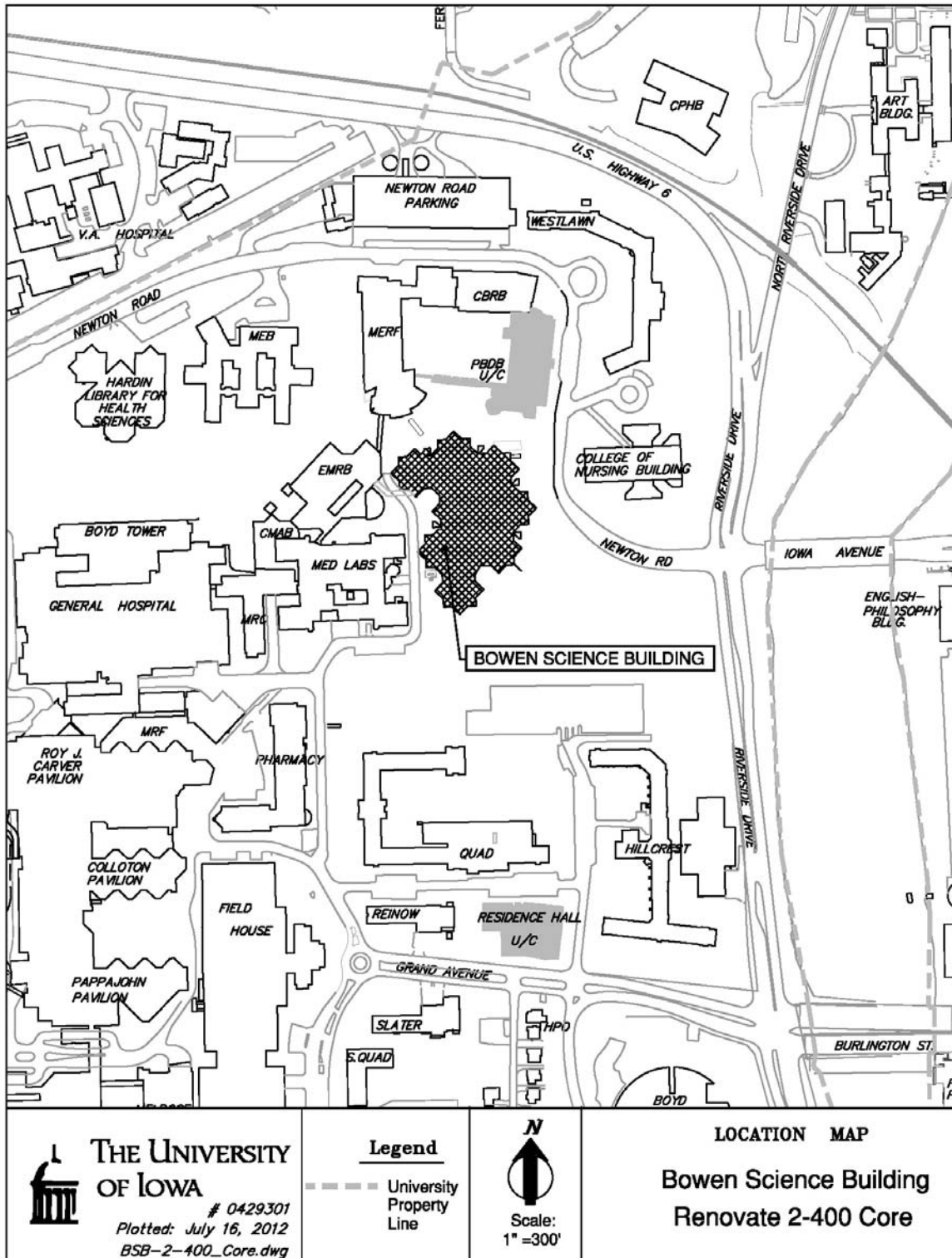
Renovation is more practical than the alternative of building a new research building. Relocation of the Pediatrics research laboratories to another building is not an option since there is no available space to accommodate this research.

Impact on other Facilities and Square Footage: This project will not result in the abandonment, transfer or demolition of existing facilities

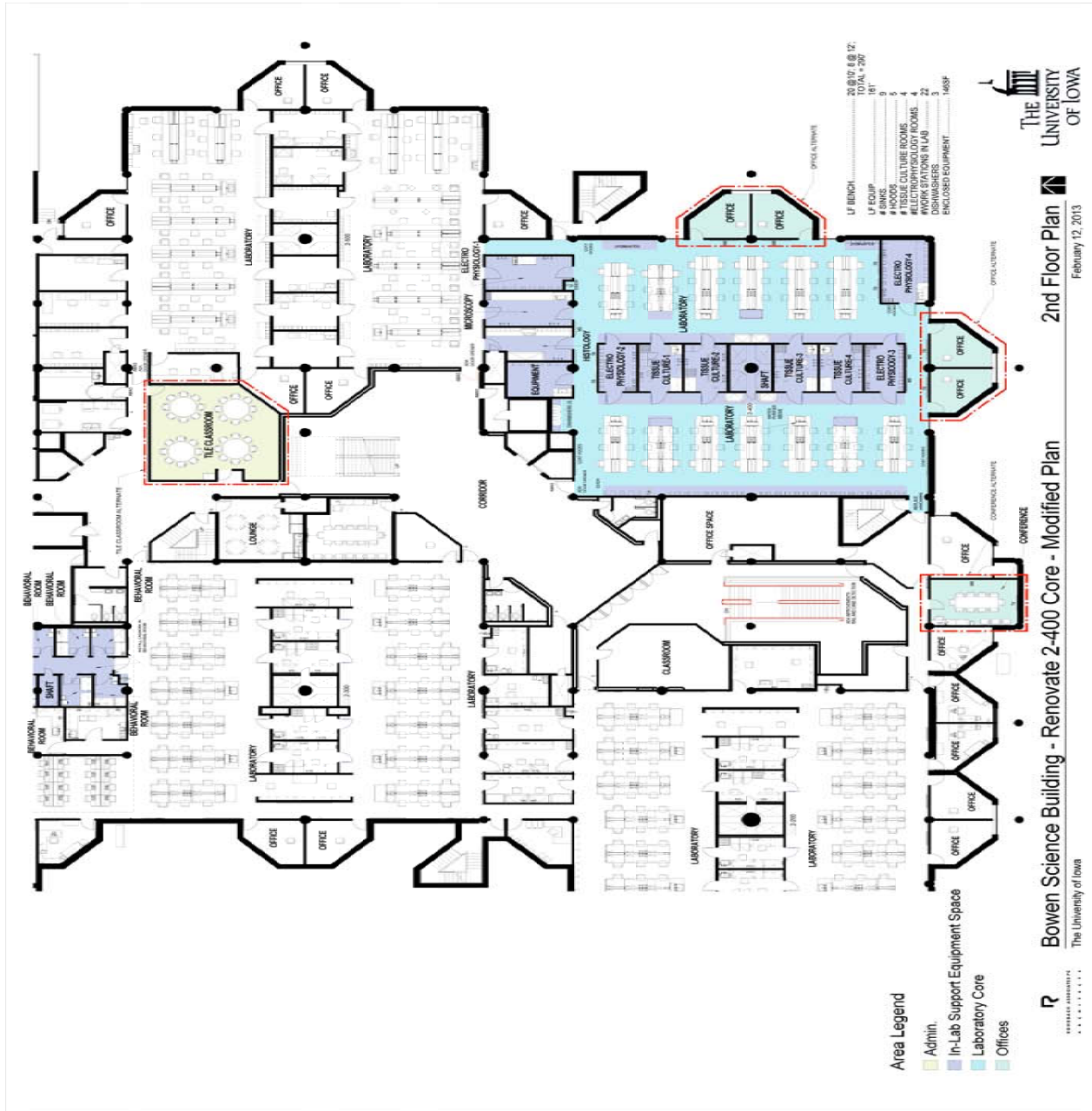
Financial Resources for Construction Project: Treasurer's Temporary Investment Income and Indirect Cost Recoveries

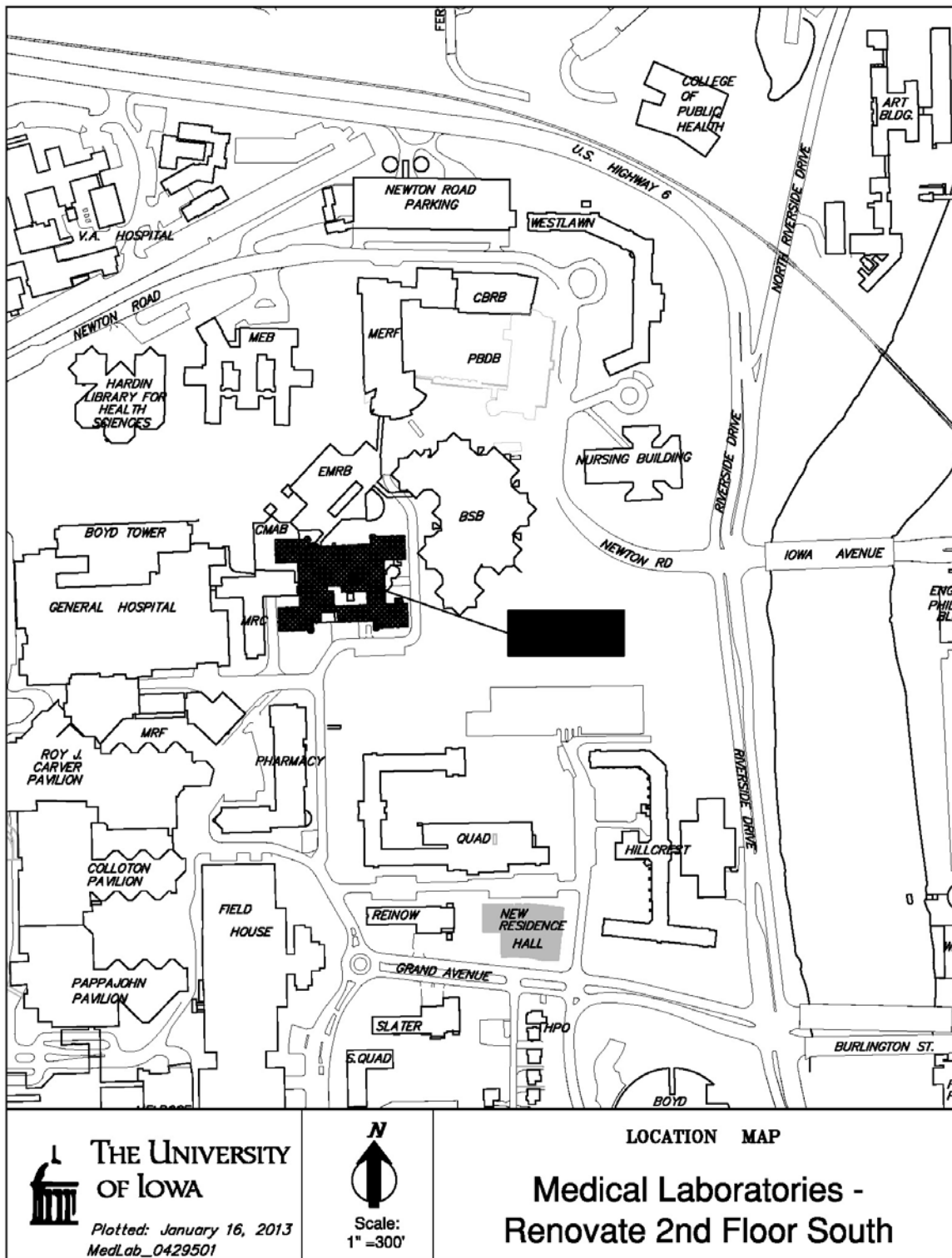
Financial Resources for Operations and Maintenance: The space is currently being maintained by Facilities Management, Building and Landscape Services. Therefore, funds already exist.

External Forces Justifying Approval: It is a stated goal of the Carver College of Medicine to rank in the top 20 research Colleges of Medicine in the country and to do this will require a significant increase in federally funded research programs. The quality of research space is critical for the College to recruit and retain high quality faculty with the capability to compete for limited extramural funding.





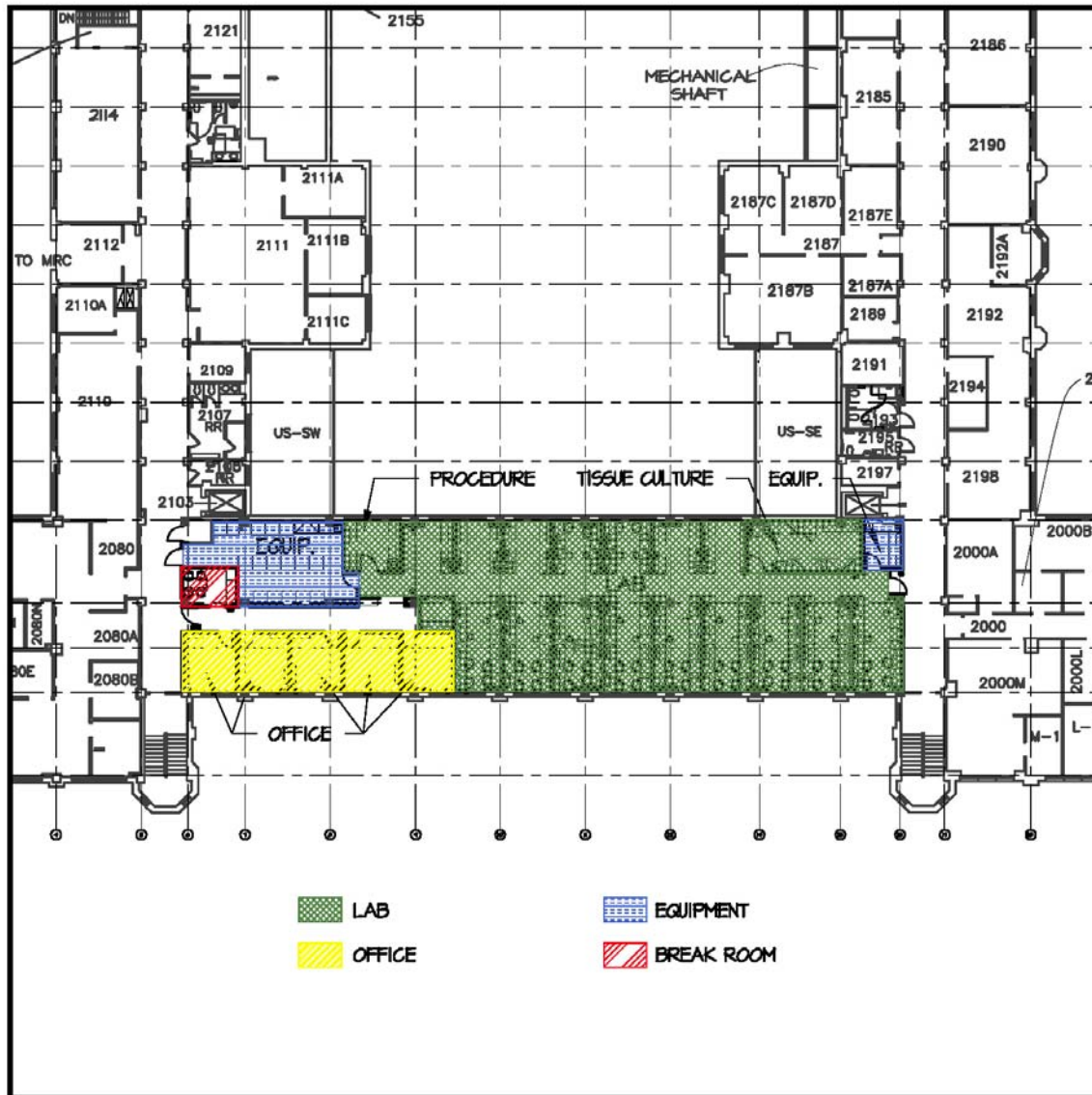






**MEDICAL LABORATORIES -
RENOVATE 2ND FLOOR SOUTH
A. EXISTING FLOOR PLAN**





**MEDICAL LABORATORIES -
RENOVATE 2ND FLOOR SOUTH
B. NEW WORK FLOOR PLAN**

