

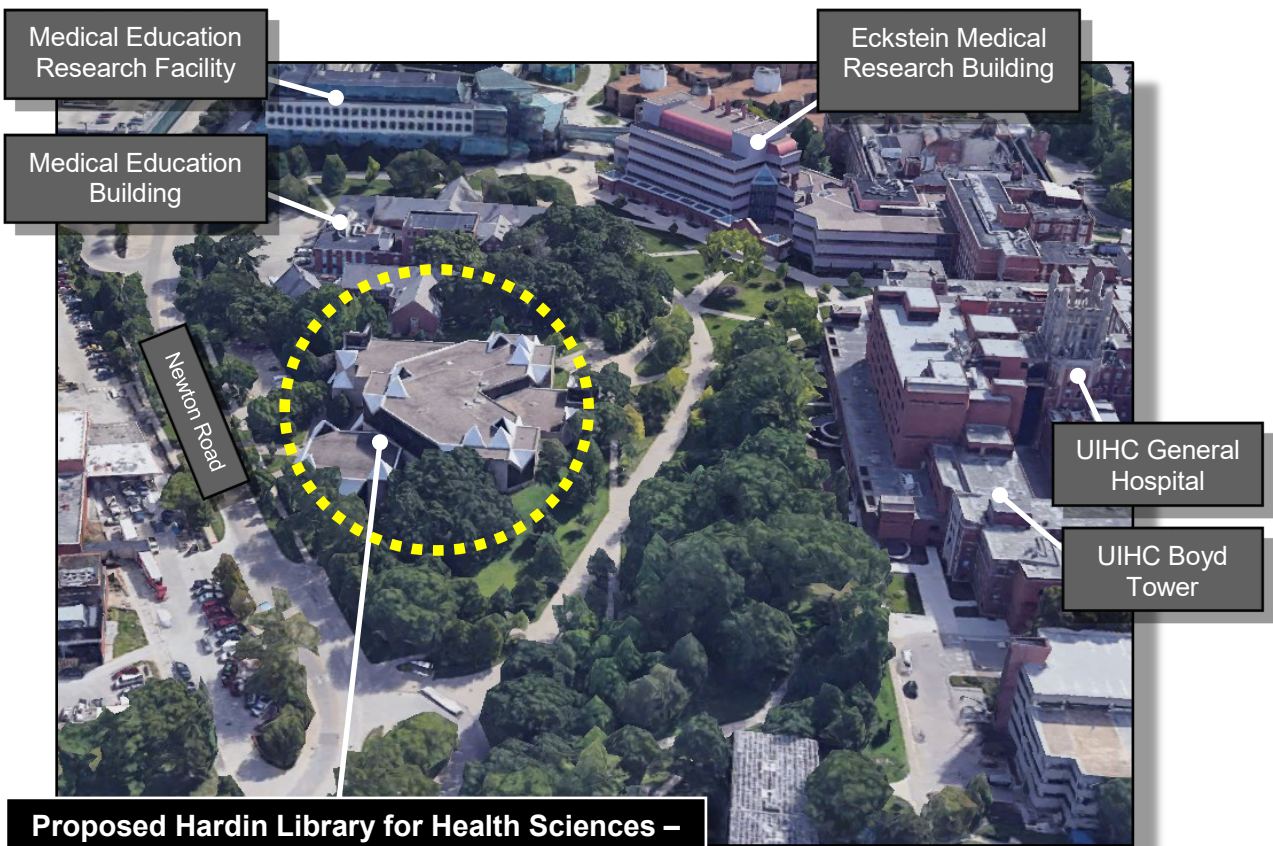
Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the Project Description and Budget for the **Hardin Library of Health Sciences – Building Renovation Phase 1** project with the understanding that approval is authorization to proceed with construction. The \$2,400,000 project budget would be funded by Treasurer’s Temporary Investment Income and/or Building Renewal funds.

This project would eliminate approximately \$750,000 to \$850,000 in deferred maintenance.

Executive Summary: This project would renovate 3,800 square feet of Hardin Library, primarily to move the Office of Environmental Health & Safety into it and consolidate that department from four separate campus locations. All restrooms throughout the building would also be renovated, making ADA improvements.



University of Iowa, west campus,
Looking east



Specifically, the scope of work would include new security access, renovated restrooms including ADA upgrades, open office areas, work rooms, HVAC improvements, information technology modifications, breakrooms, furniture, painting and storage areas.

As a part of the university’s master planning efforts, this renovation would align operational needs with facilities. It includes consolidating programs where possible, and vacating outdated spaces, which would result in a reduction of deferred maintenance and operating costs.

The UI conducted a feasibility study to seek more efficient ways to use space within the Hardin Library for Health Sciences, which involved Environmental Health & Safety, the Division of Sponsored Programs, the University of Iowa Research Foundation and Hardin Library.

The Office of Environmental Health & Safety is currently housed in four outdated buildings on Grand Avenue Court, west of the Boyd Law Building. These four facilities are planned to be razed in the future, further reducing the UI’s inventory of facilities space by 10,000 square feet.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2021	Approved
Indefinite Design Professional Services Agreement: eight firms awarded agreements in Jul. 2021			
➤ CMBA, Des Moines selected for this project		Nov. 2021	Not Required*
CMBA’s Agreement			
➤ Preliminary Design through Record Documents	\$ 135,000	Nov. 2021	Not Required*
CMBA’s Amendment #1			
➤ Renovate six additional restrooms, make ADA improvements	55,000	Feb. 2022	Not Required*
Project Description and Budget	\$2,400,000	Apr. 2022	Requested

Project Budget

Planning, Design & Management	\$ 376,000
Construction	1,709,389
Furniture & Equipment	145,000
Contingency	169,611
Total	\$ 2,400,000

Source of Funds

Treasurer’s Temporary Investment Income and/or Building Renewal

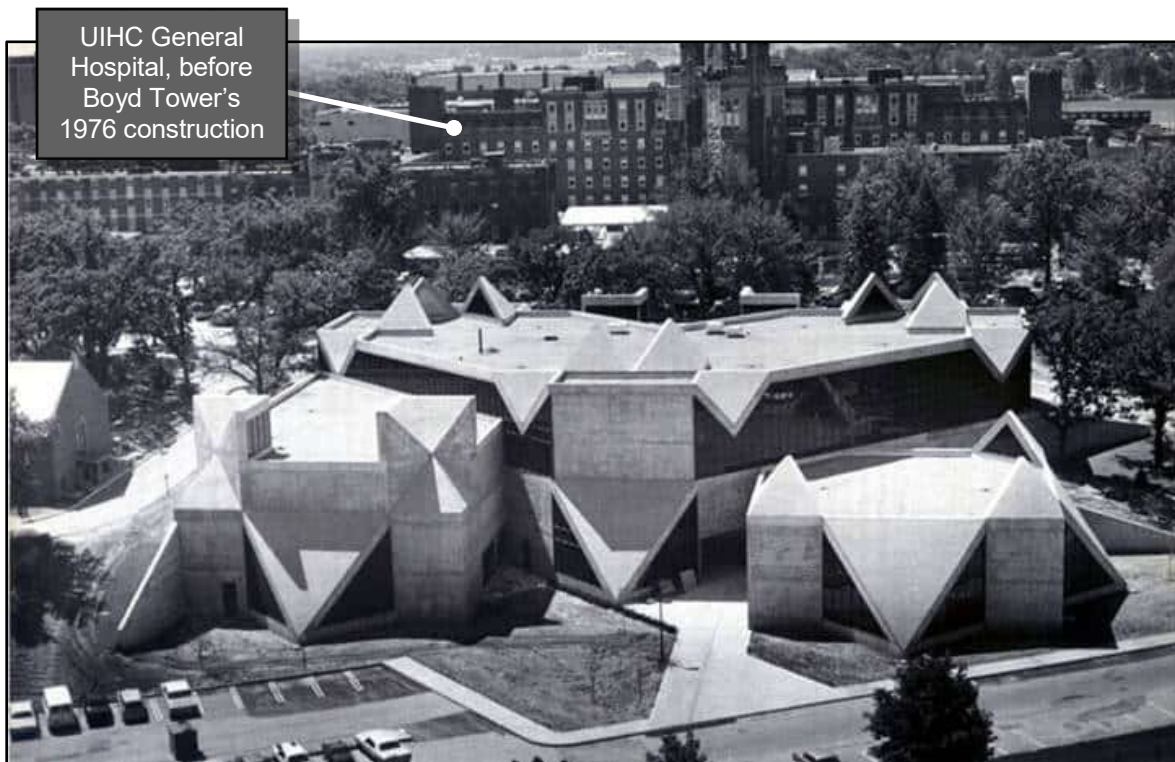
Schedule

Construction: June 2022 – April 2023

Built in 1974, the Hardin Library for Health Sciences combined the previously separate medical, dental, pharmacy, nursing and speech pathology book and electronic data collections. It now serves as the combined research needs of the University of Iowa Colleges of Dentistry, Medicine, Nursing, Pharmacy, Public Health, the University of Iowa Hospitals & Clinics (including related allied-health education programs), and the Department of Communication Sciences and Disorders.

There have been no comprehensive renovation projects in this 92,000 square foot building, since it was original construction 48 years ago.

**Hardin Library for Health Sciences
After Construction in 1974**



UIHC General Hospital, before Boyd Tower's 1976 construction

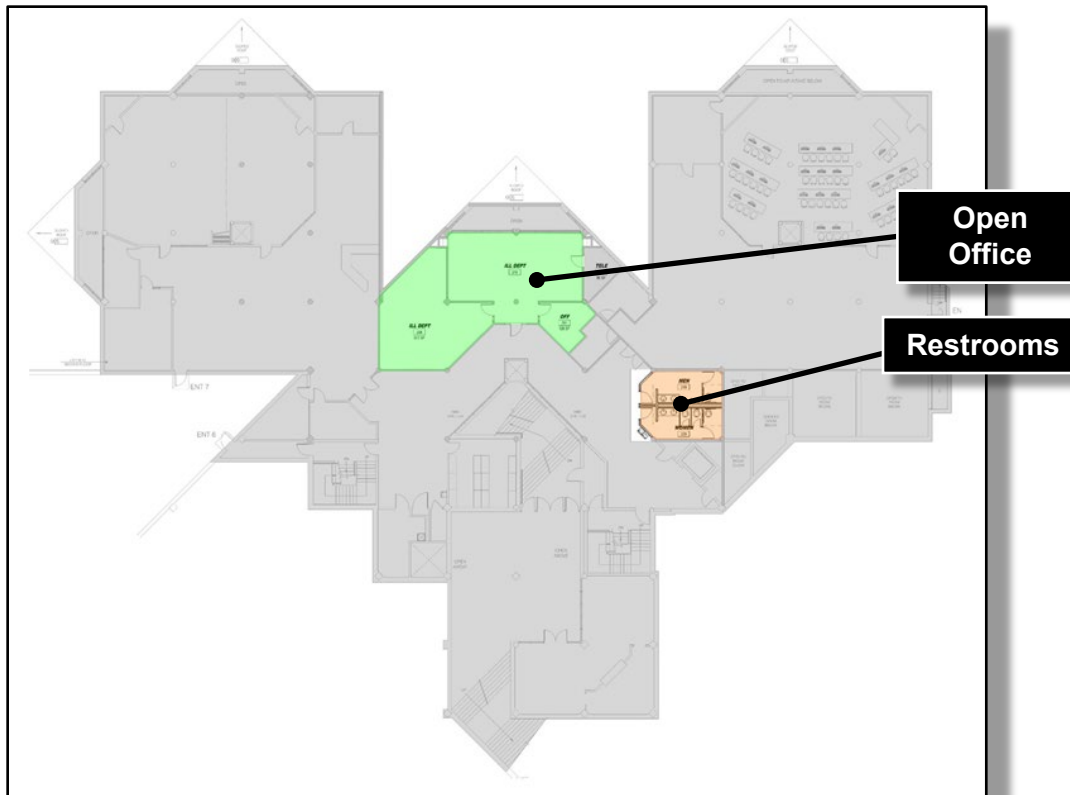
Proposed Hardin Library for Health Sciences – Building Renovation Phase 1 project, Looking south

There have been no comprehensive renovation projects in this 92,000 square foot building, since its original construction in 1974.

Floor Plans



Level One



Level Two

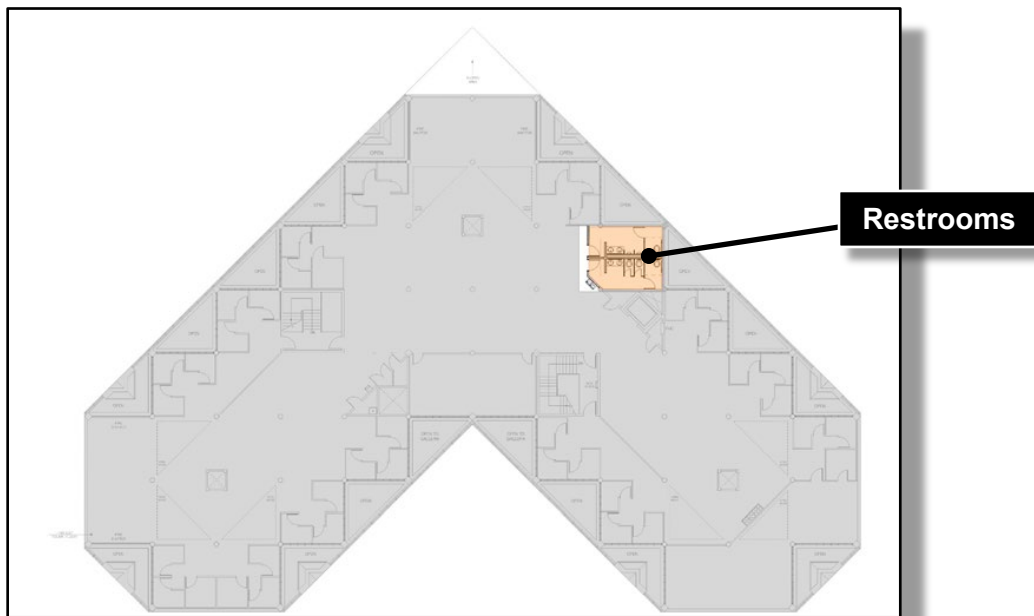
North



Floor Plans



Level Three



Level Four
North

