

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

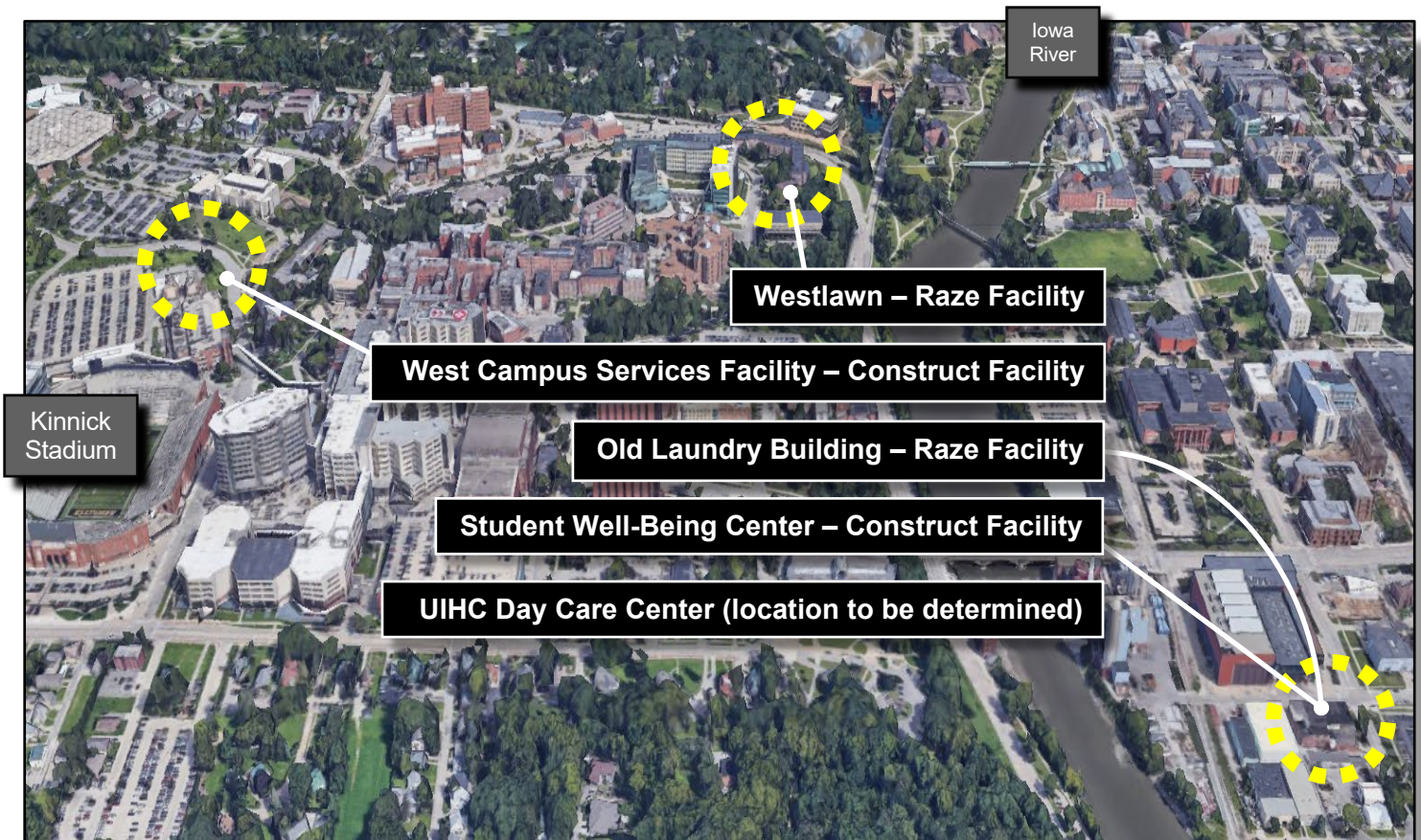
1. Permission to Proceed with Project Planning for the:
 - **Multi-component Project to Modernize and Reduce Campus Space**, including the design professional selection processes.
2. Schematic Design, Project Description and Budget for the:
 - **Hillcrest Residence Hall – Renovate Student Living Space** (\$23,000,000) project with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **Roy J. and Lucille A. Carver Biomedical Research Building – Replace Lab Exhaust** (\$2,879,500) project with the understanding that approval is authorization to proceed with construction.
4. Ratification of the Use of Construction Manager at Risk project delivery method:
 - **UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room** (\$18,000,000 to \$22,000,000) project.

UI project #1 of 4
Multi-component Project to Modernize and Reduce Campus Space

Executive Summary: The University requests Permission to Proceed with Project Planning to eliminate \$21,187,000 in deferred maintenance, reduce overall campus square footage and modernize campus space by razing two buildings and constructing three buildings. Estimated project budgets totaling \$33,250,000 to \$37,750,000 would be funded by Treasurer's Temporary Investments, Building Renewal, Future Student Fees and other University funds.

Background: Significant campus planning has taken place to maximize the use of existing space, while addressing program needs to support the University's mission. The planning associated with this request achieves a net decrease in campus square footage and reduces the overall campus deferred maintenance liability by razing two buildings. The projects necessary to proceed with this campus reduction program include:

- Westlawn – Raze Facility
- West Campus Services Facility – Construct Facility
- Old Laundry Building – Raze Facility
- Student Well-Being Center - Construct Facility
- UIHC Day Care Center (future)



University of Iowa campus, looking north



The University acknowledges the Board of Regents’ Moratorium that is in place through June 30, 2022 and requests permission to proceed with project planning for these inter-related projects that would result in an overall decrease in campus square footage as outlined in the following table:

	Building Gross Square Feet (GSF)	Estimated Outstanding Deferred Maintenance	Permission to Proceed with Project Planning
Westlawn – Raze Facility	(137,239)	\$ 20,437,000	June 2021
West Campus Services Facility – Construct Facility	36,000	-	June 2021
Old Laundry Building – Raze Facility	(25,864)	\$ 750,000	June 2021
Student Well-Being Center – Construct Facility	32,500	-	June 2021
UIHC Day Care Center	15,000	-	(future)
Total	(79,603)	\$ 21,187,000	

Student Well-being Center: Well-being is defined as the ability to meet one’s basic need and attain balance mentally and physically in ways that contribute to resiliency in the face of adversity, a sense of purpose, and the achievement of one’s personal and academic goals. National and UI data support a need for a holistic approach to student well-being. Nationally, students report a decline in physical health, lower emotional health, and being frequently overwhelmed, over the last two decades (ACE, 2018). Several national studies have noted factors such as increasing financial pressures, the polarized social and political climate, current events that impact marginalized communities, ever-present social media, increased safety and security concerns and heightened awareness of and de-stigmatization of mental health (Klawe, 2019).

University of Iowa students report that their top 10 academic impediments (issues that interfere with grades and progress) are stress, anxiety, sleep, depression, cold/flu, work, ADHD, alcohol use, computer gaming/internet use, and relationship difficulties. A core team of students, faculty, staff, and consultants completed a feasibility study looking at options for a new Student Well-Being Center which concluded the most cost-effective, long-term solution was to construct a new facility.

This project would construct an estimated 32,500 gross square foot (gsf) building to remedy the significant deficiencies of the existing student health facilities located in Westlawn. This project would also consolidate student services and programs related to mental health, wellness, advanced counseling, student care and assistance, basic student needs (e.g., permanent space for the Food Pantry), and more. The facility is planned to be located on the existing site of the old Laundry Building directly south of the Campus Recreation and Wellness Building, taking advantage of adjacent and related services and programs, at a site near the campus core and frequented by most students. The following units would be housed in the Student Well-Being Center:

- University Counseling Service (moved from Westlawn)
- Student Health (moved from Westlawn)
- Student Wellness (moved from Westlawn)
- Student Care & Assistance (moved from Iowa Memorial Union)
- Food Pantry (moved from Iowa Memorial Union)
- Clothing Closet (moved from Iowa Memorial Union)

West Campus Services Facility: The University has been evaluating plans to relocate the utilities distribution shop (a unit within Facilities Management) from the east side of campus to the west campus and relocating the landscape services team from the Laundry Building (Old) to the Madison Street Services Building, where the utility distribution shop is currently located. This project would improve service to the campus by consolidating space used for utilities and relocating the landscape team enabling the razing of Laundry Building (Old). These efforts would improve efficiencies and reduce operating costs.

This project would construct a 36,000 gross square foot building on the west campus, near the West Campus Chilled Water Plant (within and adjacent to Hospital Parking Ramp 3) and the West Campus Steam Plant. It would be utilized by Facilities Management to house landscape services equipment used on the west side of campus and for housing the utility distribution shops office and equipment used by the campus utility operator.

Westlawn: Constructed in 1919, this 102-year-old building is past its useful life and would eliminate \$20,437,000 in deferred maintenance through its demolition, which would include asbestos abatement, removal of underground utilities and restoring the site to a green space. Westlawn spans over 137,239 gross square feet and houses a variety of programs including:

- UIHC Child Care Center (approximately 15,000 gsf to be relocated in the future as part of the UIHC master plan),
- Academic and research programs in the health sciences to be relocated as part of the “Pharmaceutical Sciences Research Building – Renovate North Wing” project approved by the Board, April 2021,
- University Counseling Service (to be relocated as part of the Student Well-being Center).
- Student Health and Wellness (to be relocated as part of the Student Well-being Center).

Removal of this building is in concert with the University’s master plan, would improve operational efficiencies across several University departments and would result in a reduction of square footage maintained by the University.

Laundry Building (Old): Constructed in 1958, the 63-year-old old Laundry Building is past its useful life and would remove \$750,000 deferred maintenance through its demolition, which would include asbestos abatement and removal of underground utilities in preparation for the new Student Well-Being Center. This building removal is in concert with the University’s master plan.

UIHC Day Care Center: Currently, the UIHC day care center is operated by an accredited third party in Westlawn. Given that Westlawn is slated to be razed, UIHC is engaged in a master planning effort to identify locations in close proximity to the UIHC campus to create a new day care center. This would be done in a timely manner, so as not to delay the razing of Westlawn. The University would report to the Board at later date when a location has been selected.

Estimated Project Budgets

- Westlawn – Raze Facility project is anticipated to cost between \$3,000,000 and \$3,500,000.*
- West Campus Services Facility – Construct Facility project is anticipated to cost between \$4,500,000 and \$5,500,000.*
- Old Laundry Building – Raze Facility project is anticipated to cost approximately \$750,000.*
- Student Well-Being Center – Construct Facility project is anticipated to cost between \$25,000,000 and \$28,000,000.*
- UIHC Day Care Center (future)*

Total estimated project budgets = \$33,250,000 to \$37,750,000

* Project costs for each project to be confirmed during project planning

Source of Funds

Treasurer's Temporary Investments, Building Renewal,
Future Student Fees and other University funds.

Funding the Student Well-being Center: As noted above, a core team of students, faculty, staff, and consultants completed a feasibility study that concluded the most cost-effective, long-term solution to address the inadequacies of the current Student Health facility in Westlawn was to construct a new Student Well-Being Center. The planned new facility would not only address the student health facility issues, but would also advance programs and services to meet student needs in mental health, wellness, advanced counseling, student care and assistance, basic student needs (e.g., permanent space for the Food Pantry), and more.

University officials met with student government leaders over the course of the last two years to review plans for the proposed Student Well-Being Center. Attached on the next page is a memorandum from the immediate past leaders of UI Student Government which: “seek(s) to memorialize our decision to endorse the construction and operation of a new Wellbeing Center building at the University of Iowa (UI).” The endorsement notes the pledge from University leaders that students would continue to be involved in the planning and design of the new center, as well as a pledge that new student fees would not be imposed until the facility is opened or near open. The student leaders pledged to support a new student fee of \$80 per semester (\$160 annually) to support the construction and operation of the new Student Well-Being Center.

Like the UI's Campus Recreation and Wellness Center opened in 2010, these pledges of cooperation and financial support from the student leaders are critical to the project. And finally, Board approval of the proposed new student fee would be required to bring this project to fruition.

IOWA

Student Government

University of Iowa
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usg.uiowa.edu
gpsg.uiowa.edu

Memorandum of Decision

To: Vice President for Student Life Sarah Hansen, Senior Vice President Rod Lehnertz, and future administrations of USG & GPSG
From: University of Iowa Student Government, represented by Connor Wooff, USG President; Mara Smith, USG VP; Mackensie Graham, GPSG President; Ellen Kiser, GPSG VP
Date: April 11, 2021
Re: Wellbeing Center Proposal Approval

The shared governance student leaders, representing Undergraduate Student Government (USG) and Graduate & Professional Student Government (GPSG), collectively referred to as the University of Iowa Student Government (UISG), seek to memorialize our decision to endorse the construction and operation of a new Wellbeing Center building at the University of Iowa (UI).

Executive student leadership have been present for proposals relating to the Wellbeing Center for at least two academic years. Accordingly, substantive conversations have been had between UISG leadership and Joe Bilotta and/or VP Hansen in at least three separate meetings over the course of November 2020–March 2021. Additionally, the Wellbeing Center was presented to UISG representatives from both governments on March 23, 2021. Feedback received was generally positive and in support of the Wellbeing Center.

At a presentation made to UISG representatives in early spring 2020, concerns were raised both during and after the presentation. One of the most common voiced concerns related to the projected timeline of when a student fee to fund part of the Wellbeing Center would be charged. This concern has been alleviated through multiple conversations with UI administration as UISG has been reassured that a student fee related to the Wellbeing Center will not begin until the building opens or is close to opening to students.

Our recommendation would be a plan based on a figure at or around \$80/semester student fee. Moving forward, the expectation is that students will be closely involved and consulted on decisions related to the Wellbeing Center design as well as proposed programs and services. Accordingly, concrete financial decisions directly impacting students, such as the specific amount of student fees, should be made with student involvement and support.

Sincerely,

Connor Wooff, USG President
Mara Smith, USG Vice President
Mackensie Graham, GPSG President
Ellen Kiser, GPSG Vice President

UI project #2 of 4
Hillcrest Residence Hall – Renovate Student Living Space

Executive Summary: Schematic Design, Project Description and Budget approval is requested to renovate Hillcrest Residence Hall’s student living spaces. The project budget of \$23,000,000 would be funded by Dormitory Revenue Bonds, and University Housing Renewal and Improvement funds.

Background: Built in 1939, Hillcrest is the largest residence hall on the west side of the Iowa River housing 820 students. It spans 267,000 square feet and provides fully furnished single, double and triple occupancy rooms. It provides food services for all west side residence halls, replete with a fitness center, laundry and a convenience store.



Looking southwest



	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2019	Approved
Design Professional Selection			
➤ OPN Architect, Iowa City		Sep. 2019	Not Required*
Design Professional Agreement			
➤ Preliminary Planning & Schematic Design only	\$ 184,350	Oct. 2019	Not Required*
<u>Revised</u> Permission to Proceed with Project Planning		Nov. 2019	Approved
Design Professional Amendment #1			
➤ Design Development – Record Documents	1,788,800	Jul. 2020	Not Required*
Project Description and Budget	23,000,000	Jun. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 3,178,330
Construction	16,794,324
Furniture & Equipment	1,360,846
Contingency	1,666,500
Total	<u>\$ 23,000,000</u>

Source of Funds

Dormitory Revenue Bonds,
University Housing Renewal and Improvement funds

Schedule

Construction: Fall 2021 – Summer 2024
with most of the work occurring during consecutive summers

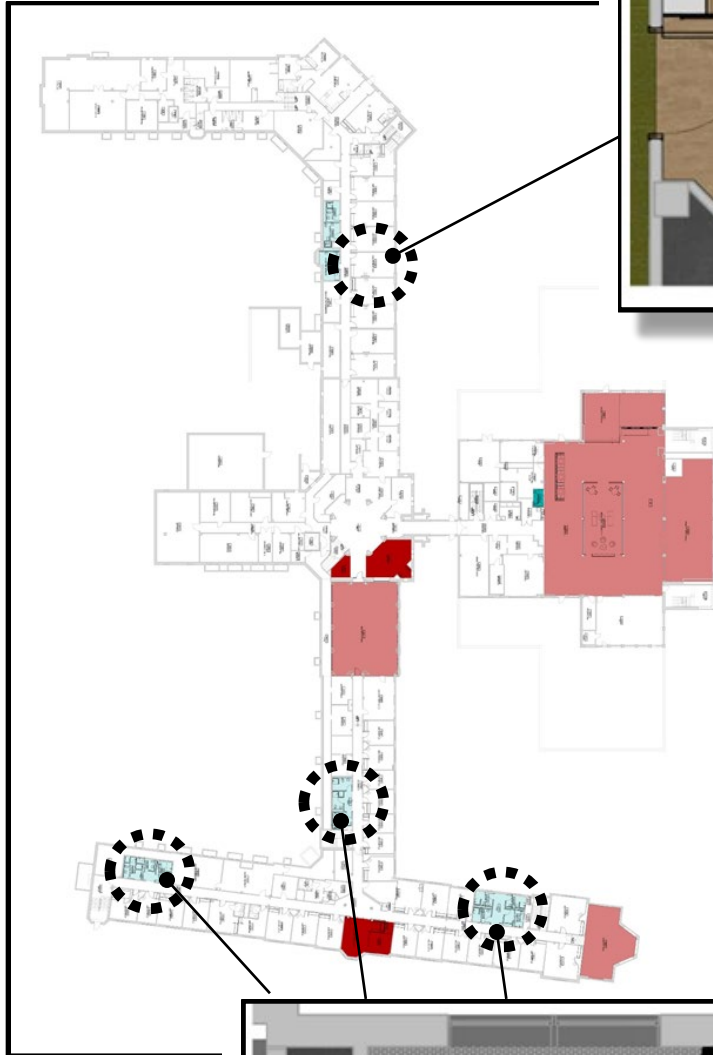
This project would replace finishes in student rooms, corridors, lounges, laundry rooms and elevator lobbies. Specifically, work would include replacing student room doors throughout the building, upgrading drywall veneer, flooring, paint, closet systems, and window treatments in student rooms, modifying custodial closets, creating additional study space, installing new lounge and study room furniture, and renovating communal restrooms. Renovations would be phased over multiple years.

The project is consistent with the University's goal to re-invest wisely in existing facilities to extend their life and provide a high-quality student experience.

Enlarged Bathroom and
Student Room Plans



Typical renovated student room



Hillcrest Hall,
main level

North

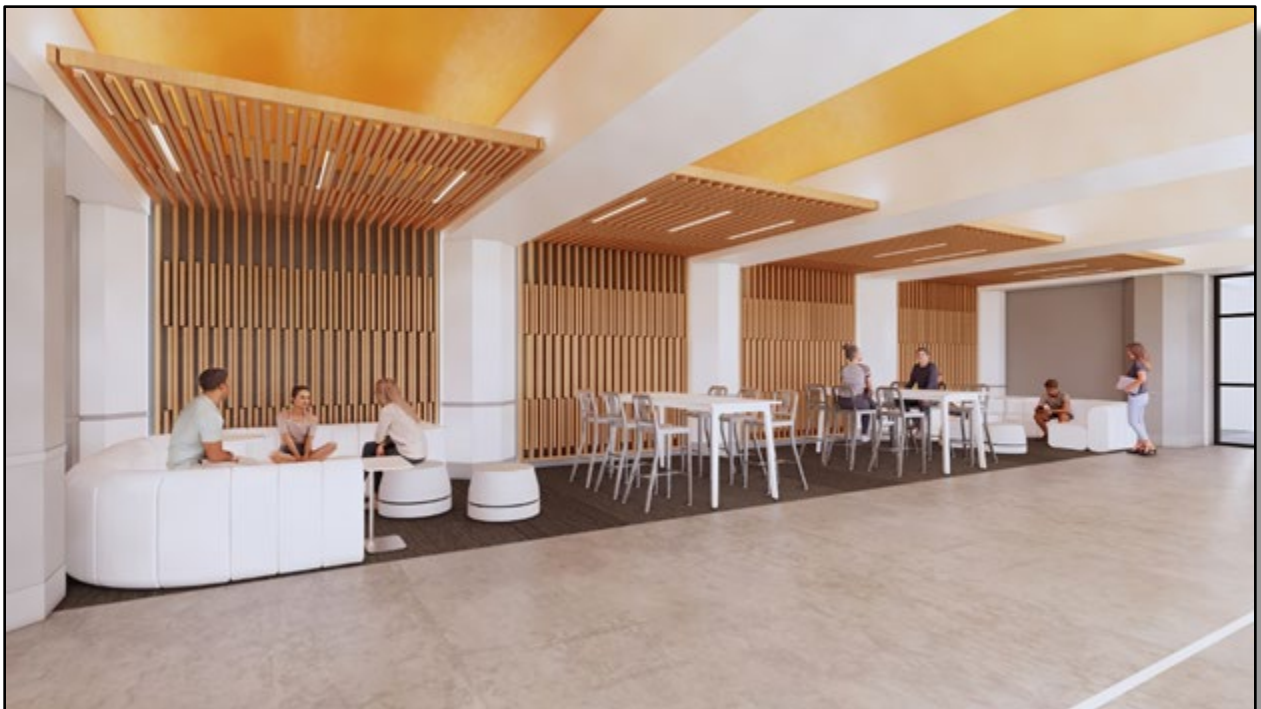


Typical student restroom pod

Interior Renderings



Martha Lounge: Game Room (looking north)



Martha Lounge: Game Room (looking west)



H Lounge: Porch (looking northeast)



H Lounge: Porch (looking east)



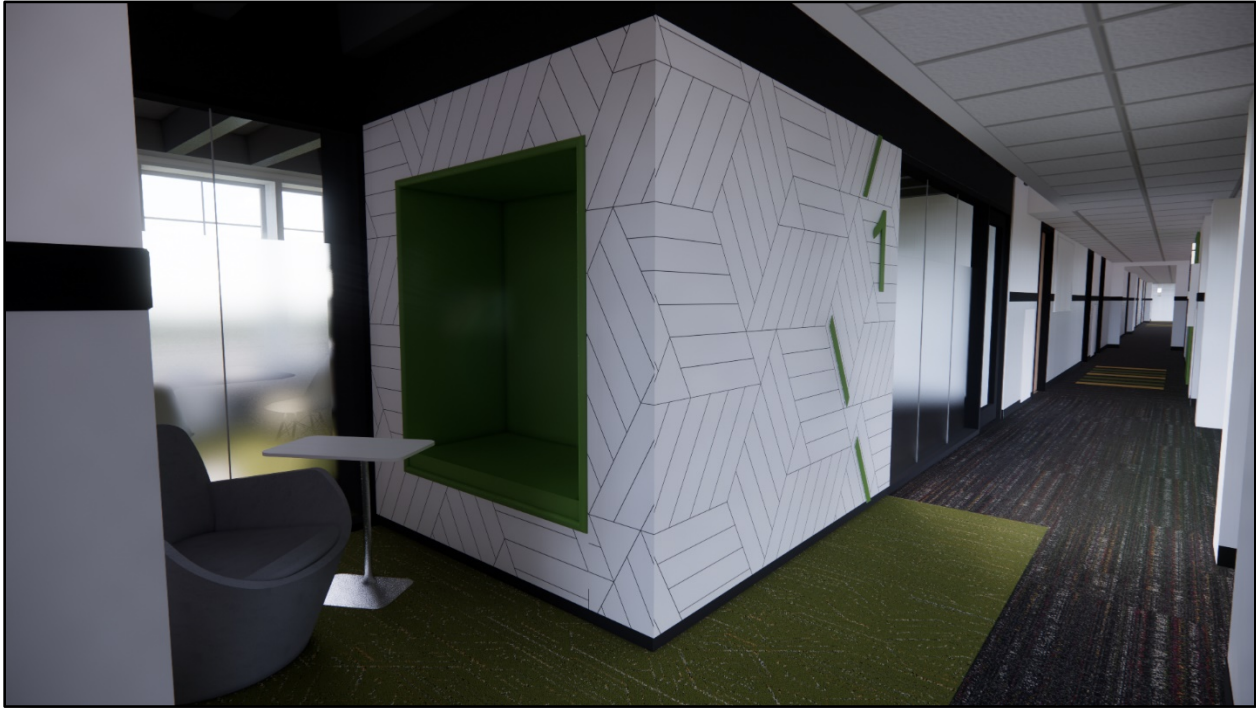
H Lounge: Living Room (looking east)



H Lounge: Living Room (looking northeast)



Typical study lounge



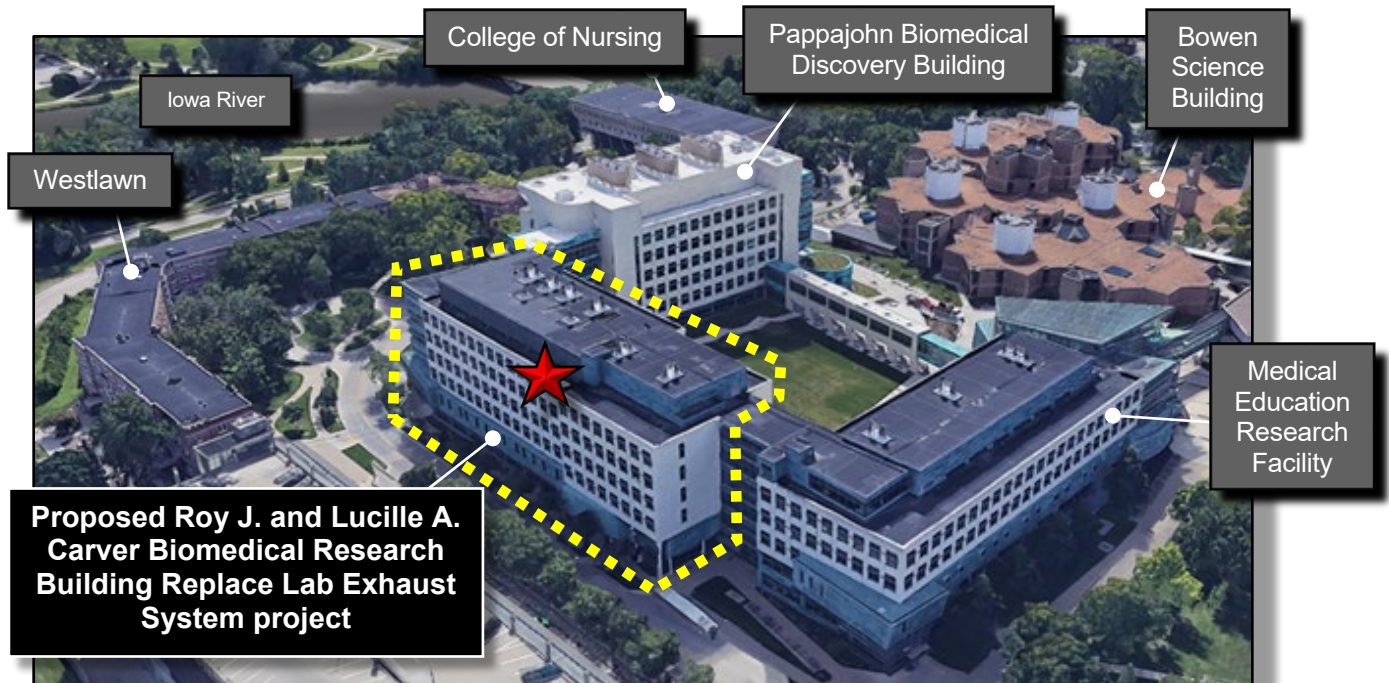
Typical study lounge

UI project #3 of 4
Roy J. and Lucille A. Carver Biomedical Research Building
Replace Lab Exhaust System

Executive Summary: Project Description and Budget approval is requested to replace eight existing building exhaust fans that are reaching the end of their useful lives, are difficult to maintain in their current configuration and do not have redundant capacity or meet ASHRAE's current emission-dispersion requirements. In addition to addressing the issues with the building exhaust fans, the project would also install three new dedicated exhaust fans for the Biosafety Level-3 (BSL-3) laboratory.

The project budget of \$2,890,000 would be funded by Building Renewal.

Background: The ability to perform research is critical to the mission of the University of Iowa. This project would replace the current exhaust system, improving system reliability and providing redundancy that does not exist currently. Existing exhaust fans serve the entire facility and are in tight locations. This makes maintenance difficult and leads to longer exhaust system outages, which impacts student's availability to labs. Also, this project would install dedicated exhaust fans for the BSL-3 lab, which would provide for better performance and redundancy to this critical lab function.



University of Iowa's west campus, looking southeast



Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Design Engineers, Cedar Rapids		Feb. 2021	Not Required*
Design Professional Agreement			
➤ Design Development – Record Documents	\$ 204,200	Mar. 2021	Not Required*
Project Description and Budget	2,890,000	Jun. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 397,100
Construction	2,268,000
Contingency	224,900
Total	\$ 2,890,000

Source of Funds

Building Renewal

Schedule

Construction: Summer 2021 – January/February 2022

**UI project #4 of 4
UIHC John Pappajohn Pavilion – Expand Level 5 Main Operating Room**

Executive Summary: Board ratification is requested of Executive Director Braun’s April 15, 2021 authorization to the University of Iowa to use the Construction Manager at Risk project delivery method.

Project would build three operating rooms, six prep/recovery rooms and one penthouse to house a new air handling unit over 10,600 square feet on Level 5 of the eight-level John Pappajohn Pavilion, built in 1991. The estimated project budget of \$18,000,000 to \$22,000,000 would be funded by University Hospitals Building Usage Funds and/or Hospital Revenue Bond proceeds.

Background: The UIHC’s surgical service department continues to be successful in recruiting new and highly trained surgeons to accommodate the growth in the number of patients, who require very specialized and sub-specialized surgical procedures. As a result, there has not only been an increase in the total number of annual Main Operating Room (MOR) suite surgical procedures, but also the level of complexity and the need for sophisticated space, that can support new technology.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2020	Approved
Use of Construction Manager at Risk Project Delivery Method		Jun. 2021	Requested

Advantages to using the Construction Manager at Risk delivery method:

- CMR allows the contractor to participate in the design process early, assist the Design Professional, improve design decisions and provide important cost estimating.
- CMR allows the project to be packaged into multiple bid packages, which improves work coordination, expedites the project schedule and saves money.
- CMR’s familiarity from design through construction allows for better understanding of existing conditions and fewer construction contract change orders.



**Proposed UIHC
John Pappajohn
Pavilion –
Expand Level 5
Main Operating
Room
project**

UIHC John Pappajohn Pavilion, looking northwest