

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Permission to Proceed with Project Planning for the:
 - **Tippie College of Business – Facility Expansion and Modernization** and the
 - **Burge Hall – Renovate Restrooms** projects.
2. Schematic Design, Project Description and Budget for the:
 - **UIHC John Pappajohn Pavilion – L7 – Maternity Services Expansion** (\$74 million) project with the understanding that approval is authorization to proceed with construction.
3. Use of Construction Manager at Risk project delivery method for the:
 - **Dental Parking Ramp – Construct Facility** project.

UI project #1 of 4
John Pappajohn Business Building Expansion/Renovation

Executive Summary: The University of Iowa requests Board approval of Permission to Proceed with Project Planning to expand and renovate the Tippie College of Business. Though bid and constructed separately, the Pappajohn Business Building and Gilmore Hall would be enhanced through this project.

The estimated project budget is:

\$30 million to \$40 million = Gilmore Hall

\$15 million to \$20 million = Pappajohn Business Building

\$45 million to \$60 million = Total estimated project budget

The project would be funded by private gifts, and Tippie College revenues and reserves. Of the \$45 million to \$60 million project budget, \$8 million would be funded by the UI General Fund to address Gilmore Hall’s deferred maintenance needs.

➤ \$8 million in deferred maintenance costs would be eliminated through this project.

Background: In accordance with the UI Campus Master Plan, presented to the Board of Regents in January, 2022, the University and the Tippie College of Business plans to advance a philanthropically supported expansion of its collegiate teaching, research and corporate partnership/entrepreneurial spaces.

Studies have been conducted to explore construction of a new building to the east of the Pappajohn Business Building (PBB) on UI-owned property, as well as options to reuse the immediately adjacent Gilmore Hall. Adding space to PBB has also been considered and studied. All options have merit and would be further evaluated as part of the expansion project effort. However, when matching donor/partner dollars with programmatic space needs, the UI intends to target and study a reprogramming and modernization of Gilmore Hall, as well as a student and event space addition within the internal courtyard patio space at PBB.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Jun. 2024	Requested

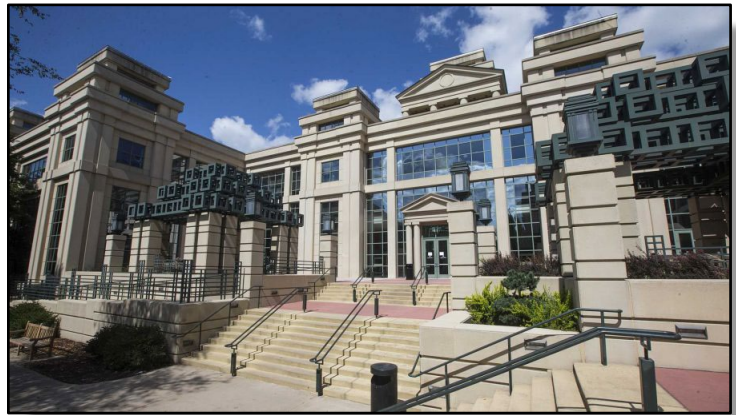
Gilmore Hall was built in 1910, as the UI’s first College of Law building, and was part of the UI master plan for the Pentacrest area of campus (with all related buildings completed between 1898 and 1924). Gilmore Hall currently hosts several UI academic and research departments, and in accordance with the UI campus master plan, deferred maintenance and modernization projects in other UI buildings would account for the relocation of those important units, including the UI Graduate College. These relocations would make the entire ~43,000 square feet within Gilmore Hall available for renovations, elimination of long-standing deferred maintenance, and programming that would fit the current and future academic needs of the Tippie College of Business.

As the project planning is advanced, and consultants are selected and engaged, current planning assumptions regarding Gilmore Hall and PBB would be confirmed and refined. Should these evaluations suggest a shift in planning direction, the UI would return to the Board with updates.

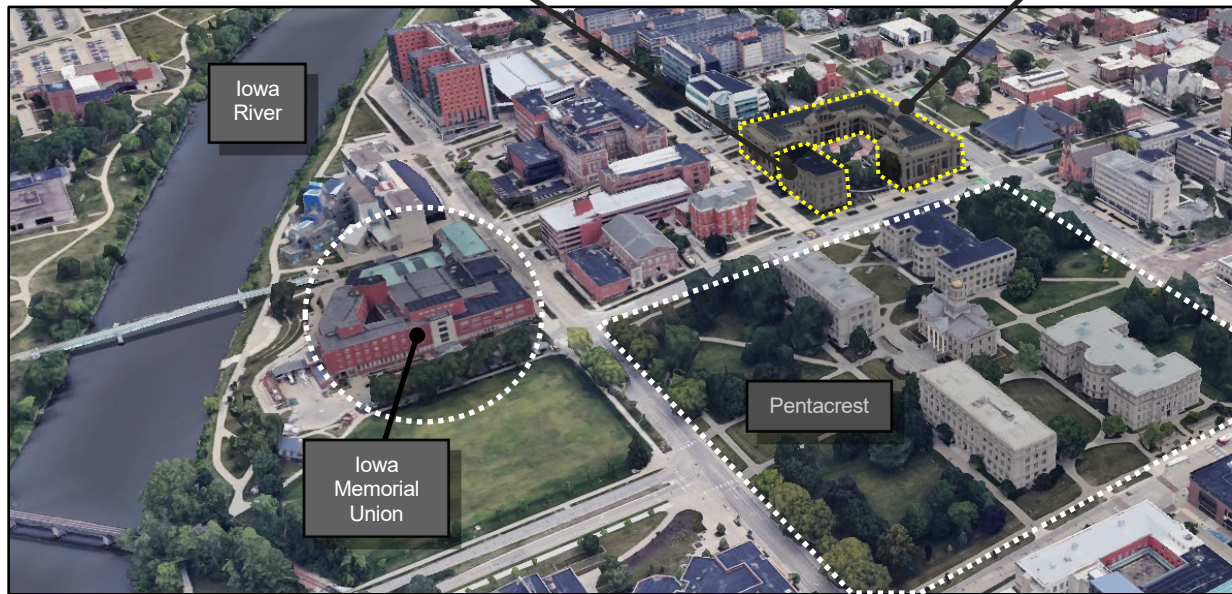
Based on pre-planning and a Tippie/UICA (University of Iowa Center for Advancement) fundraising effort, the UI would bid the Gilmore Hall work separately from PBB work. This would allow for better bidding and construction scheduling efficiencies, and align effectively with intended fundraising efforts.



Gilmore Hall, 1929, looking southeast, formerly "The Law Building" built in 1910



John Pappajohn Business Building, built in 1993, looking northwest



University of Iowa, east side of the Iowa River, looking northeast

Since the Tippie College of Business moved from Phillips Hall to the 1994-built Pappajohn Business Building, the number of programs offered by the Tippie College of Business and the number of its students has nearly doubled.



As the University of Iowa continues to right-size the General Fund/academic campus and plans for additional removal of outdated/obsolete facilities, the Tippie College of Business is one academic unit identified as having a significant need for additional space.

Preliminary fundraising done by UICA indicates a range of options, reflecting confidence in the Dean, collegiate trajectory, fundraising interest and overall capability.

Gilmore Hall operates with roughly \$8M in outstanding deferred maintenance needs. This project would address pressing space needs for Tippie, assess the wisest use of existing campus facilities and provide an opportunity to effectively modernize a building important to UI heritage, all at a site ideally located for Tippie program adjacencies.

Project's Impact on other Facilities: Relocations of the UI units located within Gilmore Hall are being planned and executed.

With the Board's September 2018 approval of Permission to Proceed with Project Planning, the facility modernization project that would enable these relocations is the renovation and re-opening of the 1936 Art Building. The Art Building, protected and maintained in partnership with FEMA (Federal Emergency Management Agency), has been decommissioned since the 2008 flood. Programming studies confirmed that it would serve as an ideal and modernized home for the Graduate College and other related UI academic units. Upon completion of the Art Building modernization, currently scheduled for Board approval of the Project Description and Budget in Fall 2024 and bidding prior to the end of 2024, the Graduate College can move from their space in Gilmore Hall.

Additionally, the current UI project to relocate the Computer Science Department from MacLean Hall on the Pentacrest to the Iowa Advanced Technology Labs facility would make space available within MacLean Hall to host several CLAS (College of Liberal Arts and Sciences) programs, including the Religion Department, currently in Gilmore Hall.

All these projects secure academic program success and advance the UI commitment to plan and use campus space efficiently, and modernize important, but aging campus buildings.

**UI project #2 of 4
Burge Residence Hall – Renovate Restrooms**

Executive Summary: The University of Iowa requests Board approval of Permission to Proceed with Project Planning to renovate Burge Residence Hall’s restrooms. The \$14 million to \$17 million project budget would be funded by Dormitory Improvement Reserves.

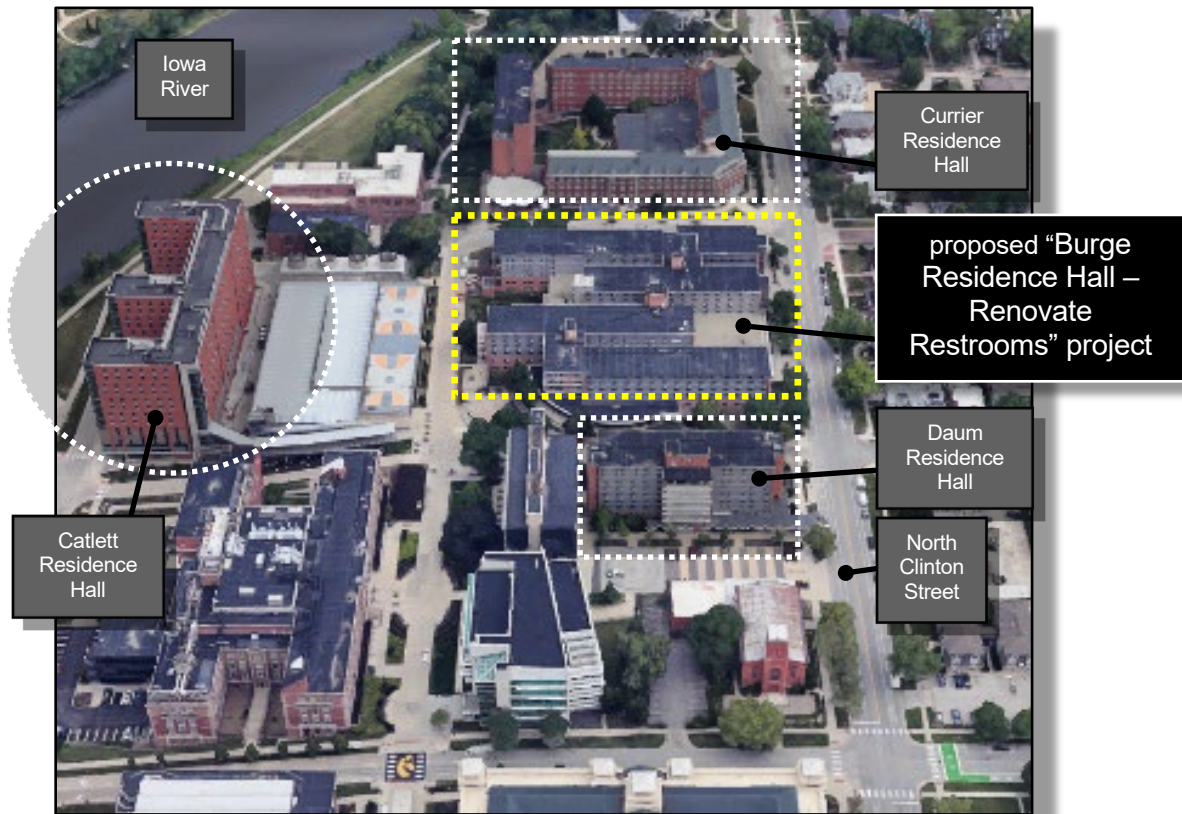
Background: Built in 1958, Burge Residence Hall is five-story facility with a basement located between Currier Residence Hall, Daum Residence Hall and Catlett Residence Hall. The project would replace restrooms on all six levels with pod style restrooms, where there would be approximately one new pod per seven students on each level. Each pod would include one ADA roll-in shower. The project would include new toilets, sinks and showers.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Jun. 2024	Requested

Restrooms need to be updated to meet the needs of current students. The project would be similar to other restroom renovations done in other residence halls over the last several years.

Project would be completed over the summers of 2026 through 2029.



University of Iowa, north side of west campus

UI project #3 of 3

UIHC John Pappajohn Pavilion – L7 – Maternity Services Expansion

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate all 30,000 square feet of Level 7 of the John Pappajohn Pavilion for expanded labor, delivery and postpartum patient care for UIHC. The \$74 million project budget would be funded by University Hospital Building Usage Funds.

- \$1.5 million in building renewal costs would be eliminated through this project.

Background: Built in 1991, the John Pappajohn Pavilion (JPP) is one of four pavilions at UIHC's Main Hospital.

UI Health Care has an increasing need for inpatient beds, with postpartum needs being especially acute. This expansion would help address the current need, as well as the anticipated future postpartum growth. This project would support the increasing volume of deliveries and support the growth of the midwifery program.

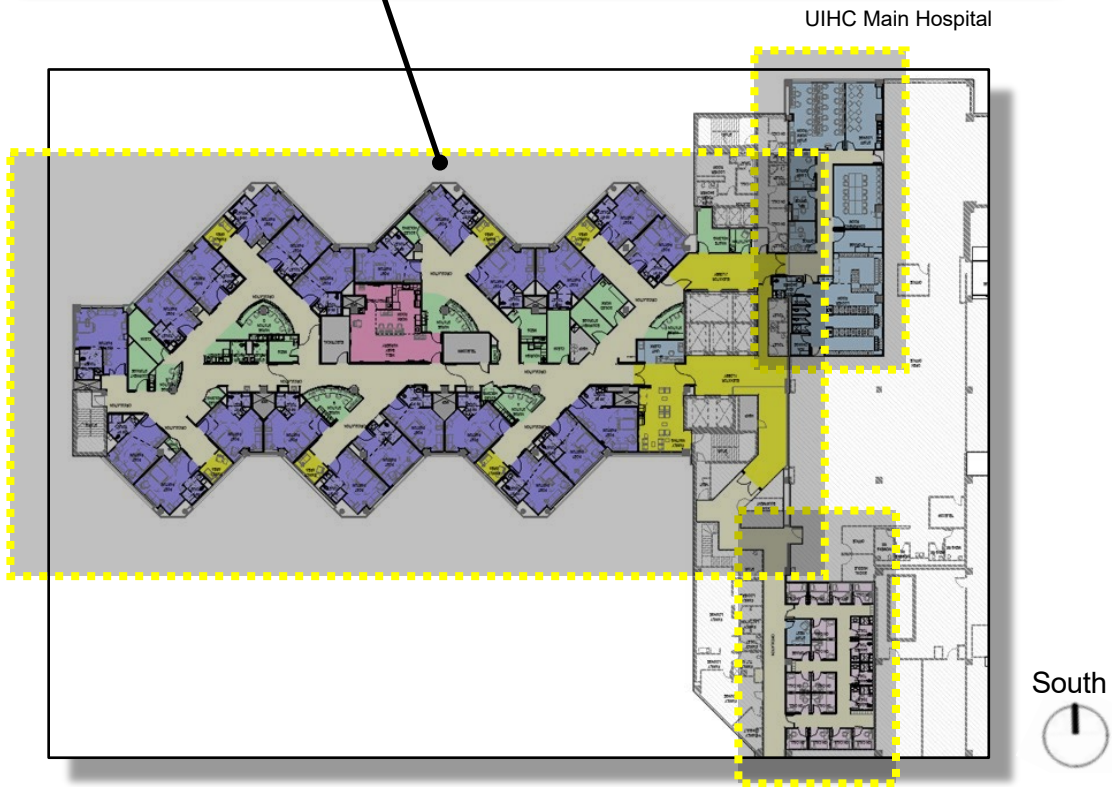
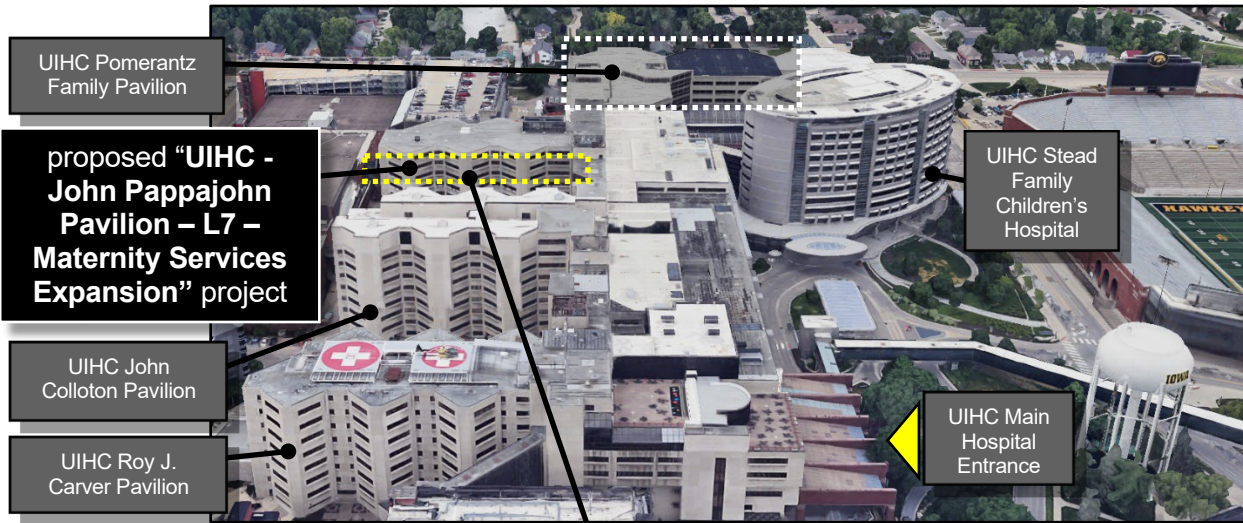
An extensive review of volume projects was completed by a comprehensive master plan study in coordination with the Strategic Planning executive team. Further growth and expansion of programming units within JPP require chilled water upgrades and upgrades to electrical infrastructure to serve expanded programming adequately and safely within this portion of UIHC's Main Hospital.



Post-Partum Nurse Station / Circulation / Family Area

This project would primarily take place in the east wing of JPP's Level 7. A portion of the west side of JPP's Level 7 would be renovated to include support spaces for the postpartum unit, including lockers, on-call, office and conference space.

This project would also involve upgrades to chilled water and electrical infrastructure to adequately serve the entirety of JPP.



Proposed UIHC John Pappajohn Pavilion – L7 – Maternity Services Expansion, Level 7 Floor Plan

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning			
UI 10-Year Facilities Master Plan		Jan. 2022	Approved
Use of Construction Manager at Risk project delivery method		Jan. 2022	Approved
Construction Manager at Risk			
Construction Manager at Risk Selection (CMR), Three proposals, three interviews ➤ McCownGordan, Kansas City		Nov. 2022	Not Required*
McCownGordan’s CMR Agreement			
Preconstruction Services, Site, General Conditions	\$4,297,604	Dec. 2022	Not Required*
McCownGordan’s CMR Amendment #1			
Additional Preconstruction Services due to scope change	241,875	Nov. 2023	Not Required*
McCownGordan’s CMR Amendment #2			
Additional Preconstruction Services to onboard subcontractors	242,602	Dec. 2023	Not Required*
McCownGordan’s CMR Amendment #3			
Additional Preconstruction Services for 3D modeling	152,311	Jan. 2024	Not Required*
McCownGordan’s CMR Amendment #4			
Guaranteed Maximum Price (GMP)	to be determined	to be determined	Not Required*
Design Professional			
Design Professional Selection, Six proposals, three interviews ➤ RDG Planning and Design, Des Moines		Jul. 2023	Not Required*
RDG Agreement			
Preliminary Planning – Schematic Design	\$1,375,000	Aug. 2023	Not Required*
RDG Amendment #1			
Design Development – Record Documents	3,540,000	Oct. 2023	Not Required*
RDG Amendment #2			
add chilled water modifications from L7 to L8	962,800	Feb. 2024	Not Required*
RDG Amendment #3			
add electrical modifications from L7 to L8	390,000	Mar. 2024	Not Required*
RDG Amendment #4			
Construction Documents – Record Documents, L7 to L8 electrical	627,300	Mar. 2024	Not Required*
Program Statement			
Program Statement		May 2024	Not Required*
Schematic Design			
		Jun. 2024	Requested
Project Description and Budget			
	\$74,000,000	Jun. 2024	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 9,346,502
Construction: 74% L7 space, 26% utility upgrades	56,115,659
Furniture & Equipment	3,430,000
Contingency	5,107,839
	\$ 74,000,000

Source of Funds

Hospital Revenue Bonds and University Hospitals Building Usage Funds

Schedule

Fall 2024 to Late 2026



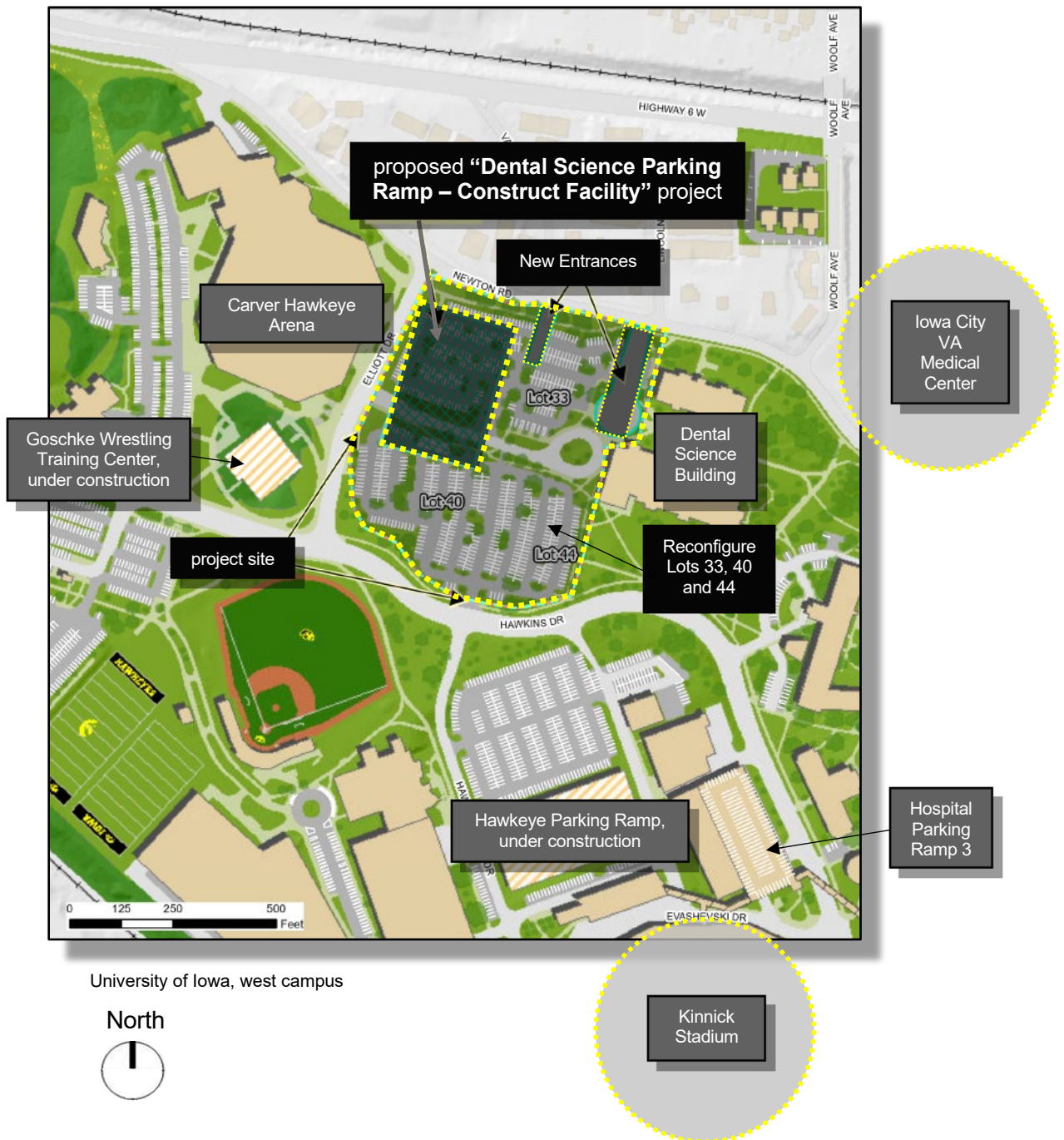
Post-Partum Room

Project Alternatives: One alternative to expanding UIHC Maternity Services included building an additional floor atop JPP. This was determined to not be viable due to budgetary constraints. Based on adjacency needs in relation to UIHC labor and delivery services, and available space within the existing facility, no other location could be identified that would satisfy the expansion needs.

UI project #4 of 4
Dental Parking Ramp – Construct Facility

Executive Summary: The University of Iowa requests Board approval to use the Construction Manager at Risk project delivery method to construct a 1,000 to 1,200 stall parking ramp west of the College of Dentistry. Surface parking lots 33, 40 and 44 would be reconstructed and reconfigured for 500 to 550 parking stalls. Also, two Newton Road entrance drives to the College of Dentistry would be reconfigured.

The estimated project budget of \$55,000,000 to \$65,000,000 would be funded by Parking Improvement and Replacement Funds.



University of Iowa, west campus

Background: During the programming of the Inpatient Bed Tower project, it was determined that the current and planned parking requirements for the West Campus did not meet the projected needs for this area and the loss of parking during construction would significantly reduce patient access.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Feb. 2024	Approved
Use of Construction Manager at Risk project delivery method	Jun. 2024	Requested

Advantages of Construction Manager at Risk:

1. CMR would save six to nine months of project time to build this parking structure by allowing early bid packages, such as an early foundation package, to be released and the early procurement of long lead building materials and equipment.
2. CMR would save money and minimize change orders with the CMR's early and added cost estimating services, which would be continuous and would supplement those of the Design Professional to ensure cost controls throughout the project.
3. CMR would allow for better project phasing and more accurate timing of the bid packages.

Across the street to the west of this project is Carver Hawkeye Arena and the Goschke Wrestling Training Center, one of the busiest areas on the UI's campus. Not only would pedestrian and vehicle traffic in this area be affected by this project, but patients accessing the Dental Science Building to the east would as well.

4. CMR saves money and minimizes change orders through the CMR's early and continuous input on constructability. Allowing the CMR to work closely with Design Professional and the UI throughout the project on the practicality of various design options maximizes the UI's chances of having the highest quality facility.
5. CMR would provide specialized knowledge during design and throughout construction to assist in determining structural systems, which would protect the project budget and ensure the fastest project delivery.
6. CMR involvement during design would allow for 3D BIM (Building Information Modeling) modeling during design, allowing the CMR to exercise clash detection on various building systems and generally provide better coordination of structure and MEPT (Mechanical, Electrical, Plumbing and Technology) systems. Better design coordination also reduces change orders.