

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider:

1. Approval of the following actions for the **Pharmacy Building Replacement / Improvements** project:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the design professional selection process.
2. Approval of permission to proceed with project planning and the selection of Shive-Hattery Architecture+Engineering as the design consultant for the **Parking Lots and Ramps - Reconstruct Hancher Commuter Lots** project.
3. Approval of permission to proceed with project planning for the **Power Plant – Install Boiler 10 Natural Gas Burners** project, including the design professional selection process.
4. Approval of the following actions for the **Library – Learning Commons** project:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment B);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design, project description and budget (\$14,565,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
5. Permission to utilize the services of a construction-manager-agent (CM-A) for the **Voxman Music Building /Clapp Replacement – Construct New Facility** project.
6. Receipt of a project update on the **West Campus Residence Hall – Construct Facility** project.

Executive Summary:

The Board approved (September 2011) Five-Year State-Funded Capital Plan (FY 2013 – FY 2017) includes the **Pharmacy Building Replacement / Improvements** project. The

University requests permission to proceed with planning for this project, including the design professional selection process. The College of Pharmacy original building was constructed in 1961; this facility can no longer serve the intensive educational space needs of the College. In 1996, a major addition, which primarily serves as a pharmaceutical research facility, was constructed on the south side of the original building. The project would construct a new facility and modernize spaces in the 1996 addition for laboratory functions. The estimated total project cost of \$90 million would be funded by future state appropriations, and Collegiate and University gifts and earnings. (A map showing the location of the current Pharmacy Building is included as Attachment C.)

The University requests permission to proceed with project planning for the **Parking Lots and Ramps – Reconstruct Hancher Commuter Lots** project, which would rebuild the parking lots adjacent to the Levitt Center, the E.C. Mabie Theatre, and the former Hancher Auditorium and Museum of Art. The reconstruction, which would be done in phases in a timeframe which supports preparation and construction of the new Hancher Auditorium, is estimated to cost between \$9 million and \$10 million and would be funded by parking system revenues. The University also requests a waiver of the Board design professional selection process and the selection of Shive-Hattery Architecture+Engineering for the project. Since Shive-Hattery is the civil engineer on the Hancher Auditorium replacement project, the University wants to ensure that the details of the replacement project and the commuter lots improvement projects are well coordinated. (A map showing the commuter lots is included in Attachment D.)

To reduce dependency on a single fuel supply, the University requests permission to proceed with project planning for the **Power Plant – Install Boiler 10 Natural Gas Burners** project. Adding natural gas burners with flue gas recirculation to Boiler 10, a coal-fired boiler installed in 1975, would provide the ability to operate the unit entirely on coal or natural gas, as well as co-fire natural gas with either coal or biomass. The estimated project cost of \$5 million would be funded by utility system bond proceeds and utility system renewal and improvement funds. (A map showing the location of the proposed project is included in Attachment E.)

The University requests approval of the schematic design and the project description and budget (\$14,565,000) for the **Library – Learning Commons** project, which would renovate space on the first floor of the Main Library to house one 45-54 seat TILE (Transform, Interact, Learn, Engage) classroom, 16 small group and two large group study rooms, and an expanded Food for Thought café. The project would also reconstruct the first floor restrooms and add an accessible Madison Street entrance. To facilitate construction of the Learning Commons, library staff currently located on the eastern half of the first floor would be relocated to the southwest corner of the fifth floor. The schematic design booklet is included with the Board's agenda materials. The project budget of \$14,565,000 is being funded by University general education building repair funds and University fire and environmental safety funds. (A map showing the location of the Library is included in Attachment F.)

With consolidation of all construction for the **Voxman Music Building / Clapp Recital Hall Replacement – Construct New Facility** project to the west side of Clinton Street, the amount of construction work to be managed by University staff exceeds available staffing levels. In addition, to increase the number of Iowa firms able to work on the project, subdivision of the project into multiple, smaller construction packages is necessary. The University thus requests

permission to utilize a construction-manager-agent (CM-A) firm for the project. (Board policy 9.10D requires specific Board approval to utilize this professional service.) The University would engage the firm for preconstruction services that would include estimating, constructability evaluation, and coordinating multiple bid packages. During the construction phase, the CM-Agent would augment University management staff in the day-to-day coordination of on-site construction. The firm would also be responsible for documentation required by Iowa Homeland Security and FEMA. The University intends to conduct a standard consultant selection process.

The University is providing an update report on the **West Campus Residence Hall – Construct Facility** project. The University’s intent is to present the schematic design and project budget for Board action at the February 2012 meeting. The project will add space for approximately 450 students within a single tower structure located on Grand Avenue between Hillcrest and Rienow Halls (See Attachment G for the site map.) The project capital cost is estimated at approximately \$100,000 per student. The funding plan to meet the estimated project cost is based on a proposed increase in system-wide residence hall rates to support the debt service for the project as new revenue from the new residence hall would not be sufficient to meet the increased debt service costs.

Details of the Projects:

Pharmacy Building Replacement / Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Inclusion in Five-Year Capital Plan for State Funds (FY 2013 - FY 2017)		Sept. 2011	Approved
Permission to Proceed		Oct. 2011	Requested

The 1961 building has a significant amount of deferred maintenance. Even if the deferred maintenance issues and out-dated heating, cooling and electrical systems were upgraded, the building shell cannot meet the professional education and training programs of the College.

Parking Lots and Ramps – Reconstruct Hancher Commuter Lots

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2011	Requested
Selection of Shive-Hattery Architecture+ Engineering as Design Professional		Oct. 2011	Requested

The lots to be reconstructed provide 1,038 parking spaces for faculty, staff and the public. They are organized in a manner that supports the use of transit services to connect the lots to the east and west campuses. The parking lot area serves University events and is a major

employee commuter lot. Reconstruction is needed due to the age and condition of the lots, as well as the need for portions of it to serve the new Hancher Auditorium.

Power Plant – Install Boiler 10 Natural Gas Burners

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2011	Requested

The installation of natural gas burners will also increase flexibility in meeting new air emission regulations.

Library – Learning Commons

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2010	Approved
Selection of Design Professional - (Architects Smith Metzger, Des Moines, IA)		Oct. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2010	Received Report
Design Professional Agreement - Pre-Design Services	\$ 103,000	Nov. 2010	Not Required*
Design Professional Agreement - Schematic Design	204,000	Apr. 2011	Not Required*
Program Statement		Oct. 2011	Not Required*
Schematic Design		Oct. 2011	Requested
Project Description and Budget	14,565,000	Oct. 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2011	Receive Report

*Approved by Executive Director, consistent with Board policies

The Main Library has seen little renovation since its construction in 1951, with additions in 1961, 1965, and 1971. The library is centrally located on campus, making it an ideal location for up-to-date undergraduate study space. The renovation of the space on the first floor for the TILE classroom and the group study rooms will be supported with a new HVAC (heating, ventilating and air conditioning) system, and electrical and telecommunication upgrades. The reconstruction of the first floor restrooms and the addition of a Madison Street entrance are being designed for accessibility.

The Madison Street entrance is currently an emergency exit. The entrance is located near existing bus stops serving the library and surrounding area. The new entrance would also allow the Main Library to take on a more prominent presence along Madison Street. The building façade would be further modified with the incorporation of larger first floor windows to increase the daylight penetrating into the commons area. Matching brick and salvaged granite would be incorporated into the wall to match and complement the existing building. Seating at the entrance and a new planting bed with landscaping would be added. Identification signs and new bicycle parking would also be incorporated to serve the area.

There has been no change in the functions and square footages since submittal of the program statement. These are shown below:

Function	NASF
<u>First Floor</u>	
TILE Classroom (1)	1,075
Open Study Area	27,000
Food Service	750
Group Study Rooms (18)	2,700
 <u>Fifth Floor</u>	
Conservation and Preservation Lab and Work Space	
Office Area [(13) offices, (56) cubicles, (4) conference rooms, (1) break room]	13,780
Total	50,160

Total Gross Square Footage, including restrooms, mechanical and circulation spaces – 57,855 GSF

Renovation of the fifth floor space for library staff is scheduled to commence in February 2012. The Learning Commons is anticipated to open for the Fall 2013 semester.

Project Budget

Construction	\$11,325,701
Design and Supervision	2,300,139
Project Contingencies	<u>939,160</u>
TOTAL	\$14,565,000
Source of Funds:	
General Education Building Repair Funds	\$14,400,000
Fire and Environmental Safety Fund	<u>165,000</u>
TOTAL	\$14,565,000

Voxman Music Building / Clapp Replacement – Construct New Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Replacement Facility		June 2009	Approved
Selection of Iowa Architect of Iowa (Neumann Monson Architects, Iowa City)		Aug. 2010	Not Required*
Design Professional Agreement - Conceptual Planning Study (Neumann Monson Architects)	\$ 142,250	Aug. 2010	Not Required*
Selection of Design Architect (LMN; Seattle, WA)		Nov. 2010	Not Required*
Design Professional Agreement - Programming, Concept Development, Schematic Design (Neumann Monson Architects)	5,039,000	June 2011	Not Required*
Use of Construction Manager - Agent		Oct. 2011	Requested

*Approved by Executive Director, consistent with Board policies

West Campus Residence Hall – Construct Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2010	Approved
Selection of Design Professional (Rohrbach Associates, PC, Iowa City)		Oct. 2010	Not Required*
Design Professional Agreement - Programming and Conceptual Planning	\$ 225,000	Feb. 2011	Not Required*
Update Report		Apr. 2011	Received
Design Professional Agreement - Schematic Design through Const. Admin.	4,350,000	Apr. 2011	Not Required*
Update Report		Oct. 2011	Receipt

The new hall, in support of student learning needs, is proposed to incorporate design elements that advance “living-learning communities”. Most of the building’s floors will offer opportunities for room assignments by students pursuing particular areas of study. These “living-learning communities” will include upper-class resident assistants also engaged in the same area of study. The hall will also introduce room arrangements that encourage the mix of both freshman and upper-class students. The project will include common spaces to be utilized for studying and gathering by the residents within the new hall and by residents in nearby halls. The site placement of the facility would allow for construction of similar towers north of the proposed site.

Several studies were advanced during schematic design to achieve an ideal and beneficial living environment while remaining cognizant of cost. Models at peer institutions were examined and a wide range of types and cost models were considered. A single, multi-story (10 floor) tower would bring the project capital cost to the targeted range near \$100,000 per student. While recent national models range from \$90,000 per student to more than \$150,000 per student, facilities meeting the programming and facility stewardship objectives of the University were most commonly completed for \$95,000 to \$110,000 per student. The budget to be submitted for Regent approval at the February Board meeting will be targeted at the lower half of this range.

The funding plan to meet this estimated project cost is based on a proposed increase in system-wide residence hall rates to support the debt service for the project. The University intends to review the system-wide rate increases in a preliminary fashion with the Board at its October 2011 meeting and in more detail when the schematic design and budget are presented for Board action.

Pharmacy Building – Replacement / Improvements
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: The College of Pharmacy's mission is to serve the state, nation, and world by:

- Preparing outstanding pharmacists and pharmaceutical scientists to meet health care needs of the diverse populations of the state and enhancing the delivery of essential pharmacy services for all citizens;
- Developing and transferring new advances in pharmaceutical science and technology to strengthen and support the State of Iowa and society; and
- Enhancing human health through the creation and dissemination of knowledge in discovery, development and evaluation of new drugs and drug delivery systems, optimization of safe and effective drug use, and improvement of pharmaceutical services through pharmaceutical care delivery.

The UI College of Pharmacy is the only public pharmacy program (Pharm.D.) in the state of Iowa. Admission to the College of Pharmacy is extremely competitive; over 750 applications were received in the fall 2010. Approximately 108 students are accepted each year. College of Pharmacy graduates are well prepared and in high demand following graduation. For the past 10 years, College of Pharmacy graduates have had a 96-100% passing rate on all licensure exams, and College has had a 100% placement rate.

The strategic plan for the College of Pharmacy focuses on enhancing the pharmacy professional program experience, providing distinguished research and scholarship, enhancing interdisciplinary activities, and improving efficiency and productivity. All these points are absolutely essential for the fulfillment of the mission of the College and future strategic plan. In a recent strategic assessment of the College, the analysis highlighted the current facilities as a major weakness in achieving the mission and strategic goals. Having functionally and operationally improved facilities will enable the College to: support Iowa and promote its growth by attracting quality faculty; enhancing the education of students and interactions among them; significantly improving interdisciplinary activities by providing modern facilities for research and collaboration; and improving efficiency and productivity on numerous different levels – including Iowa's health delivery system.

Other Alternatives Explored: Small and incremental remedies have been utilized in recent years in order to keep the facility functioning. Continuing this practice will become more costly and difficult in years to come, and it is not an appropriate option. Functional ties between Pharmacy and the other Health Sciences make co-location at the Health Science Campus imperative.

Impact on other Facilities and Square Footage: The further, detailed conditions studies will determine if the demolition of portions or all of the 1961-era Pharmacy Building is most appropriate, but the capability of the building to house the core programs of the College of Pharmacy is not in question – it cannot.

Financial Resources for Construction Project: The project will be funded with State appropriations and, as the project advances, an additional component of private gift funds and earnings from the College and the University will be established.

Financial Resources for Operations and Maintenance: Building operations funding will continue, as it is currently addressed, through General Education Funding. It is expected that modernized and more efficient building systems will result in lower operating costs per square foot.

External Forces Justifying Approval: Continued success of the College of Pharmacy, like every UI college, requires appropriately effective physical space. The current Pharmacy Building is among the most problematic University facilities with respect to operations and deferred maintenance needs; and despite ongoing efforts, the impact to the College and its ability to recruit and retain quality students and faculty becomes more pressing each year.

**Library – Learning Commons
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: One of the pillars in the new University of Iowa strategic plan is improving undergraduate education and fostering undergraduate student success. The UI Learning Commons project is being developed with the goal of encouraging student academic engagement, increasing retention, and encouraging timely graduation by providing appropriate study spaces and support centers that will best serve the changing needs of UI students. To that end, the University envisions the UI Learning Commons as an academic parallel to the new Health and Wellness Center as a focal point for academic inventiveness and learning on campus.

The Main Library was last significantly remodeled 40 years ago. At the time, the facility offered students what were considered the essential resources for academic success— individual study spaces and ready access to bound academic volumes and journals. The proposed UI Learning Commons offers the essential resources for academic success in the 21st century.

With that in mind, the University proposes the creation of a flexible environment offering group study spaces as well as space for individual work. In addition, technology services, library/information resource assistance, and academic support services have become essential resources for undergraduate student success. This project will integrate these services into the design of the new UI Learning Commons.

Other Alternatives Explored: The University of Iowa examined other strategies for providing effective undergraduate academic resources in a more decentralized fashion and sees a concentrated Learning Commons facility as being the most effective means. This is particularly true in light of the location between the newly opened Campus Recreation and Wellness Center and the Iowa Memorial Union.

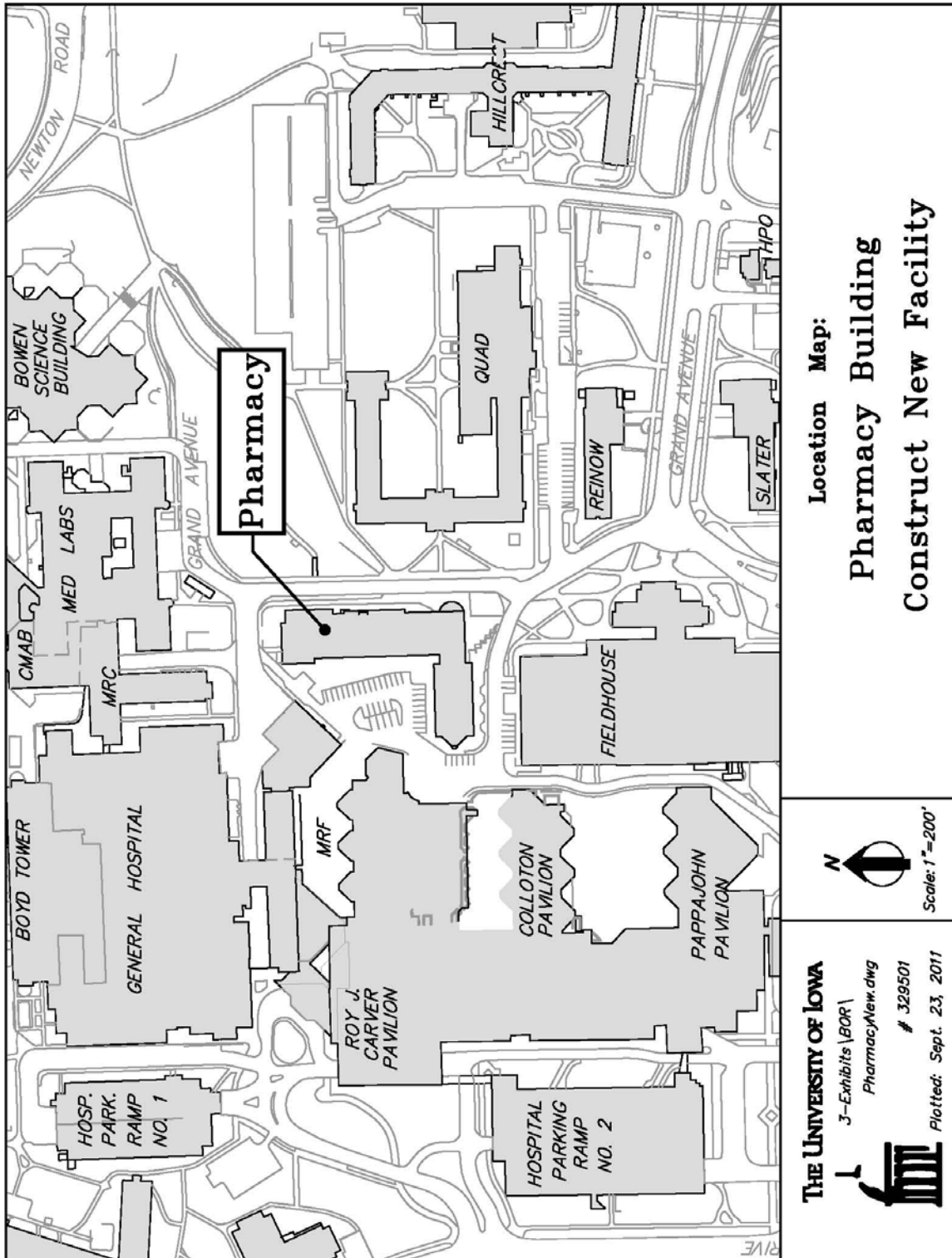
Impact on other Facilities and Square Footage: This project will not result in the abandonment or demolition of existing facilities. This area will remain under the management of Library Administration in partnership with Information Technology Services and the College of Liberal Arts and Sciences. Existing Library office functions currently located in the area of this project will be relocated to available space within the Library.

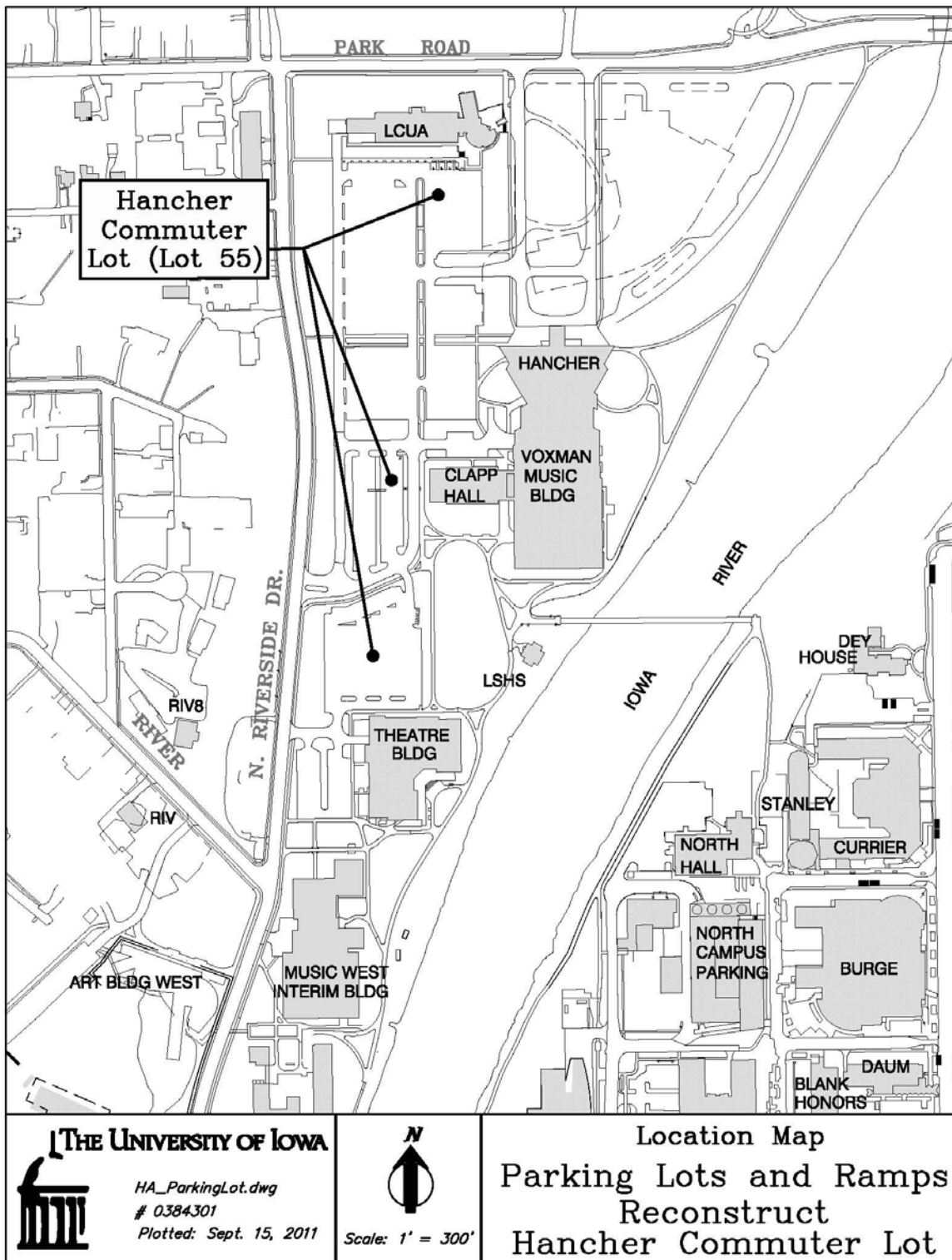
Financial Resources for Construction Project: Funding for this project is being provided via General Education Building Repair Funds and Fire and Environmental Safety Funds.

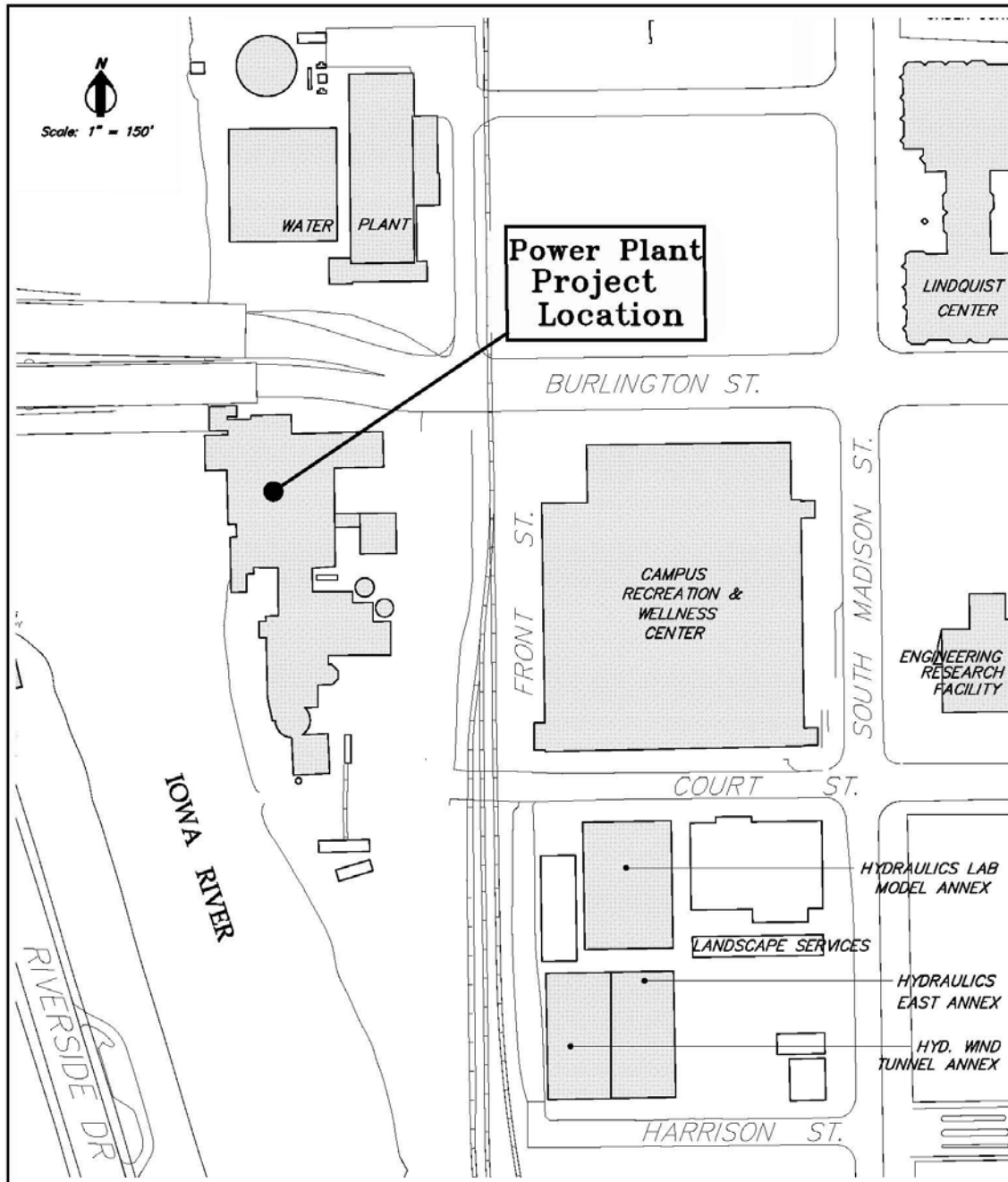
Financial Resources for Operations and Maintenance: Operating costs are intended to be addressed as part of the existing operational plan for the current Library. No additional square feet will be added and while additional technology will be utilized within the space, modernized and more efficient mechanical systems will generally off-set any system demand increases.

External Forces Justifying Approval: A summer 2010 survey of CIC institutions indicated that all but one of our peers have completed or are in the process of completing substantial facilities and technologies improvements to create a learning commons for student and faculty use.

These efforts are in direct response to student technology expectations and the growing integration of multimedia, technology and collaborative learning paradigms into undergraduate curriculums. The University of Iowa is seeing similar expectations from students and, based on the success of high-technology, high-collaboration teaching models such as those used in TILE classrooms across campus, is also under pressure to provide additional campus spaces to enable student group work.







THE UNIVERSITY OF IOWA

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Plotted: Sept. 15, 2011

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Location Map:

**Power Plant – Install Boiler 10
Natural Gas Burners**

