

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:
 - **Utility Services Facility – Construct Facility** project, including a waiver of the Design Professional Selection Process to hire CMBA Architects of Des Moines.
 - **Iowa Advanced Technology Labs (IATL) – Building Renovation and Addition** project.
2. Schematic Design, Project Description and Budget for the:
 - **UIHC - John Colloton Pavilion - L8 - Burn Treatment Center Renovation and Expansion** (\$13.5 million)
 - **UIHC – Roy J. Carver Pavilion – Neurology Clinic Expansion** (\$5.5 million) projects with the understanding that approval is authorization to proceed with construction.
3. Project Description and Budget for the:
 - **Institutional Roads – Construct New Road – Newton Road to UIHC Fountain Entrance**, (\$17.5 million),
 - **Currier Residence Hall – Renovate Restrooms** (\$14 million) and
 - **Blank Honors Center – Renovate Fifth and Sixth Floors** (\$4.3 million) projects with the understanding that approval is authorization to proceed with construction.

UI project #1 of 7
New Utility Distribution Services Building

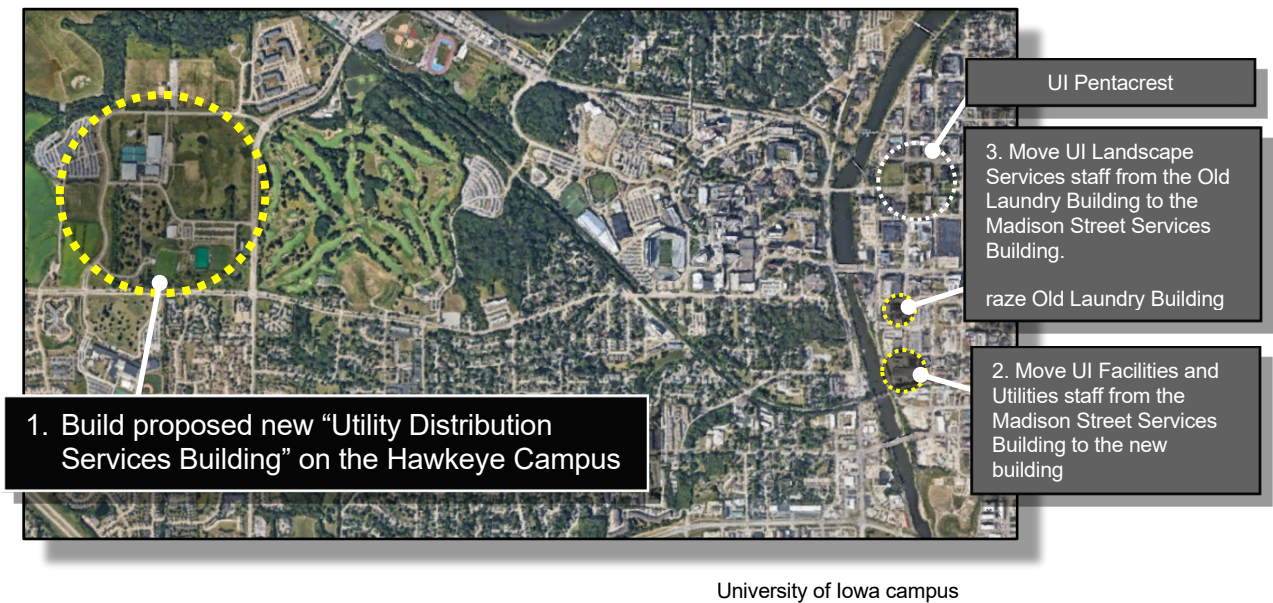
Executive Summary: The University of Iowa requests Board approval of Permission to Proceed with Project Planning to construct a new 20,000 to 25,000 square foot Utility Distribution Services Building on the far west Hawkeye Campus. The \$7 million to \$9.5 million project budget would be funded by Facilities Management Reserves and Utility Reserves.

- The UI is also requesting Board approval to waive the Design Professional Selection Process to hire CMBA Architects of Des Moines based on their experience with this project’s past phases.

Background: The Utility Services Building would be utilized by UI Facilities Management and their utility operating partner to house the staff and equipment, which provide daily maintenance and operations for the University of Iowa utility infrastructure.

The University has been evaluating the relocation of the utility’s distribution shop from the east side of campus to the west and relocating UI Landscape Services from the Old Laundry Building (which is being razed) to the Madison Street Services Building where the utility distribution shop is currently located.

The construction of a new Utility Services Facility would improve service to the campus by consolidating space used for utilities and relocating the landscape team would enable the razing of the obsolete Old Laundry Building which was built in 1958. These efforts would improve efficiencies and reduce operating costs.



University of Iowa campus

Request for Waiver of Design Professional Selection Process:

The University of Iowa requests approval to engage CMBA Architects from Des Moines as the architect of record for this project rather than going through a formal selection process. This project has gone through multiple scope and location versions over the past two years and CMBA has done the studies and schematic renderings for all these efforts after being selected from the University’s Indefinite Services list for General Design Services when the projected was smaller in scope.

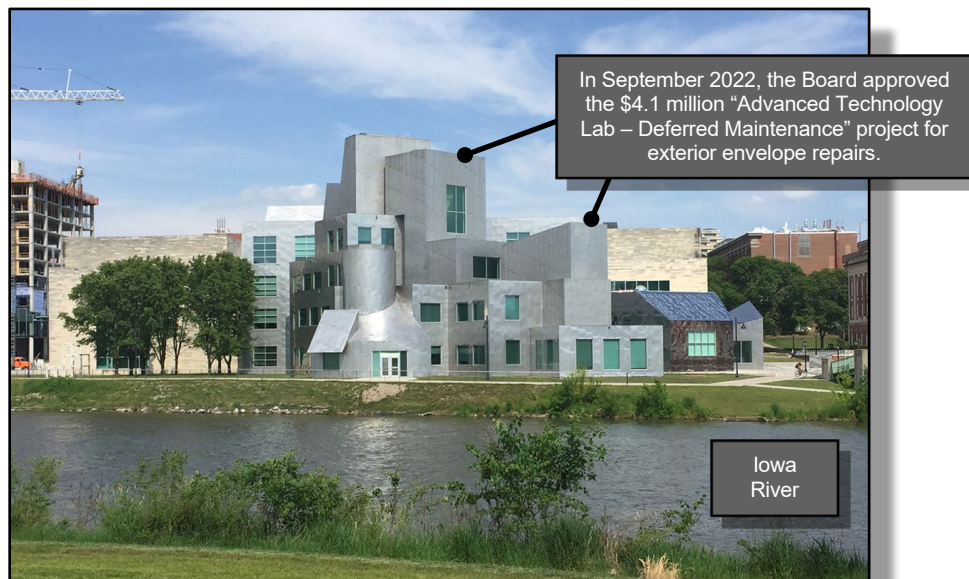
UI project #2 of 7

Iowa Advanced Technology Laboratories – Building Renovation and Addition

Executive Summary: The University of Iowa requests Board approval of Permission to Proceed with Project Planning to renovate and build an addition to the Iowa Advanced Technology Laboratories to relocate the UI Computer Science Department. The \$20 million to \$25 million project budget would be funded by University Funds.

Background: Built in 1992, the Iowa Advanced Technology Labs (IATL) Building consists of primarily two wings. The east wing is the Advanced Technology Research Labs, consisting of wet laboratory and equipment intensive space. The west wing, primarily office and support space, is not well utilized. The intent is to use this space for the UI Computer Sciences Department. Approximately 10,000 square feet would be renovated for instructional space, departmental offices and meeting areas. The amount of service space needed for the labs has diminished over the past decade.

A new third wing of approximately 14,000 square feet would be built next to the west wing. This proposed wing was designed as part of the original 1992 building, but was never constructed. Building this new addition would provide a balance of instructional laboratory space needed for the UI Computer Science Department and would fully build-out the site.



Iowa Advanced Technology Labs, looking east

The department is home to several undergraduate majors that have seen significant growth over the past two decades. The department is now home to ~900 undergraduate majors, an increase of more than 300 percent since 2006.

The UI Computer Science Department's longtime home, the 111-year-old MacLean Hall, is outdated and poorly configured for the laboratory and pedagogical needs of a modern computer science program. The space vacated in MacLean Hall by computer sciences would be repurposed to consolidate humanities programs that are now located in downtown Iowa City.

IATL's flood mitigation:

The entire IATL building site, including the proposed building addition, is protected from a future high water/flood event in multiple ways. As part of the FEMA-sponsored flood recovery of IATL, the building now has the infrastructure for a water barrier flood wall and pump system that allows a six foot high portable flood wall system (referred to as an "invisible wall") to be built within a half day. It fully encircles the building and is engineered to prevent water intake during the highest campus flood risks. The same concept was also installed at Art Building West across the river from IATL.

Additionally, the University elevated the walkways on both sides of the river to one and half feet above the 100-year flood risk level, eliminating concerns for the vast majority of flood risk occurrences. Atop these walkways, the UI can add HESCO flood barriers, yet another layer of flooding protection. Finally, the proposed renovations and building addition would be designed to not have building systems or expensive research equipment located on the first floor of the building, as was the case when the flood hit in 2008.

UI project #3 of 7

UIHC - John Colloton Pavilion - L8 - Burn Treatment Center Renovation and Expansion

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate over 11,500 square feet of Level 8 of the John Colloton Pavilion for additional burn inpatient rooms and a burn treatment outpatient clinic. The \$13.5 million project budget would be funded by University Hospital Building Usage Funds.

- \$350,000 in building renewal costs would be eliminated through this project.

Background: Built in 1992, the John Colloton Pavilion is home to the UIHC Burn Treatment Center. This project would provide additional burn inpatient rooms and a burn treatment outpatient clinic by expanding into adjacent vacated mechanical space and shell space.

The outpatient clinic would include a dedicated entrance, exam rooms, procedure room, waiting area and support spaces. The expanded inpatient area would include new inpatient rooms, hydrotherapy rooms, staff workrooms and office space. Existing burn treatment inpatient rooms and support spaces would receive aesthetic updates.

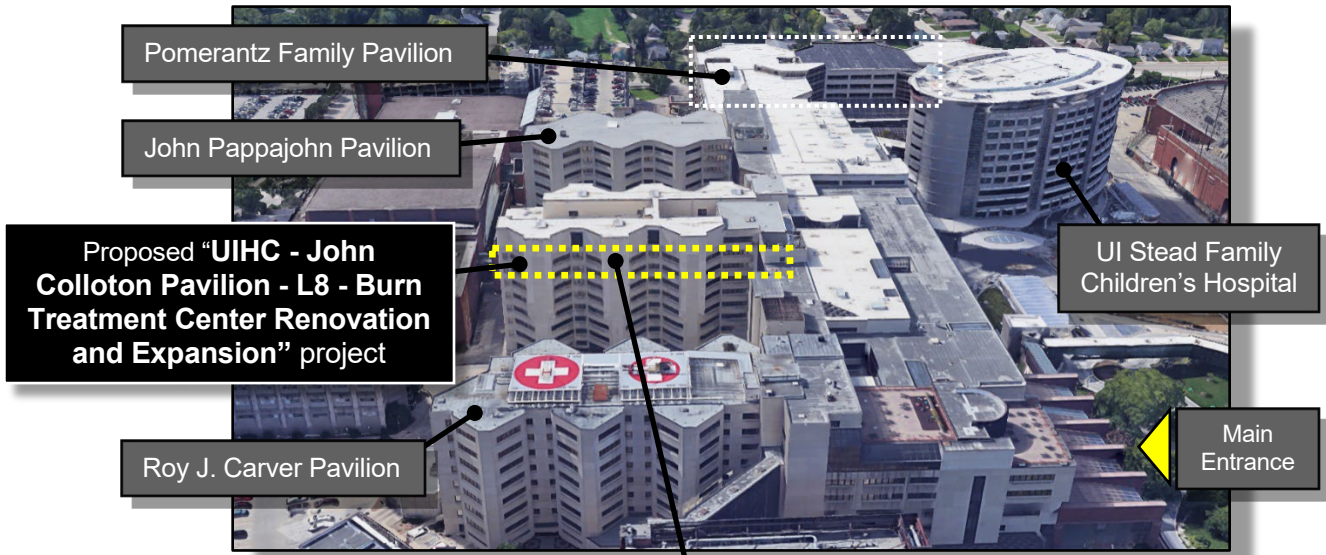
The project would renovate approximately 11,500 square feet of existing space. Clinical operations would be maintained during construction.



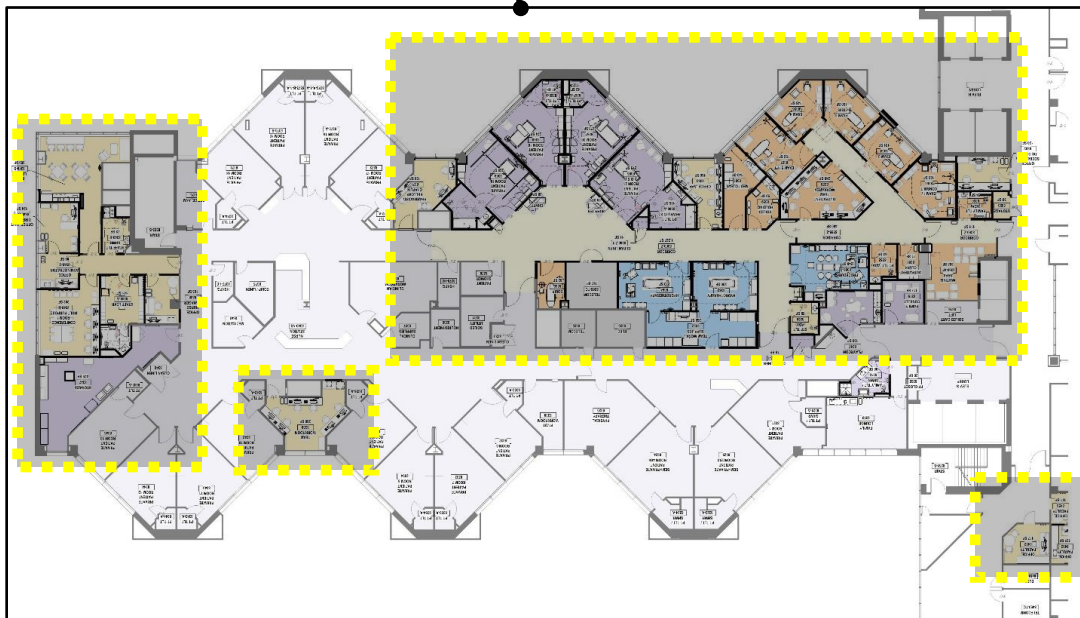
Burn Inpatient Room

About the UIHC Burn Treatment Center

The Burn Treatment Center is one of 64 burn centers in the United States (and the only one in Iowa) officially verified by the American Burn Association to care for both adults and pediatrics. The center, which serves a large geographic area, includes a critical and intermediate care inpatient unit, emergency, outpatient care, telemedicine capabilities and rehabilitation facilities.



UIHC Main Hospital



Level 8 Floor Plan, areas of renovation

Project Summary			
	Amount	Date	Board Action
Permission to Proceed with Project Planning UI 10-Year Facilities Master Plan		Sep. 2022	Approved
Design Professional Selection, Two proposals, two interviews ➤ SLAM Collaborative, Iowa City		Apr. 2023	Not Required*
SLAM Collaborative Agreement			
Schematic Design – Record Documents	\$604,600	May 2023	Not Required*
Program Statement		Oct. 2023	Not Required*
Schematic Design		Nov. 2023	Requested
Project Description and Budget	\$13,500,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design and Management	\$ 1,340,000
Construction	9,087,009
Furniture and Equipment	2,245,000
Contingency	<u>827,991</u>
Total	\$ 13,500,000

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: Spring 2024 to Fall 2025



Burn Clinic Reception and Waiting



Burn Clinic Corridor



Burn Inpatient Corridor

UI project #4 of 7
UIHC – Roy J. Carver Pavilion – Neurology Clinic Expansion

Executive Summary: The University of Iowa requests Board approval of the proposed Schematic Design, Project Description and Budget to renovate 25,000 square feet primarily on Roy J. Carver Pavilion’s Level Two to add 11 exam rooms and other areas, allowing patients with neurological illnesses to be seen sooner. The \$5.5 million project budget would be funded by University Hospital Building Usage Funds.

- \$150,000 in building renewal costs would be eliminated through this project.

Background: Built in 1977, the Roy J. Carver Pavilion is home to the UIHC Neurological Clinic. The Neurology Clinic expansion project would provide 11 additional exam rooms by expanding into existing faculty office space. The project would also include conference and huddle spaces, a team workroom, and clean/soiled utility rooms. An electrical closet would be relocated and expanded, along with a new telecommunications closet to accommodate additional phases of the clinic’s master plan.

Clinical operations would be maintained during construction. Scope of work would include demolition of doors, partitions, finishes, miscellaneous mechanical equipment, and construction of complete interiors for new clinic areas including new partitions, doors, finishes, casework and MEPT systems to support new and existing operations.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning UI 10-Year Facilities Master Plan		Sep. 2022	Approved
Design Professional Selection, Two proposals, two interviews ➤ SLAM Collaborative, Iowa City		Apr. 2023	Not Required*
SLAM Collaborative Agreement			
Schematic Design – Record Documents	\$604,600	May 2023	Not Required*
Program Statement		Oct. 2023	Not Required*
Schematic Design		Nov. 2023	Requested
Project Description and Budget	\$5,500,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design and Management	\$ 650,000
Construction	3,500,000
Furniture and Equipment	1,000,000
Contingency	350,000
Total	\$ 5,500,000

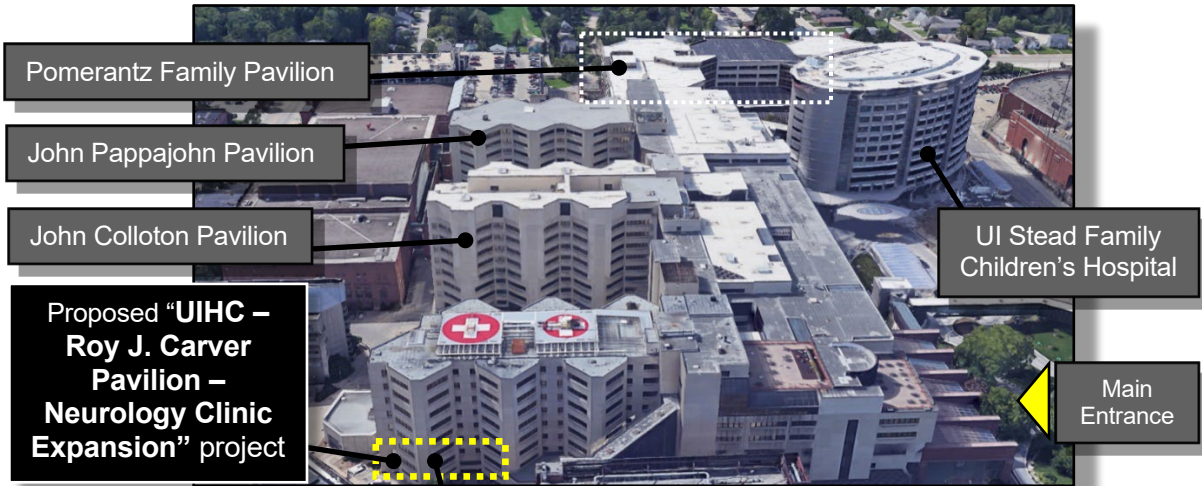
Source of Funds

University Hospital Building Usage Funds

Construction

Spring 2024 to Fall 2025

The 13 faculty and administrative staff currently occupying this space would be relocated to General Hospital, where this project would provide light renovations to accommodate work areas, an existing conference room and restrooms.



UIHC Main Hospital



Level 2 Floor Plan



About the UIHC Department of Neurology:

The Department of Neurology provides consultation, evaluation, diagnosis, and treatment for patients with a broad spectrum of disorders affecting the nervous system. Patients come from a large geographic area to be seen by experts. The expansion would provide extra clinic rooms to allow more patients with neurological disease to be seen sooner. The project would also better accommodate patients with disabilities, including improved wheelchair accessibility, and would offer more privacy for patients and their family members. Clinic growth also helps attract and retain staff in the department.

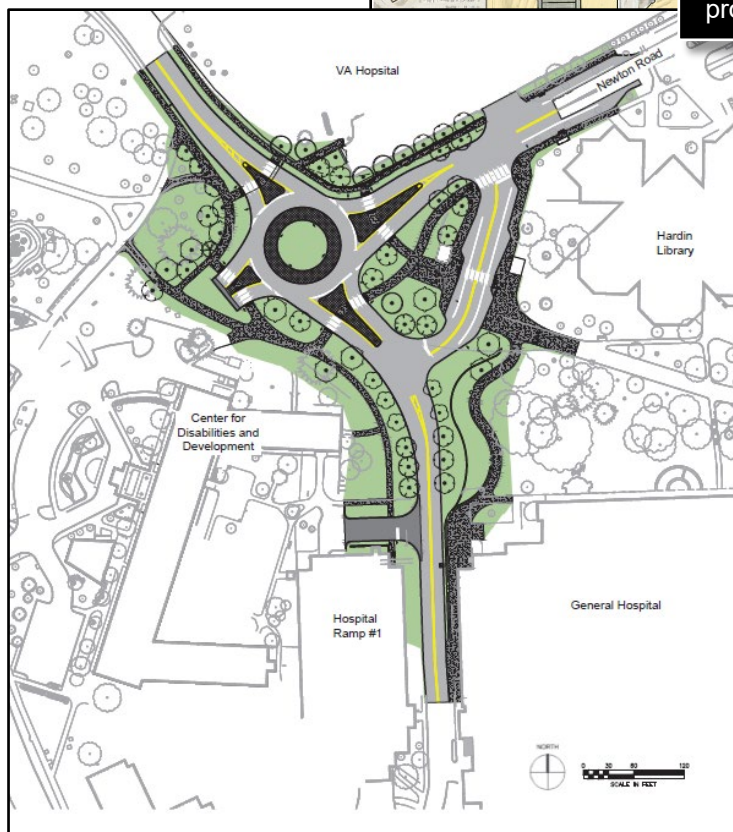
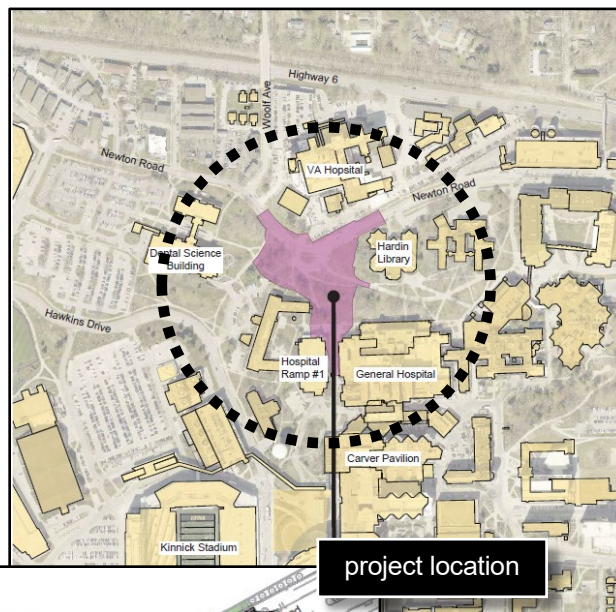
This project's construction would be carried concurrently with the "UIHC Roy J. Carver Pavilion - Air Handling Unit 9 Replacement" project in the basement.

UI project #5 of 7

Institutional Roads – Construct New Road – Newton Road to UIHC Fountain Entrance

Executive Summary: The University of Iowa requests Board approval of the Project Description and Budget to build 1,500 linear feet of new roadway with a roundabout connecting Newton Road and the UIHC fountain entrance. It would create a major new multi-faceted utility corridor, as an enabling project to the separate, future UIHC Inpatient Tower project. The \$17.5 million project budget would be funded by University Hospital Building Usage Funds.

Background: This new road would be routed between UIHC General Hospital, Hospital Parking Ramp 1 and Newton Road to the north. The project scope would include relocation and improvement of a significant bus stop and traffic loop.



University of Iowa,
west campus

This area is a critical transportation hub for the University of Iowa, UIHC and the VA Medical Center. It has more than 500 bus stops daily from multiple transit systems. Phasing and alternate routes are an important part of this project to minimize disruption. At certain times, temporary paving would be installed for detours.

The road project would be required for access to UIHC's Main Hospital during construction of the future new UIHC Inpatient Tower and its other enabling projects.

The new utility corridor along the new roadway would support relocated and expanded sanitary sewer, storm sewer, water mains and chilled water distribution systems. A new information technology duct bank would also be built.

This project involves 50% road construction and 50% utility corridor construction. This new road would provide visitors with a second exit from Hospital Parking Ramp 2.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning UI 10-Year Facilities Master Plan		Sep. 2022	Approved
Design Professional Selection, Indefinite Services Agreement for Site Work & Civil Engineering Shive-Hattery, Incorporated, Cedar Rapids		Aug. 2023	Not Required*
Shive-Hattery's Agreement Design Development through Record Documents	\$ 392,050	Sep. 2023	Not Required*
Project Description and Budget	\$17,500,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

Planning, Design & Management	\$ 1,450,000
Construction	14,600,000
Contingency	1,450,000
Total	\$ 17,500,000

Source of Funds

University Hospitals Building Usage Funds

Schedule

Construction: January 2024 to Spring 2025

UI project #6 of 7
Currier Residence Hall – Renovate Restrooms

Executive Summary: The University of Iowa requests Board approval of the Project Description and Budget to replace Currier’s restrooms with pod-style restrooms on all four floors. The \$14 million project budget would be funded by Dormitory Improvement Reserve funds.

➤ \$1.2 million in building renewal costs would be eliminated through this project.

Background: Renovation work would include replacing all restrooms with pod-style restrooms, where there would be approximately one pod per seven students on each of the four floors. Each pod would include one ADA-compliant shower. Project would include all new toilets, sinks and showers.

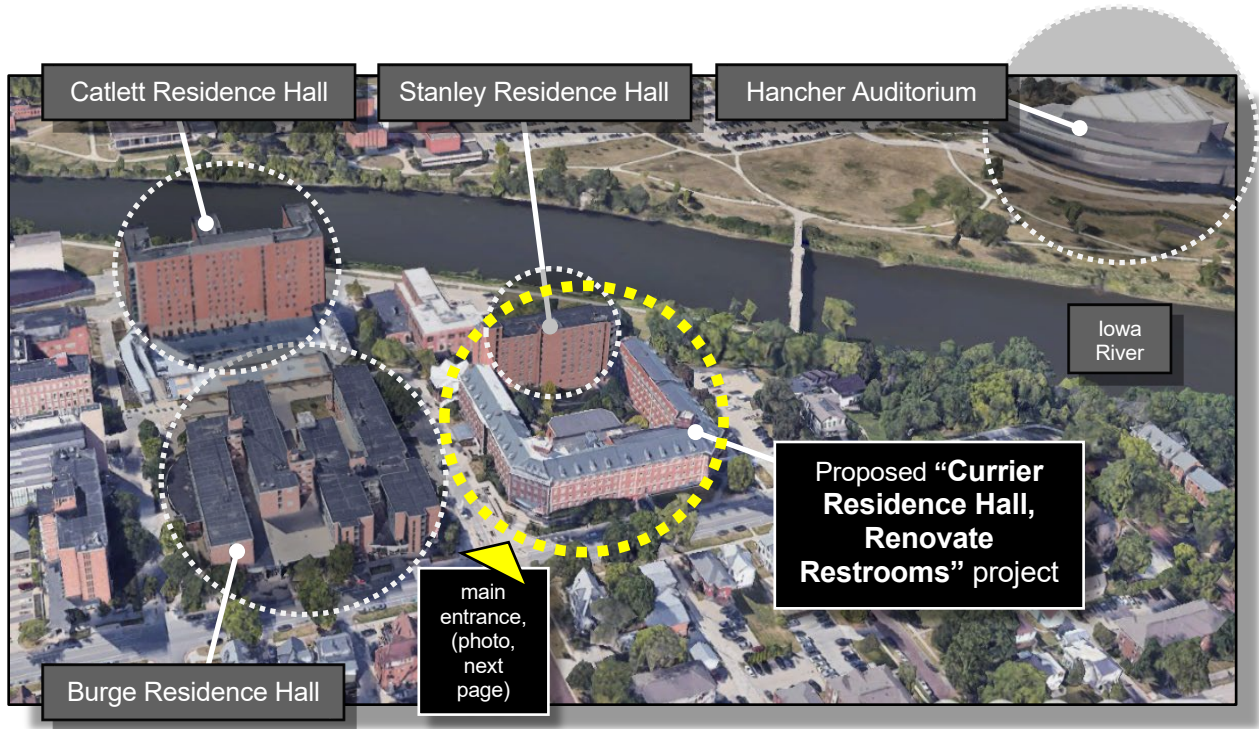
About Currier Residence Hall:

Currier Residence Hall is home to 628 residents and is located on the east side of campus. It also houses a fitness center, computer lab, community room and lounge/study spaces. For dining options, this hall is located closest to Burge Market Place and Catlett Market Place.

Currier projects recently completed:

Summer 2023 = Currier Residence Hall – Renovate Ground and First Living Spaces

Summer 2023 = Currier Residence Hall – Renovate Finishes on Ground and First Floor



University of Iowa’s proposed “Currier Residence Hall – Renovate Restrooms” project, north side of east campus, looking west



Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning UI Housing Master Plan		Sep. 2023	Approved
Design Professional Selection, Indefinite Services Agreement for Architectural General OPN Architects, Cedar Rapids		Mar. 2023	Not Required*
OPN Architects' Agreement Schematic Design only	\$ 94,700	Apr. 2023	Not Required*
OPN Architects' Amendment #1 Design Development – Record Documents	881,350	Oct. 2023	Not Required*
Project Description and Budget	\$14,000,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

Planning, Design & Management	\$ 1,655,000
Construction	12,005,000
Contingency	1,086,000
Total	\$ 14,000,000

Source of Funds

Dormitory Improvement Reserve

Schedule

Construction: Summers of 2024, 2025, 2026 and 2027

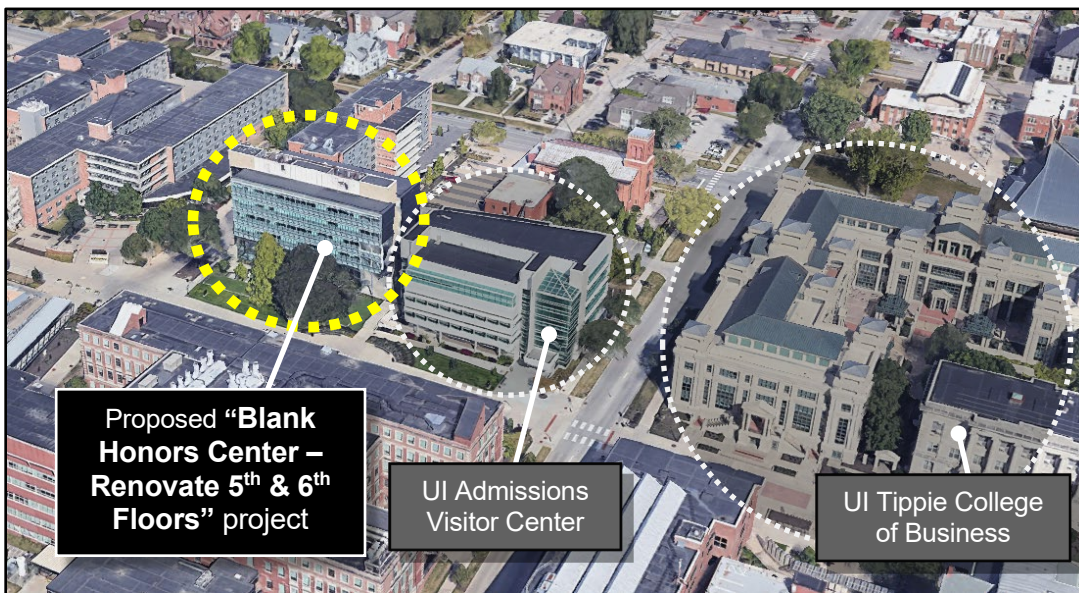


Currier Residence Hall, main entrance, southeast corner

UI project #7 of 7
Blank Honors Center – Renovate 5th and 6th Floors

Executive Summary: The University of Iowa requests Board approval of the Project Description and Budget to renovate the fifth floor and a portion of the sixth floor of the Blank Honors Center as the new home for the Scanlan Center for School Mental Health within the College of Education. The \$4,300,000 project budget would be funded by College of Education Gifts.

Background: The fifth floor renovation would include 20 private offices, five testing rooms, three workrooms, two therapy/conference rooms, restrooms and a reception/waiting area. The sixth-floor renovation would consist of renovating 1,800 square feet of open office space, one conference room and one storage room. Upgrades would also be made to building systems supporting these floors, including HVAC systems.



University of Iowa’s proposed “Blank Honors Center – Renovate 5th and 6th Floors, north side of east campus, looking east

The Belin-Blank Center Assessment and Counseling Clinic would be co-locating with the Scanlan Center for School Mental Health Clinic and would allow both clinics to reduce redundancies by sharing clinical, storage, and administrative spaces. The renovation project is necessary to maximize the utility of space and to accommodate the increase in private workspace, storage space, and clinic rooms needed to allow both clinics to operate effectively.



The Scanlan Center for School Mental Health Clinic is currently leasing space for \$264,000 annually, which is not sustainable. To gain efficiency, the College of Education is consolidating space and some of the administrative operations of two centers into one space, housed in the Blank Honors Center. This requires extensive remodeling to make space for the practitioners and graduate students of both clinics. This would add efficiencies by not only eliminating the \$264k annual rent, but also potentially reducing staff positions, redundant systems, and using shared spaces between the two clinics.

Project Summary

	Amount	Date	Board Action
Design Professional Selection, Indefinite Services Agreement for Architectural General CMBA Architects, Des Moines		Sep. 2023	Not Required*
Program Statement		Oct. 2023	Not Required*
CMBA Architects' Agreement PreDesign and Schematic Design only	\$ 78,500	Apr. 2023	Not Required*
CMBA Architects' Amendment #1 Design Development – Record Documents	\$226,800	Oct. 2023	Not Required*
Project Description and Budget	\$4,300,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

Planning, Design & Management	\$ 510,000
Construction	2,700,000
Furniture & Equipment	840,000
Contingency	250,000
Total	\$ 4,300,000

Source of Funds

College of Education Gifts

Schedule

Construction: January 2024 to August 2024

About the ScanLan Center for School Mental Health Clinic:

The mission of the Scanlan Center for School Mental Health Clinic (SCSMH) is to increase access to mental health care for PreK-12 students and staff. The clinic offers individual therapy, group therapy and post-crisis support, mostly via telehealth. The clinic also seeks to expand the mental health workforce in Iowa through supervision and training of graduate students pursuing mental health careers. The SCSMH Clinic currently employs 11 staff members, and training is being provided to 10 graduate students.