

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of October 17, 2002 Through December 16, 2002

Date: January 6, 2003

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Iowa.

Executive Summary:

Requested
Approvals

Permission to proceed with project planning:

Finkbine Commuter Parking Lot Construct Access Drive project which would construct a new access drive to serve the parking lot (see page 4).

- The University also requests Executive Director authorization to approve the engineering firm and schematic design agreement for the project.

Iowa Memorial Union Renovation project which would consist of a multi-phased project to correct deferred maintenance deficiencies and provide a number of student service and other building improvements for the Union (see page 5).

Project description and budgets:

102 Church Street Improvements project (\$2,900,000) which would rehabilitate the facility with replacement of the plumbing, electrical, and heating, ventilating and air conditions systems, and provide additional renovations which are anticipated to include accessibility improvements, stabilization of the porches, construction of a new service wing and garage, interior modernization, and exterior repairs (see page 7).

Pomerantz Center project (\$17,589,000) which would construct a facility to house expanded career counseling and placement services and other academic/student service functions, including general assignment classroom space, on the east side of the T. Anne Cleary Walkway across from the Chemistry Building (see page 9).

University Hospitals and Clinics—Health Care Information Systems Office Expansion project (\$994,000) which would renovate

space in the General Hospital to consolidate the functions of the Office (see page 11).

Medical Laboratories Remodel Rooms 3186 – 3198 project (\$601,000) which would remodel space in the Medical Laboratories facility to house the Department of Anesthesia which must relocate from the Steindler Building (see page 12).

Project description and budget (\$353,000) and engineering agreement with West Plains Engineering, Cedar Rapids, Iowa (\$26,500) for the **Field House—Replace Fire Alarm System** project which would replace the obsolete fire alarm system in the facility (see page 13).

Architect/engineer selections:

Brooks Borg Skiles, Des Moines, Iowa, to provide design services for the **Chemistry Building Renovation** project (see page 14).

Stanley Consultants, Muscatine, Iowa, to provide design services for the **West Campus Chilled Water Plant Development and Parking Facility** project (see page 15).

- The University also requests authorization for the Executive Director to approve the negotiated schematic design agreement.

Architectural/engineering agreements with:

Rohrbach Carlson, Iowa City, Iowa (\$830,000) for the **Health Sciences Building C for the College of Public Health and Biomedical Research** project which would construct a new facility to house the College of Public Health and provide additional research space for the Carver College of Medicine (see page 17).

Rohrbach Carlson, Iowa City, Iowa (\$248,500) for the **Bowen Science Building—Remodeling for Biochemistry Cores 4-300, 4-600 and 4-700** project which would remodel laboratory space in the building for the Department of Biochemistry of the College of Medicine (see page 18).

Design Professionals Collaborative, Cedar Rapids, Iowa (\$150,700) for the **University Hospitals and Clinics—Pediatric Inpatient Unit Renovation** project which would upgrade the Pediatric Inpatient Unit in the Colloton Pavilion to accommodate current patient care practices and provide additional conveniences for patients and their families (see page 19).

HLM Design USA, Iowa City, Iowa (estimated at \$150,330) for the **University Hospitals and Clinics—Pomerantz Family Pavilion Food Service Facility** project which would develop a new, full-service dining facility for University Hospitals (see page 20).

Design Professionals Collaborative, Cedar Rapids, Iowa (\$68,000) for a feasibility study for the **University Hospitals and Clinics—Development of New Patient Registration and Admitting Service Facilities** project which would develop an expanded UIHC entrance

area in the Carver Pavilion to accommodate patient admitting and registration operations and correct crowded conditions with the existing UIHC entrance (see page 21).

A and J Associates, North Liberty, Iowa (\$63,500) for the **University Hospitals and Clinics—Ambulatory Surgery Center Air Handling Unit** project which would correct the deficiencies with the existing air handling units in the Ambulatory Surgery Center (see page 22).

Rohrbach Carlson, Iowa City, Iowa (\$58,000) for the **Burge Residence Hall—Landscape Southwest Courtyard** project which would construct a plaza area between the Burge Hall dining addition and the Cleary Walkway (see page 23).

Howard R. Green, Cedar Rapids, Iowa (\$55,980) for the **Museum of Art—Upgrade Fire Protection** project which would correct the deficiencies with the existing fire protection system in the Museum of Art building (see page 24).

Shive-Hattery, Cedar Rapids, Iowa (\$43,950 and \$26,700) for the **University Hospitals and Clinics—Roofing Replacement, Pappajohn Pavilion Roof Levels 107 and 110, and Carver Pavilion Roof Level 142** projects which would replace deteriorated roofing materials on portions of the two pavilions (see page 25).

Board ratification of the agreement with Design Professionals Collaborative, Cedar Rapids, Iowa (not to exceed \$49,900) for a feasibility study for the **University Hospitals and Clinics—Emergency Treatment Center Expansion and Renovation** project which would expand the Emergency Treatment Center in the Carver Pavilion to meet current projected patient volume (see page 26).

The University also requests approval of three architectural/engineering amendments (see pages 27 through 29).

Background and Analysis:

Finkbine Commuter Parking Lot Construct Access Drive

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Executive Director Authorization to Approve Engineering Firm and Schematic Design Agreement		Jan. 2003	Requested
		Jan. 2003	Requested

Background	The University wishes to construct a new access drive to reduce traffic congestion at the entrance to the Finkbine Commuter Parking Lot located on the far west campus.
Project Scope	<p>This project would construct a new roadway from the Finkbine Commuter Lot south to Melrose Avenue. (A map indicating the location of the proposed access drive is included as Attachment A.)</p> <p>The new drive would improve access to the lot for users traveling from the south and west, and reduce traffic congestion at the Hawkins Drive access road located on the east side of the lot.</p> <p>The new drive would also provide an alternate means of egress when the Hawkins Drive access road is blocked by train traffic.</p> <p>The project would also reconstruct the Finkbine Golf Course parking lot located immediately north of Melrose Avenue.</p>
Anticipated Cost/Funding	\$1,800,000, to be funded by Parking and Transportation Improvement and Replacement Funds, Institutional Roads Funds, and Income from Treasurer's Temporary Investments.
Design Services	<p>The University plans to conduct a search for an engineering firm to provide design services for the project.</p> <p>The University requests authorization for the Executive Director to approve the selected engineering firm and the negotiated schematic design agreement, subject to Board ratification.</p> <p>The University would return to the Board for approval of the agreement for the remaining design services.</p>

Iowa Memorial Union Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2003	Requested

Background

The Iowa Memorial Union (IMU) was constructed in 1925; additions to and renovations of the facility were completed in 1927, 1955, 1965, and 1988.

The University wishes to undertake a major renovation of the IMU to upgrade the facility consistent with student expectations.

The University's Student Services Master Plan (1999-2000), prepared by Brailsford and Dunlavey, reported the following findings of campus expectations for a union facility:

- A significant portion of students, faculty, and staff considered improvements to the IMU to be a high university priority;
- While students would like to see additional retail services, they showed an even greater interest in more convenient hours, improved services, and additional space dedicated for student use (lounges, quiet study areas, computer laboratories, etc.);
- The most frequently-noted negative aspect of the building was the quality, variety and cost of the existing food service offerings;
- Renovation of the IMU was estimated to significantly increase weekly student usage of the facility;
- All categories of students were willing to finance improvements through student fees;
 - Students felt that the improvements would build a sense of community, improve the quality of the out-of-class experience, and make the campus more user friendly.

Project Scope

The University envisions completing the renovation project over a number of years in the following proposed phases:

Phase 1

- Master planning for the entire renovation project;
- Improvements totaling \$3.7 million to address deferred maintenance (flooring replacements, ballroom lighting system replacement, elevator modernization, fire alarm upgrade, and electrical and plumbing improvements);
- Construction of a River Terrace, which would provide a student

gathering place and a venue for small concerts and plays, behind the IMU along the Iowa River; and

- A possible two-floor expansion of the IMU to the west to provide additional study/dining space.

Phase 2

- Ground Floor—Remodeling of the Hawkeye Room and Wheelroom, and construction of a new food court, kitchen and food storage area; and
- First Floor—Reconfiguration of the kitchen, food preparation/plating area, food buffet, and central events/conferencing office, and improvements to the River Room. (This work would likely be divided into two sub-phases.)

Phase 3

- Relocation of the Campus Information Center and Box Office, expansion of the Terrace Room, development of a large social/study area, relocation of the Information Technology Center, and construction of a new pantry coffee house and office spaces.

Phase 4

- Reorganization and consolidation of the IMU administrative offices, remodeling of the Book Store receiving area to provide office space, and reallocation of some Book Store office space to retail space.

Anticipated
Cost/Funding

The estimated Phase 1 project cost is \$8,976,000. While the costs for Phases 2 through 4 would be identified in the master plan for the renovation project (to be developed in Phase 1), the total cost for the four phases is anticipated to be approximately \$27 million.

In November 2002, the Board approved a new \$29 building fee for the Phase 1 renovation of the Union. This fee would support debt service payments for approximately a \$10 million bond issuance (Phase 1 estimated cost plus debt service reserve and issuance costs).

The existing building fee for the Union of \$25.92 supports debt service payments for existing Iowa Memorial Union bonds (issued in 1986 with refunding bonds issued in 2002). The last maturity of the bonds is 2009.

102 Church Street Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Dec. 2002	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Dec. 2002	Approved
Project Description and Total Budget	\$ 2,900,000	Jan. 2003	Requested

Background

The University of Iowa residence for its president, 102 Church Street, is a campus landmark and has remained virtually unchanged since it was constructed in 1908.

Minor renovation projects, including a second floor addition to the west porch, the enclosure of the north porch, and the addition of a single car garage were undertaken approximately 80 years ago. The kitchen and pantry were renovated more than 25 years ago, and an accessible ramp, which meets Americans with Disabilities Act requirements, was added to the front entrance in 1998.

While the second floor of 102 Church is used as a residence for the president and his/her family, the first floor and grounds of this historic structure are utilized extensively for University-sponsored events throughout the year. In recent years, however, the public and private use of the structure has become more and more challenging.

In addition to problematic living conditions faced by the presidential family, long-standing inadequacies and basic infrastructure issues have made hosting events at the residence increasingly difficult.

The facility's electrical system is original to the building (94 years old) and has not been updated. The decades-old iron plumbing requires significant maintenance. The building is connected to the University's central steam heating and chilled water cooling system, resulting in little practical control of heating and cooling for the building's residents.

The west porch was originally a single story open porch. The addition of the porch's second level in the first half of the last century and problems with the adjacent hillside, which partially collapsed during the wet conditions of 1993, have led to signs of the porch's settling toward the west bluff. While the University has monitored the settling, the porch will need to be replaced or its foundation re-established to ensure safety.

While an accessible ramp was added to the front entrance in 1998, the upper and lower floors of the residence are not accessible to individuals with mobility impairments.

The single-car garage addition, designed for the Model-T which was significantly smaller than today's vehicles, creates access and safety

issues. The ad-hoc addition of the exterior lift has not provided efficient service access to the residence and presents some safety issues.

There are also a number of deferred maintenance items related to painting, flooring, wall coverings and fixtures.

As is the case with other aging campus facilities, deferral of critically needed improvements will inevitably lead to significant future repair costs.

Anticipated
Project Scope
and Source of
Funds

The project would rehabilitate the facility and address its most critical needs.

- This would include replacement of the facility’s plumbing, electrical, and heating, ventilating and air conditioning systems; the University estimates that this work represents approximately 40 percent of the total project cost.
- This work would be funded by Income from Treasurer’s Temporary Investments in the maximum amount of \$1.16 million, which is equivalent to the total estimated cost for the rehabilitation work.

Additional elements of the project would renovate the facility to provide additional improvements.

- The University anticipates that this would include improving access to persons with mobility impairments, reconstruction and/or repair of the north and west porches, construction of a new service wing and garage, modernization of the second floor living area, and exterior shell improvements, including window replacements.
- This work would be financed by private funds; the specific project scope would be determined by the availability of the private funds.

Project Budget

Construction	\$ 2,292,400
Design, Inspection and Administration	
Consultants	214,000
Design and Construction Services	127,100
Contingency	<u>266,500</u>
TOTAL	<u>\$ 2,900,000</u>
Source of Funds:	
Income from Treasurer’s Temporary	
Investments	\$ 1,160,000
Private Funds	<u>1,740,000</u>
TOTAL	<u>\$ 2,900,000</u>

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Cleary Walkway/Market Street Development</u>			
Permission to Proceed		Oct. 1999	Approved
<u>Pomerantz Center</u>			
Permission to Proceed		March 2000	Approved
Architectural Selection (SVPA Architects, West Des Moines, IA)		March 2000	Approved
Architectural Agreement—Pre-Design and Programming Services (SVPA Architects)	\$ 41,408	Sept. 2000	Approved
Architectural Amendment #1 (SVPA Architects)	19,512	Jan. 2002	Approved
Program Statement		March 2002	Approved
Architectural Agreement—Schematic Design Through Construction Administration (SVPA Architects)	1,036,450	April 2002	Approved
Schematic Design		Oct. 2002	Approved
Project Description and Total Budget	17,589,000	Jan. 2003	Requested

- Background** The Pomerantz Center will be constructed on the east side of the T. Anne Cleary Walkway between Market and Bloomington Streets (across from the Chemistry Building).
- As presented with the schematic design presentation, the building would permit expansion and improvement in the career counseling and placement services, provide new general assignment classrooms and an auditorium to replace antiquated spaces in the Chemistry Building, and house the Academic Advising Center which would relocate from the Quadrangle Residence Hall to maximize its relationship with the career service functions to be housed in the Pomerantz Center.
- Project Schedule** The University plans to begin construction of the facility in May 2003 for completion in November 2004 and occupancy for the spring 2005 semester.

Project Budget

Construction	\$ 14,575,630
Design, Inspection and Administration	
Consultants	1,061,350
Design and Construction Services	400,000
Art in State Buildings	87,460
Contingency	<u>1,464,560</u>
 TOTAL	 <u>\$ 17,589,000</u>
 Source of Funds:	
Facilities Corporation Revenue Bond Proceeds*	\$ 10,000,000
Private Gifts	4,000,000
Income from Treasurer's Temporary	
Investments	3,289,000
Utility Enterprise Funds	<u>300,000</u>
 TOTAL	 <u>\$ 17,589,000</u>

* Debt service on bonds to be paid from gifts to the University of Iowa Foundation; the Board's 2003 bond issuance schedule includes the sale of bonds for the project in June 2003.

University of Iowa Hospitals and Clinics—Health Care Information Systems Office Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Brooks Borg and Skiles, Des Moines, IA)	\$ 72,500	Nov. 2002	Approved
Project Description and Total Budget	994,000	Jan. 2003	Requested

Background The functions of the UIHC Department of Health Care Information Systems are currently housed in multiple locations throughout University Hospitals.

UIHC wishes to expand the Department's General Hospital location to consolidate staff for operational efficiencies.

Project Scope This project would renovate approximately 5,300 gross square feet of space immediately to the east of the Department's current location on the first floor of the General Hospital.

Work would include demolition, installation of new partitions, doors and room finishes, relocation of casework, and modifications to heating, ventilating, and air-conditioning, plumbing, electrical, mechanical and fire suppression systems.

This space formerly housed the DeGowin Blood Center, which has relocated to the second floor of the General Hospital.

Funding University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 814,000
Professional Fees	72,000
Planning and Supervision	36,000
Contingency	<u>72,000</u>
TOTAL	<u>\$ 994,000</u>

Medical Laboratories Remodel Rooms 3186 - 3198

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 601,000	Jan. 2003	Requested

Background The Department of Anesthesia must relocate from its current location in the Steindler Building, which will be demolished to accommodate construction of the Carver Medical Research Building.

Project Scope The project includes the remodeling of approximately 2,875 square feet of space in the Medical Laboratories Building to provide laboratory, office and classroom space for the Department of Anesthesia.

The project would include demolition, and installation of plumbing and piping, electrical systems, ductwork to serve the existing heating, ventilating and air conditioning equipment, doors, windows, ceilings, finishes, laboratory casework, and fume hoods.

Source of Funds Roy J. and Lucille A. Carver College of Medicine Gifts and Earnings.

Project Budget

Construction	\$ 481,200
Design, Inspection and Administration	
Consultants	6,500
Design and Construction Services	65,100
Contingency	<u>48,200</u>
 TOTAL	 <u>\$ 601,000</u>

Field House—Replace Fire Alarm System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 353,000	Jan. 2003	Requested
Engineering Agreement (West Plains Engineering, Cedar Rapids, IA)	26,500	Jan. 2003	Requested

Background	<p>The existing fire alarm system in the Field House is approximately 20 years old.</p> <p>The system does not meet current building codes and is difficult to maintain.</p> <p>Replacement of the system is needed to ensure the safety of the building occupants and users.</p>
Project Scope	The project would install a new addressable fire detection system in the Field House.
Design Services	The agreement with West Plains Engineering would provide full design services for a fixed fee of \$26,500.
Funding	Building Renewal Funds and/or Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 276,000
Design, Inspection and Administration	
Consultants	26,500
Design and Construction Services	22,800
Contingency	<u>27,700</u>
TOTAL	<u>\$ 353,000</u>

Chemistry Building Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Chemistry Building Master Planning</u> Phase 1 Architectural Agreement (Rohrbach Carlson, Iowa City, IA)			
Phase 2 Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 65,000	July 2002	Approved
<u>Chemistry Building Renovation</u> Architectural Selection (Brooks Borg Skiles, Des Moines, IA)		Jan. 2003	Requested

Background The renovation of the Chemistry Building is the University's top project priority for FY 2004 capital appropriations funding.

The Phase 1 master planning study identified the renovation needs for the building; the Phase 2 study defined and prioritized the renovation needs based on the Phase 1 findings.

Design Services Expressions of interest to provide design services for the project were received from eight firms.

Four firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of Brooks Borg Skiles, Des Moines, Iowa, to provide design services for the project.

- The firm was selected based on its project approach and the outstanding experience of its laboratory consultant, Research Facilities Design of San Diego, California, which also consulted on the master planning study for the project.

The University would return to the Board for approval of the negotiated design agreement.

West Campus Chilled Water Plant Development and Parking Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2002	Approved
Engineer Selection (Stanley Consultants, Muscatine, IA)		Jan. 2003	Requested
Executive Director Authorization to Approve Schematic Design Agreement		Jan. 2003	Requested

Background

The West Campus Chilled Water Plant provides chilled water service for the academic and medical facilities on the west campus; the plant has a current capacity of 16,000 tons.

- The chilled water plant is located within Hospital Parking Ramp #3, which is located north of Kinnick Stadium.

The plant was constructed in 1970 and the equipment was installed in phases, with the last 3,000 tons of cooling capacity installed in 1988.

The continuing expansion of the west campus and the planned growth of the Arts Campus will require an increase in the capacity of the West Campus Chilled Water Plant.

In addition, the existing chilled water equipment is beyond or nearing the end of its useful life, increasing the amount of required maintenance.

There is also a need for additional faculty and staff and/or UIHC patient and visitor parking areas on the west campus.

Project Scope

To address the expanding chilled water needs, the University proposes to construct an addition to the West Campus Chilled Water Plant.

- The proposed addition would increase the chilled water capacity by up to 10,000 tons, and would provide for future expansion by an additional 5,000 tons.

The University would construct the addition on the site immediately to the north of the West Campus Chilled Water Plant; this is the former site of the outdoor Football Practice Facility.

- Since the Football Practice Facility was relocated to the west of the Recreation Building, the site is available for expansion of the chilled water plant.

The project would also replace the existing equipment in the chilled water plant.

The University also plans to evaluate the feasibility of incorporating

additional parking areas into the project.

Anticipated
Cost/Funding

Approximately \$32 million for the chilled water plant expansion only, to be funded by Utility System Revenue Bonds.

The construction cost for additional parking areas, if incorporated into the project, has yet to be determined. These parking areas would be funded by Parking System Revenue Bonds and/or Parking System Improvement and Replacement Funds.

Design Services

Expressions of interest to provide design services were received from eight firms.

Three firms were selected for interviews with a University selection committee.

The University recommends the selection of Stanley Consultants, Muscatine, Iowa, to provide design services for the project.

According to the University, Stanley Consultants has the necessary expertise and technical qualifications to complete the project.

The University requests that the Executive Director be authorized to approve a negotiated schematic design agreement with Stanley Consultants, subject to Board ratification.

The University would return to the Board for approval of the agreement for the remaining design services after presentation of the schematic design for the project.

Health Sciences Building C for the College of Public Health and Biomedical Research

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Sept. 2002	Approved
Architectural Agreement—Programming and Schematic Design Services (Rohrbach Carlson, Iowa City, IA)	\$ 830,000	Jan. 2003	Requested

Background The Medical Education and Biomedical Research Facility (MEBRF-A) and the Roy J. and Lucille A. Carver Biomedical Research Building on the Health Sciences Campus will provide the Carver College of Medicine with instructional facilities for students in the medical and related clinical programs, research laboratories and support facilities for research programs, and administrative office areas.

The College of Public Health is currently located in the General Hospital, Steindler Building and the Institute for Rural and Environmental Health on the Oakdale Campus.

This project would construct a third facility (approximately 157,000 gross square feet) for the academic/biomedical research complex on the Health Sciences Campus to house instructional facilities, and faculty and administrative offices for the College of Public Health, and to meet the University's need for additional research space.

The consolidation of the College's activities in the building is expected to increase collaboration and improve cohesion among its various departments.

Design Services The negotiated agreement with Rohrbach Carlson would provide programming and schematic design services for a fee of \$830,000, including reimbursables.

Anticipated Cost \$47 million.

Anticipated Funding State Appropriations, Revenue Bonds, Gifts and Earnings.

Bowen Science Building—Remodeling for Biochemistry Cores 4-300, 4-600 and 4-700

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2002	Approved
Architectural Selection (Rohrbach Carlson, Iowa City, IA)		Nov. 2002	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 248,500	Jan. 2003	Requested

Background	<p>One component of the Health Sciences Campus Plan is the remodeling of space in the Bowen Science Building to provide upgraded research facilities for the Carver College of Medicine.</p> <p>To date, the University has undertaken renovation projects for the Department of Biochemistry in the Bowen Science Building totaling approximately \$3.5 million.</p> <ul style="list-style-type: none"> The majority of the laboratory areas for the Biochemistry Department had not been renovated since construction of the building in 1970.
Project Scope	<p>The project would continue the upgrade of research laboratory space for the Department of Biochemistry and would remodel approximately 15,000 square feet of space in the 4-600, 4-700, and a portion of the 4-300 cores of the Bowen Science Building.</p>
Anticipated Cost/Funding	<p>Approximately \$3.2 million. Of this amount, the sum of \$1.6 million would be funded by a grant from the National Institutes of Health; the University anticipates that the additional funds would be provided by Carver College of Medicine gifts and grants.</p>
Design Services	<p>The agreement with Rohrbach Carlson would provide full design services, with the exception of mechanical engineering services, which would be provided by the University.</p> <p>The agreement provides for a fee of \$248,500, including reimbursables.</p>

University Hospitals and Clinics—Pediatric Inpatient Unit Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2001	Approved
Architectural Agreement—Schematic Design Services (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 150,700	Jan. 2003	Requested

Background

The UIHC Pediatric Inpatient Unit is located on the second and third floors of the Colloton Pavilion; the unit opened in 1982 and consists primarily of two-patient rooms for age-specific populations.

In 1986, pediatric patient care at UIHC changed from age-specific to disease-specific to facilitate the care of patients with common illnesses, regardless of age, by the same team of caregivers; however, the original age-specific design for the unit results in inconveniences for patients and their parents.

The decline in the length of pediatric inpatient stays due to the increasing level of outpatient care has reduced the inpatient population; this provides an opportunity to convert the majority of the two-bed patient rooms to single-bed rooms consistent with patient preference.

In addition, the unit provides limited space for patient and family-related activities, and the finishes on both floors are the original 1982-vintage materials and in need of replacement.

Anticipated Project Scope

This project would renovate 27,000 square feet of space on both floors of the Pediatric Inpatient Unit.

The project would convert the majority of double-bed rooms to single-bed rooms and install private patient toilets and showers; re-design nursing areas and install new nurse call equipment; expand family support facilities; upgrade mechanical, electrical and fire protection systems; and replace finish materials.

The project would be undertaken in several phases to permit the two floors to continue to provide patient care while construction work proceeds. The estimated construction cost for the project is \$5.4 million.

Design Services The agreement with Design Professionals Collaborative would provide schematic design services for a fee of \$150,700, including reimbursables.

Anticipated Funding University Hospitals Building Usage Funds.

University of Iowa Hospitals and Clinics—Pomerantz Family Pavilion Food Service Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2002	Approved
Architectural Selection (HLM Design USA, Iowa City, IA)		Sept. 2002	Approved
Negotiated Architectural Agreement (HLM Design USA, Iowa City, IA)	\$ 150,330 (est.)	Jan. 2003	Requested

Background Existing food service facilities are located on the first floor of the South Wing of the General Hospital.

In recent years, patient care and staff support functions have expanded into the Pappajohn and Pomerantz Pavilions.

- The physical distance between the expansion areas and the food service facilities is inconvenient for patients, visitors and staff, particularly for those who have difficulty walking or are confined to a wheelchair.

UIHC opened two additional food service operations in the Pappajohn and Pomerantz Pavilions in 1999 and 2000 to meet the demand in these locations.

- While these sites provide only limited food service offerings, they serve more than 300,000 customers annually, exceeding their capacity.

UIHC plans to relocate additional functions to the Pappajohn and Pomerantz Pavilions, thereby increasing the number of visitors and staff in these two pavilions.

UIHC proposes to develop a new, full-service dining facility in approximately 7,500 gross square feet of shelled-in space on the fifth level of the Pomerantz Pavilion to meet the current and future demand for food service facilities in the Pappajohn and Pomerantz Pavilions.

Design Services The agreement with HLM Design USA would provide full design services for a fee equal to 7.9 percent of actual construction costs (estimated at

\$1,270,000) for an estimated fee of \$100,330, plus reimbursables of \$50,000.

Anticipated Cost/Funding \$2.5 million, to be funded by University Hospitals Building Usage Funds.

University Hospitals and Clinics—Development of New Patient Registration and Admitting Service Facilities

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2000	Approved
Feasibility Study Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 68,000	Jan. 2003	Requested

Background The University wishes to develop a new entrance area in Carver Pavilion to provide replacement facilities for UIHC’s patient admitting and registration services, Volunteer Program gift shop, patient and guest relations services, and main entrance lobby seating functions.

The proposed location for the new entrance area is adjacent to the existing glass canopy and driveway, and south of and adjacent to the existing main entrance area in the south wing of the General Hospital.

The project would increase the size of the main entrance lobby to accommodate the functions currently housed in the main entrance area, particularly the patient admitting and registration operations which have expanded in response to current health care requirements.

The expanded entrance area is also needed to relieve crowding at the current entrance resulting from UIHC’s growth in patient service volume. The existing entrance area would be developed into a central patient discharge area to consolidate patient discharge services in one location.

Design Services The feasibility study agreement with Design Professionals Collaborative would provide a scope definition study and detailed conceptual plan, and develop a preliminary project budget and schedule; the agreement provides for a fixed fee of \$68,000.

Board approval of the agreement is required in accordance with the Board’s Policy Manual, which requires Board approval of feasibility study agreements with a fee that exceeds \$50,000.

University of Iowa Hospitals and Clinics—Ambulatory Surgery Center Air Handling Unit

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
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Architectural Agreement
(A and J Associates, North Liberty, IA) \$ 63,500 Jan. 2003 Requested

Background The current air handling unit distribution systems that serve the Ambulatory Surgery Center in the John Colloton Pavilion are functionally deficient and do not comply with current health care building codes.

The air handling units are 18 years old and at the end of their useful lives, resulting in high maintenance costs.

Deficiencies in the air filtration systems of the units have, on occasion, caused the shutdown of various surgical units.

Anticipated Project Scope The project would install replacement air handling units and ductwork to serve the Ambulatory Surgery Center.

The replacement units would provide improved ventilating, cooling, and humidity control and air filtration to improve energy efficiency and infection control.

Design Services The agreement with A and J Associates would provide full design services for a fee of \$63,500, including reimbursables.

Anticipated Funding University Hospitals Building Usage Funds.

Burge Residence Hall—Landscape Southwest Courtyard

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Rohrbach Carlson, Iowa City, IA)	\$ 58,000	Jan. 2003	Requested
Background	With construction of the dining addition for the <u>Burge Residence Hall—Remodel Food Service Area</u> project, the University plans to improve the landscaping between the dining addition and the Cleary Walkway to the west.		
Anticipated Project Scope	The project would construct a courtyard plaza area at the southwest corner of the Burge Residence Hall. The plaza would serve as a multifunction outdoor use area for Residence Services activities and outdoor dining for the Burge Dining Facility.		
Design Services	The agreement with Rohrbach Carlson would provide schematic design, construction documents, and bid review, for a fee of \$58,000, including reimbursables.		
Anticipated Funding	Dormitory Improvement Funds and/or Dormitory Revenue Bonds.		

Museum of Art—Upgrade Fire Protection

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Howard R. Green Company, Cedar Rapids, IA)	\$ 55,980	Jan. 2003	Requested
Background	The existing fire protection system in the Museum of Art building is outdated and suffers from a number of code deficiencies.		
Anticipated Project Scope	The project would provide fire protection upgrades for the Museum of Art to include installation of a new addressable fire detection system and new emergency and exit lighting throughout the facility.		
Design Services	The agreement with Howard R. Green would provide full design services for a fee of \$55,980, including reimbursables.		
Anticipated Funding	Income from Treasurer's Temporary Investments and/or Building Renewal Funds.		

University Hospitals and Clinics Roofing Projects

Background The University requests approval of engineering agreements for two projects to replace deteriorated roofing materials at the University Hospitals and Clinics facilities.

The existing rubber membrane roofing materials are approximately 15 years old; the roof areas suffer from a number of leaks which cannot be easily repaired.

Anticipated Project Scope The scope of work for both projects includes removal of the existing roofing materials and installation of a built-up roofing system for the Pappajohn Pavilion Roof Levels 107 and 110, and the Carver Pavilion Roof Level 142.

Anticipated Funding University Hospitals Building Usage Funds.

University Hospitals and Clinics—Roofing Replacement, Pappajohn Pavilion Roof Levels 107 and 110

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	\$ 43,950	Jan. 2003	Requested

Design Services The agreement with Shive-Hattery would provide full design services for a fee of \$43,950, including reimbursables.

University Hospitals and Clinics—Roofing Replacement, Carver Pavilion Roof Level 142

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Shive-Hattery, Cedar Rapids, IA)	\$ 26,700	Jan. 2003	Requested

Design Services The agreement with Shive-Hattery would provide full design services for a fee of \$26,700, including reimbursables.

University Hospitals and Clinics—Emergency Treatment Center Expansion and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study (Design Professionals Collaborative, Cedar Rapids, IA)	\$ 49,900 (est.)	Jan. 2003	Ratification*

* Approved by the Executive Director in accordance with Board procedures.

Background UIHC wishes to expand the Emergency Treatment Center, located on the first floor of the Carver Pavilion, to meet current and projected patient volume.

Expansion of the Center would also allow UIHC to initiate an Emergency Medicine Residency Training Program.

Feasibility Study The agreement with Design Professionals Collaborative would provide an evaluation of the feasibility of expanding the Emergency Treatment Center, an evaluation of site options contiguous to the existing Center, and the development of phasing plans, schedules, and cost estimates.

The agreement, which was approved by the Executive Director, provides for completion of the study on an hourly basis with a total estimated fee not to exceed \$49,900, including reimbursables.

The University plans to convene the Architectural Selection Committee for selection of the design firm for the project.

University Hospitals and Clinics—Development of Replacement Perinatal and Obstetrical Patient Care Units

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1997	Approved
Program Statement		Feb. 2000	Approved
Architectural Agreement—Schematic (HLM Design of Northamerica)	\$ 165,250 (est)	Feb. 2000	Approved
Schematic Design		June 2000	Approved
Project Description and Total Budget	18,800,000	June 2000	Approved
Architectural Agreement—Design Development through Construction (HLM Design of Northamerica)	1,336,248 (est)	July 2000	Approved
Construction Contract Award— Pappajohn Pavilion Storage Relocation (Wendler Engineering And Construction)	279,500	Feb. 2001	Ratified
Architectural Amendment #1	36,000	Feb. 2001	Approved
Architectural Amendment #2	11,606	Jan. 2003	Not Required*
Construction Contract Award— General Construction (McComas-Lacina Construction)	14,123,655	Jan. 2002	Ratified
Architectural Amendment #3 (HLM Design of Northamerica)	58,150	Jan. 2003	Requested

* Approved by University in accordance with Board procedures.

Background	This project will finish 72,600 gross square feet of space in the Pappajohn Pavilion to provide replacement facilities for the neonatal and pediatric intensive care units, labor and delivery suite, antepartum and postpartum obstetrical inpatient care units, and support space.
Architectural Amendment	Amendment #3 (\$58,150) would provide expanded design services to include an inventory of existing furnishings, and the design, selection, bidding and installation observation for all furnishings.

University of Iowa Hospitals and Clinics—Patient Food Delivery System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 541,500	Nov. 2001	Approved
Architectural Agreement (A and J Associates, North Liberty, IA)	44,100	Nov. 2001	Approved
Revised Project Budget	797,781	April 2002	Approved
Construction Contract Award (Knutson Construction Services Midwest)	656,700	April 2002	Approved
Architectural Amendment #1	18,500	Oct. 2002	Approved
Architectural Amendment #2 (A and J Associates, North Liberty, IA)	2,500	Jan. 2003	Requested

Background UIHC wishes to modify its method of meal preparation and delivery to improve service in response to a changing patient environment.

UIHC proposes to replace the existing centralized food service system with a “room service” concept, which would allow patients to order food items on an as-needed basis.

The project includes renovation of the food preparation lines located in the lower level of the General Hospital, and modifications to plumbing, electrical, mechanical, and fire suppression systems.

Architectural Amendment Amendment #2 (\$2,500) would provide expanded design services for revisions to the kitchen equipment requested by the users.

Rienow and Quadrangle Residence Halls—Upgrade Fire Protection

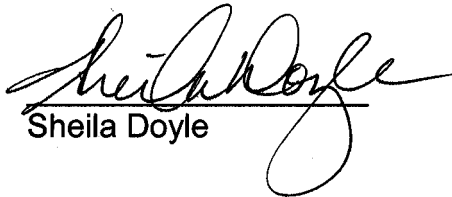
<u>Project Summary</u>		<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Residence Halls and Family Housing— Upgrade Fire Protection</u>				
Permission to Proceed Agreement for Schematic Design and Cost Estimates (Alvine and Associates, Iowa City, IA)		\$ 288,000	July 1995 July 1997	Approved Approved
<u>Rienow and Quadrangle Residence Halls— Upgrade Fire Protection</u>				
Project Description and Total Budget <u>Engineering Agreements</u>		3,858,000	Jan. 2002	Approved
General Construction Design Services (Alvine and Associates, Iowa City, IA)		362,000	Oct. 2001	Approved
Asbestos Abatement Design Services (Shive-Hattery, Iowa City, IA)		66,688	Oct. 2001	Approved
Construction Observation Services— Asbestos Abatement (Terracon, Cedar Rapids, IA)		39,884	May 2002	Approved
<u>Construction Contract Awards</u>				
Bid Package No. 1—Asbestos Abatement— Quadrangle/Rienow Residence Halls (EnviroBate Management Services)		156,162	April 2002	Ratified
Bid Package No. 2—Asbestos Abatement— Rienow Residence Hall (Great Plains Asbestos Control)		155,577	May 2002	Ratified
Bid Package No. 3—Ceiling and Light Fixture Replacement—Rienow Hall (Merit Electric)		126,870	April 2002	Ratified
Bid Package No. 4 (Unzeitig Construction Company)		1,805,000	Nov. 2002	Ratified
Engineering Amendment #1 (Alvine and Associates, Iowa City, IA)		-32,000	Jan. 2003	Requested


Background The project would continue the upgrade of fire protection and emergency systems in the residence halls.

The majority of the residence hall upgrades are not required to meet fire safety codes, but represent the University's efforts to upgrade voluntarily the existing fire safety systems.

Project Scope	The project scope includes: <ul style="list-style-type: none">In Rienow Hall, installation of a combination fire sprinkler and standpipe system, fire pump, and high rise fire command center; upgrade of the existing fire alarm system and emergency lighting; pressurization of two stairways; and installation of additional fire extinguishers and cabinets.In Quadrangle Hall, replacement of the fire alarm system.
Engineering Amendment	Amendment #1 (-\$32,000) would provide a credit for the engineering fees, which were based on an initial estimate of construction costs. (The actual construction budget was less than estimated.)

Included in the University's capital register for Board ratification are four project budgets under \$250,000, three engineering agreements approved by the Executive Director, three architect/engineer amendments approved by the University, 11 construction contracts awarded by the Executive Director, and the acceptance of 11 completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols