A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE ART BUILDING—PHASE 1 PROJECT WILL BE MADE AT THE MARCH BOARD MEETING

SUI B-1

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of December 19, 2001, Through February 13, 2002

Date: March 4, 2002

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 for the **University Hygienic Laboratory** project which would construct a modern laboratory facility that would allow the Hygienic Laboratory to better meet the demand for environmental and public health laboratory services.

Schematic design and ratification of architectural Amendment #1 ($260,000) for the **Art Building—Phase 1** project which would construct a new facility on the Iowa Center for the Arts campus to provide modern instructional space for the School of Art and Art History.

- Representatives of the University and the project architects will present the schematic design at the March Board meeting; the schematic design booklet is included with the Board's docket materials.

- The amendment was approved to allow completion of the schematic design for the project.

Program statements:

Pomerantz Center project which would construct a new facility on the east campus to house expanded career counseling and placement services, other academic and student service functions, including functions of the Executive MBA Program, and general assignment classroom space.

Athletic Learning Center project which would construct a new facility in the west campus residence area to provide study and tutorial spaces for student athletes.

Program statement and ratification of architectural Amendment #1 ($46,500) for the **Classroom Building/Journalism** project which would construct a new facility on the east campus to provide general assignment classroom space, and house the School of Journalism and The Daily Iowan.

- The amendment was approved to allow completion of the schematic design for the project.

Revised schematic design, revised project budget ($1,675,000), and architectural agreement with Design Professionals Collaborative, Cedar Rapids, Iowa ($114,000) for the **Research Computed Tomography Scanner Facility—College of Medicine** project, for a revised project scope to include the renovation of space in the Medical Research Facility rather than construction of a new building, to house state-of-the-art CT scanners for use by the Department of Radiology.

- The schematic design booklet is included with the Board's docket materials.

Projects for and related to the **Roy J. and Lucille A. Carver Biomedical Research Building** (formerly the Medical Education and Biomedical Research Facility—Building B project):

Project description and budget ($40,731,000) and architectural Amendment #2 ($159,457) with Rohrbach Carlson, Iowa City, Iowa, for the **Roy J. and Lucille A. Carver Biomedical Research Building** project, which would construct additional biomedical research space as an extension to the Medical Education and Biomedical Research Facility.

- The amendment would provide design services for the demolition of the remainder of the Steindler Building, the Westlawn tunnel connection, and the completion of two levels of the building.

Engineering agreement with Stanley Consultants, Muscatine, Iowa ($73,000) for the **Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications** project which would extend utilities to the project site and modify a portion of the adjacent Newton Road.

Projects for the reconstruction of the Old Capitol:

Old Capitol—Fire Restoration and Building Improvements—Millwork Packages 1 and 2 project ($655,000) which would provide the replacement millwork components for the reconstructed facility.

Architectural agreement with OPN Architects, Cedar Rapids, Iowa (estimated at $665,000) for fire restoration design services, and Board ratification of an architectural agreement with OPN Architects ($101,440) for a research design study of the dome and cupola for the **Old Capitol—Fire Restoration and Building Improvements** project.

Project description and budget for the **Spence Laboratories of Psychology—Phase 2** project ($3,615,000) which would renovate space in the laboratory facility to provide modern research space for the Department of Psychology.

Revised architectural agreement with HLM Design USA, Iowa City, Iowa (estimated at $2,104,575) to incorporate mechanical/electrical design services into the agreement for the **Development of a Center of Excellence in Image Guided Radiation Therapy** project, which will construct space to house state-of-the-art radiation systems for use by the UIHC Department of Radiation Oncology.

Architectural agreement with HLM Design USA, Iowa City, Iowa ($356,800) for the **University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion** project which would finish space in the Pomerantz Pavilion to provide modern facilities for the Department of Dermatology.

Items for the **Relocate Football Practice Facility/Lot 43 Expansion** project:

Project description and budget ($1,920,000) and Board ratification of an engineering agreement with Shive-Hattery, Iowa City, Iowa ($139,705) for the football practice facility component; and

Engineering agreement with Shoemaker and Haaland, Coralville, Iowa ($115,925) for the parking lot expansion component.

Board ratification of a pre-design agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa ($59,979) to develop the project scope and other preliminary concepts for the **Melrose Avenue Parking Facility Expansion** project.

Architectural amendments:

Amendments #16 through #19 ($287,120) to the agreement with Payette Associates for additional design services to accommodate the installation of equipment and art work, researcher laboratory assignments, and additional landscaping improvements for the **Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities** project.

Amendments #4 through #8 ($87,875) to the agreement with Brooks Borg and Skiles for additional design services for elevator improvements, consolidation of teaching laboratories, laboratory revisions, restroom piping and plumbing improvements, and the upgrade of cold room cooling systems for the **Biological Sciences Renovation/Replacement—Phase 2** project.

Amendment #2 ($29,064) to the agreement with HLM Design USA for various modifications to the space layout, casework, lighting, and equipment for the **University Hospitals and Clinics—Development of a Hospital Dentistry Institute** project.

Background and Analysis:

University Hygienic Laboratory

Project Summary	Amount	Date	Board Action
Permission to Proceed		March 2002	Requested

Background

The University Hygienic Laboratory was founded in 1904 to provide statewide environmental and public health laboratory services.

The Laboratory is located in Oakdale Hall, which was constructed in 1917 as a tuberculosis hospital, on the University's Oakdale Campus.

- The Hygienic Laboratory facility is the oldest state public health laboratory facility in the United States; it does not meet the functional and safety requirements for a modern public health laboratory.

The Hygienic Laboratory has been designated as Iowa's only C level laboratory by the National Centers for Disease Control and Prevention.

- The C level designation indicates that the laboratory can identify relatively sophisticated categories of biohazards with rapid identification.

- The only facility with a higher designation, D level, is the National Centers for Disease Control and Prevention in Atlanta, Georgia.

Services of Iowa Hygienic Laboratory

The Laboratory's statewide public service responsibilities include monitoring air and water quality, disease tracking, investigation of food borne outbreaks, radiation response, and testing of Iowa babies for treatable inborn errors of metabolism.

The Laboratory's responsibilities have increased steadily over the years and expanded further during the recent war on terrorism to include the testing of mailing facilities and materials, and the Governor's Office.

Last year, the Laboratory's environmental and public health research initiatives received more than $4.6 million in sponsored research revenue from the Environmental Protection Agency, Centers for Disease Control and Prevention, Center for Health Effects of Environmental Contamination, and other state and federal agencies.

Facility Needs — The Hygienic Laboratory's existing facilities are inadequate to meet the present and future demand for environmental and public health laboratory services, particularly those related to bioterrorism.

Construction of a new Hygienic Laboratory facility at the Oakdale Campus would provide:

- Improved protection for Iowa's homeland security infrastructure;
- Greater flexibility and access to information, and rapidity of response to changing health and environmental challenges;
- Additional external funding opportunities, contributing to Iowa's economic development; and
- Improved productivity and more efficient use of limited operating resources.

Anticipated Cost — $15,000,000 to 25,000,000.

Funding — The Hygienic Laboratory has received an initial federal appropriation of $1,000,000, which is being administered by the Centers for Disease Control and Prevention to strengthen its capacity through a project at the Hygienic Laboratory. Of this amount, up to $300,000 can be spent for project planning for a new facility.

Design Services — The University wishes to initiate the architectural selection process for the project. This would allow the University to begin preliminary design services to define the project scope.

Pomerantz Center

Project Summary

	Amount	Date	Board Action
Cleary Walkway/Market Street Development			
Permission to Proceed		Oct. 1999	Approved
Pomerantz Center			
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	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).

The Center will house expanded career counseling and placement services and other academic/student service functions. The facility would also contain functions of the Executive MBA Program, and general assignment classroom space.

Building Program — The building program includes:

- Academic Advising Center, which advises students on course and major selections.
    - This function would relocate from the Quadrangle Residence Hall to maximize its relationship with career service functions to be housed in the Pomerantz Center.
    - The space would house offices for 37 advising staff to accommodate the projected growth of the Center during the next five years.
- Admissions Visitors Center, which provides information on major selection and career opportunities to prospective students.
    - These functions would relocate from insufficient space in the Bowman House to increase their visibility.
- The Library/Iowa Advantage Lab, which includes the career resource library, and a web-based career portfolio service for use in students' job searches.
- Careers Center, which assists students in identifying career interests,

researches job market trends and employers, and provides interview and resume preparation services.

- The functions, which are currently located in several scattered and inadequate locations throughout campus, would be consolidated and expanded in the Center.

- Alumni Career Information Network, a division of the Alumni Association, which establishes links with University alumni for student externships.

  - This function would relocate from Calvin Hall to facilitate student access to the Network in conjunction with other services in the Pomerantz Center.

- The Interview Suite, which includes 26 interview rooms with videotape capability and four video conference interview rooms, for student interviews with prospective employers.

  - This function would relocate from space in Phillips Hall, which is of insufficient size to support the demand for interview space.

  - The Interview Suite would also include marketing, employer development, and recruiting functions, which market the University to prospective employers to strengthen the employer recruiting base and expand career opportunities for students.

- All office and other functions of the Executive MBA program, including MBA Career Services.

  - The program would be relocated from space it has outgrown in the Pappajohn Business Building.

  - The Center would provide the program with a strong link to the external community served by the facility, and would maximize opportunities for students.

  - The two MBA Program classrooms would be used for evening informational sessions conducted by employers who recruit at the University.

- A total of ten general assignment classrooms, including one auditorium with seating for 400.

Project Cost $15,200,000.

Funding Private gifts, and other sources to be determined (if needed).

Detailed Building Program

Academic Advising Center			
Advisors' Offices (37)	4,440		
Conference/Meeting Rooms	870		
Administrative Offices	800		
Office Support Areas	2,350		
	8,460		
Admissions Visitors Center			
Administrative and Staff Offices	1,020		
Admissions Counselor's Office	960		
Conference/Interview Room	750		
Office Support Areas	2,165		
	4,895		
Careers Center			
Administrative Offices	1,860		
Library/Iowa Advantage Lab	1,200		
Alumni Career Information Office	360		
Conference Room	300		
Office Support Areas	1,215		
	4,935		
Interview Suite			
Interview Rooms	3,480		
Administrative Offices	300		
Office Support Areas	165		
	3,945		
Executive MBA Program			
80 Seat Tiered Classroom	2,640		
60 Seat Tiered Classroom	1,980		
Administrative Offices	300		
Conference Room/Break Room	300		
Office Support Areas	610		
	5,830		
MBA Career Services			
Administrative Offices	780		
Conference Room	300		
Student Resource Room	200		
Support Areas	640		
	1,920		
General Assignment Classrooms			
400 Seat Auditorium	6,000		
70 Seat Tiered Classroom	1,750		
50 Seat Classroom	1,250		
45 Seat Classrooms (2)	2,250		
30 Seat Classroom (5)	3,750		
Classroom Support Areas	1,100		
	16,100		
Other Building Support			
Atrium Lobby	2,400		
Kitchen/Vending	450		
Student Locker Room	450		
Other	285		
	3,585		
Total		49,670	nsf
Total Gross Square Feet		67,055 to 69,538	gsf

Net-to-Gross Ratio = 71 – 74 percent

Athletic Learning Center

Project Summary

	Amount	Date	Board Action
West Campus Residence Hall and Student Life Facilities			
Permission to Proceed		Feb. 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		May 2001	Approved
Negotiated Architectural Agreement—Master Planning Services (OPN Architects, Cedar Rapids, IA)	$123,900	July 2001	Approved
Site Planning Report		Nov. 2001	Received
Athletic Learning Center			
Architectural Agreement (OPN Architects, Cedar Rapids, IA)	285,500	Nov. 2001	Approved
Program Statement		March 2002	Requested

Background

The University wishes to construct in the west campus residence area a new suite-style residence hall, and related student life facilities, in response to changing student demand.

Included in the Master Plan for development of the area is an Athletic Learning Center which would provide study and tutorial spaces for use by student athletes. (These functions are currently housed in a temporary location within the Quadrangle Residence Hall.)

- The Master Plan recommended development of the Athletic Learning Center as a separate facility rather than within the residence hall.
- A separate facility would provide increased visibility for the program and allow construction of the building in an area that could better accommodate the parking requirements for the Center, while maintaining close proximity to the residence halls.
- The site identified for construction of the Center is located on Melrose Avenue west of the Boyd Law Building and immediately east of Parking Lot 14. (See Attachment A for map.)

Building Program The building program includes:

- A 100 seat tiered auditorium classroom for tutoring and life skills instruction.
- An 80 seat underclass study lounge and 40 seat upper class study lounge.
- Office area for 13 staff members who will supervise and advise the student-athletes.
- Library with storage.
- Four individual tutorial rooms.
- Computer laboratory with 12 computer workstations and 8 lap-top stations.
- Conference room.
- Teaching laboratory.
- Display area for trophies and mementos.

Detailed Building Program

Auditorium Classroom	2,980		
Study Lounges			
Underclass	2,620		
Upperclass	1,336		
Staff Offices	2,402		
Library	1,128		
Tutorial Rooms (4)	900		
Computer Laboratory	780		
Conference Room	612		
Teaching Laboratory	225		
Display Area	120		
Other (lobby, restrooms, mail room, etc.)	1,990		
Total		15,093	nsf
Total Gross Square Feet		19,621	gsf
Net-to-Gross Ratio = 77 percent			

Project Cost $4,000,000.

Funding Gifts to the Athletic Department.

Classroom Building/Journalism

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2000	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		April 2000	Approved
Architectural Agreement—50 Percent of Schematic Design (OPN Architects)	$ 80,000	July 2000	Approved
Program Statement		March 2002	Requested
Architectural Amendment #1 (OPN Architects)	46,500	March 2002	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background

This project would construct a new facility to provide general assignment classroom space and modern facilities for the School of Journalism and The Daily Iowan, which would relocate from antiquated space in Seashore Hall and the Communications Center.

- The Accrediting Council on Education in Journalism and Mass Communications has recommended that the School of Journalism occupy updated facilities prior to the Council's next evaluation scheduled for the 2003-2004 academic year.

The building would be constructed west of the Becker Communications Building on the University's east campus. (See Attachment B for map).

Building Program

The building program includes:

- 15 General Assignment Classrooms.
- School of Journalism
  - Broadcast studio, control room, editing suite, seminar room.
  - Administrative, faculty and graduate student offices.
  - Instructional technology classroom laboratories (for approximately 17 students).
  - Project technology classroom laboratories (for approximately 35 students).
- Offices of the Department of Cinema and Comparative Literature, which will be consolidated into a reunified program with the School of Journalism and Mass Communication. (The Department is currently a division of the College of Liberal Arts and Sciences and is located in the English-Philosophy Building.)
- All operations of The Daily Iowan.

Detailed Building Program

General Assignment Classrooms			
2 Large Classrooms (1,152 nsf each)	2,304		
9 Smaller Classrooms (840 nsf each)	7,560		
3 Seminar Rooms (530 – 630 nsf each)	1,740		
		11,604	nsf
School of Journalism and Communication			
Faculty Offices (23) and Lounge	4,022		
Instructional Technology Laboratories (4)	2,688		
Resource Room/Team Conference Room	2,483		
Project Technology Laboratories (2)	1,920		
Broadcasting Studio	1,914		
Administrative Offices	1,380		
Graduate Student Offices (8)	1,200		
Quill and Scroll, Iowa High School Press	780		
Thesis Defense and Conference Room	649		
Student Organizations Office	450		
Faculty Darkroom	192		
		17,678	nsf
Classroom	1,410		
		19,088	nsf
Department of Cinema and Comparative Literature			
Faculty Offices (10)	1,500		
Graduate Student Offices (7)	1,050		
Administrative Offices	882		
		3,432	nsf
The Daily Iowan			
Newsroom	1,584		
Office Areas	1,256		
Conference Room	420		
Media News Area	330		
Library	150		
Lounge	150		
Production Area	150		
Other	216		
		4,256	nsf
Building Support and Miscellaneous		4,296	nsf
Total		42,676	nsf
Total Gross Square Feet		67,500	gsf
Net-to-Gross Ratio = 63.2 percent			

Architectural — The amendment to the architectural agreement **($46,500)** will provide the

Amendment	additional design services needed to complete the schematic design for the project.
Anticipated Project Cost	$15 million, exclusive of instructional technologies and furnishings, fixtures, and equipment.
Funding	Future Capital Appropriations/Private Funds. The Board's FY 2003 capital budget request includes $13,375,000 for this project, which is the highest priority project for the University.

Art Building—Phase 1

Project Summary

	Amount	Date	Board Action
Phases 1 and 2			
Permission to Proceed		July 1998	Approved
Architectural Agreement—50 Percent of Schematic Design (Herbert Lewis Kruse Blunck, Des Moines, IA/Steven Holl Architects, New York, NY)	$ 302,385	Dec. 1998	Approved
Architectural Amendment #1	260,000	March 2002	Ratification*
Phase 1			
Program Statement		Nov. 2001	Approved
Schematic Design		March 2002	Requested

* Approved by Executive Director in accordance with Board procedures.

Background — This project would construct a 67,092 gross square foot building on the Iowa Center for the Arts campus to meet the needs of the School of Art and Art History for additional classroom and studio space which meets modern instructional requirements.

- The existing Art Building, which was constructed 60 years ago with two wings constructed more than 30 years ago, suffers from serious space and ventilation deficiencies.

Project Site — The new Art Building would be located west of North Riverside Drive across from the existing Art Building. (See Attachment C for map.)

- The project site features a lagoon and limestone bluff, which have been used to guide the building design.

Schematic Design — The following are highlights of the **exterior design**:

The three-story building would be constructed of steel panels in a color similar to the red brick of the existing Art Building.

Glass would also be prominent in the exterior design, particularly to accentuate the west and south building views of the bluff and lagoon.

- Glass curtain walls located along the north and south walls would also provide natural lighting for the faculty offices, library, and other areas.

- Additional window areas would be interspersed throughout the building.

A sloped, two-story elevated wing would extend south from the building to the north end of the lagoon.

- The extension wing would be constructed with a combination of steel panels and glass.

- An exterior stairway below would provide direct access to the wing.

Outdoor balcony areas would be provided along the south wall, a portion of the north wall, and at the south end of the extension wing.

Roof

The roof would consist of a variety of low-sloped forms to complement the building design.

The roof would be constructed of a rubber membrane material in a color similar to the metal panels.

The roofing material was selected for its durability, life expectancy (approximately 20 years), and cost effectiveness.

A total of three rooftop skylights would illuminate some of the third floor studio spaces.

The following are highlights of the **interior design**:

Academic and office areas would be housed on the ground and second floors; studio space would be housed on the third floor.

Ground Floor

The main entrance, located on the east side of the building, would open into the foyer, stairway, and community forum space, which would be used for the critique, sharing and public display of student and faculty art work.

- Community forum space is located on each of the three levels of the building, adjacent to the stairway.

- Gallery space would be located immediately adjacent to the main entrance foyer, and the School's administrative offices would be adjacent to the south.

- The Office of Visual Materials, which would house the School's slide and reference collection, and restroom areas would be located along the north wall.

- The central area would house the academic spaces, the Art History classrooms and seminar room, and teaching assistant offices.

Second Floor

The majority of the second level would house the Art Library, which would comprise the west and central areas and the extension wing, and include study carrels and small group gathering spaces.

- The Library areas in the extension wing would be connected via a series of ramps and steps to gradually increase the elevation to accommodate the slope of the wing.

- The seating area located at the south end of the wing would be open to the third floor above.

A general education classroom/auditorium with seating for approximately 225, and adjacent Media Theater for art displays, would be located in the east area of this level.

Faculty offices and restrooms would be located along the north wall.

Third Floor

The third floor would house the graduate design studio, painting studio, and design classroom in the central area, the advanced painting studio in the east area, and the digital photography studio, Digital World (computer-generated art) classroom, and studio offices in the extension wing.

Restrooms would be located in the east area of this level.

Basement

The basement level would house the mechanical and other building services.

Restrooms

The building would provide a total of 31 female toilet fixtures and 15 female lavatories, and nine male toilet fixtures, 13 male lavatories, and nine urinals.

The following table compares the square footages included in the schematic design with the square footages included in the program approved by the Board in November 2001.

	Building Program		Schematic Design		
Art Library	13,000		12,650		
Classroom Studios (5)	9,700		8,230		
Interdisciplinary Community Forum	5,230		5,250		
General Education Classroom/ Auditorium	2,600		2,800		
Office of Visual Materials	2,500		2,500		
Art History Classrooms (2)	1,880		1,880		
Drawing Theater	1,500		1,500		
Exhibition Gallery	1,300		1,300		
Studio Computer Cluster	500		500		
Administrative Office Area					
Faculty Offices	2,100		1,820		
Administrative Offices	1,500		1,500		
Seminar Rooms	1,050		1,050		
Teaching Assistant Office	850		850		
Total Net Assignable Space		43,710		41,830	nsf
Total Gross Square Feet		67,246		67,092	gsf

Net-to-Gross Ratio (Schematic) = 62 percent

Project Schedule The University plans to begin construction of the facility in the fall of 2002; occupancy is projected for the summer of 2004.

Architectural Amendment	The amendment to the architectural agreement **($260,000)** will provide the additional design services to complete the schematic design for the project.
Estimated Cost	Approximately $21.5 million (including site work).
Funding	Capital Appropriations and Gifts. The 2001 General Assembly appropriated $16,016,000 for the project.

Research Computed Tomography Scanner Facility—College of Medicine

Project Summary

	Amount	Date	Board Action
Permission to Proceed		July 2000	Approved
Architectural Selection (Design Professionals Collaborative) Cedar Rapids, IA)		July 2000	Approved
Authorization for Executive Director to Approved Negotiated Architectural Agreement		July 2000	Approved
Program Statement		March 2001	Approved
Negotiated Architectural Agreement* (Design Professionals Collaborative, Cedar Rapids, IA)	$ 211,600	April 2001	Ratified
Schematic Design		May 2001	Approved
Project Description and Total Budget	3,317,000	May 2001	Approved
Revised Schematic Design		March 2002	Requested
Revised Project Budget	1,675,000	March 2002	Requested
Architectural Agreement* (Design Professionals Collaborative, Cedar Rapids, IA)	114,000	March 2002	Requested

* March 2002 agreement replaces prior agreement due to revision in project scope.

Background

This project would develop a facility to house CT scanners and related support facilities for use by the Department of Radiology for a study of image and model-based analysis of lung disease.

The long-range goal of the project is development of a computer-based model of the human lung, which would serve as an atlas against which an individual patient's lung scans can be matched to identify disease processes at their earliest stages.

The project would support a five-year, $7 million Bioengineering Research Partnership grant from the National Institutes of Health to the College of Medicine.

Original Project Scope/Schematic Design

The original project included construction of a new facility adjacent to the southwest wall of the Shipping and Receiving Facility, which is an extension of the Medical Research Facility.

- The University believed that construction of a new building would best support the CT scanner, provided that siting and utility issues could be resolved at the proposed site.

The original schematic design consisted of 5,014 gross square feet (4,055 net square feet) on two levels.

- Included were research space on the ground level to house the CT scanner equipment and control areas, and equipment and utility space in the basement level to support the CT scanners and the building's mechanical/electrical and communications systems.

During the design development phase, the University determined that it would be too difficult to supply adequate utilities at the proposed site to support the scanner facility due to the demanding power requirements of the CT scanners and the extremely high concentration of other buried utilities at this location.

Revised Project Scope

The University has determined that the scanner facility can be accommodated in 2,476 net square feet of renovated space on the basement and first levels of the Medical Research Facility.

- The proposed renovation project would meet the program requirements for the scanner facility and provide the necessary utilities to support the CT scanners at a savings of $1,642,000.

The renovation project would include demolition and construction of walls, mechanical/electrical and data systems, installation of lighting and finishes, and corridor and elevator enhancements.

Revised Schematic Design

The following is the square footage for the revised schematic design.

	Net Square Feet	Gross Square Feet
Lower Level Research Space	2,131	2,386
First Level Office Space	345	353
	2,476 Nsf	2,739 gsf

Net-to-Gross Ratio = 90 percent

The majority of the space on the lower level would house the CT scanner equipment and control areas. The space would include a central area for the large research CT scanner, a separate room for the Micro CT scanner, and control areas located adjacent to each. An animal preparation area would be located adjacent to the Micro CT scanner.

The lower level would also house equipment to support the CT scanners and the mechanical, electrical and communications systems for the facility. In addition, support areas such as restrooms and storage space would be located on this level.

The first level would house a small office area with workstations and computer servers for the facility's operations.

The project would also upgrade corridor space in the General Hospital and Medical Research Facility, and an elevator in the Medical Research Facility to improve access to the scanner facility.

Revised Budget — The revised budget of $1,675,000, a decrease of $1,642,000, reflects the cost savings with the proposed renovation project in lieu of new construction.

Design Services — The agreement with Design Professionals Collaborative would provide full design services for the renovation project for a fee of $114,000, including reimbursables.

- This would replace the previous agreement for design services for the new facility.

Project Schedule — Construction is anticipated to begin in June 2002; the estimated completion date is April 2003.

Funding — College of Medicine Gifts and Earnings and Income from Treasurer's Temporary Investments.

Project Budget

	Revised Budget May 2001	Revised Budget March 2002
Construction	$ 2,588,700	$ 1,217,900
Design, Inspection and Administration		
Consultants	216,600	219,700
Design/Construction Services	252,800	84,800
Contingency	258,900	152,600
TOTAL	$ 3,317,000	$ 1,675,000

Roy J. and Lucille A. Carver Biomedical Research Building

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Nov. 1999	Approved
Architectural Selection (Rohrbach Carlson, Iowa City)		May 2000	Approved
Architectural Agreement (Rohrbach Carlson, Iowa City)	$ 2,416,700	July 2000	Approved
Program Statement		Feb. 2001	Approved
Schematic Design		March 2001	Approved
Architectural Amendment #1 (Rohrbach Carlson, Iowa City)	103,000	June 2001	Approved
Project Description and Budget	40,731,000	March 2002	Requested
Architectural Amendment #2 (Rohrbach Carlson, Iowa City)	159,457	March 2002	Requested

Background

This project would provide a facility with 131,500 gross square feet (74,400 net square feet) of additional biomedical research space as an extension to the Medical Education and Biomedical Research Facility. (The project was formerly known as Building B.)

The building would house research facilities to accommodate the current and anticipated growth in the College of Medicine's research activities and the administrative functions of the College of Medicine.

In November 2001, the Board approved the naming of the building after Roy and Lucille Carver.

- The building was named for the Carvers in recognition of a $10 million gift from the Roy J. Carver Charitable Trust to support capital development of the University of Iowa College of Medicine.

Building B is planned to consist of seven levels; Level 1 would house the administrative units of the College of Medicine, and the remaining levels would provide research laboratory space.

- The construction contract will include constructing Level 3 as shell space, with completion of the space to be bid as an alternate.

- The project will also demolish the remainder of the Steindler Building and construct a portion of the tunnel link to Westlawn. (The remainder of the tunnel will be constructed with the Health Sciences Campus—Westlawn Tunnel Replacement project.)

Architectural Amendment

Amendment #2 ($159,457) would provide compensation for design services for demolition of the remainder of the Steindler Building and the Westlawn tunnel connection (which were added to the project scope), completion of Levels 2 and 3 (which were originally planned for construction as shell space), and attendance at project meetings.

Anticipated Funding

University of Iowa Facilities Corporation Revenue Bonds and College of Medicine Gifts and Earnings.

Project Budget

Construction	$ 32,753,000
Design, Inspection, Administration	
Consultants	2,962,007
Design/Construction Services	1,537,993
Art in State Buildings	203,000
Contingency	3,275,000
TOTAL	$ 40,731,000

Roy J. and Lucille A. Carver Biomedical Research Building—Site Utilities and Newton Road Modifications

Project Summary

	Amount	Date	Board Action
Engineering Agreement (Stanley Consultants, Muscatine, IA)	$ 73,000	March 2002	Requested

Background

The Carver Medical Research Building, which would consist primarily of research facilities, would be constructed as an extension to the Medical Education and Biomedical Research Facility.

Project Scope

This project would extend utilities to the construction site for the building and modify a portion of Newton Road east of the site to accommodate the utility lines. (See Attachment D for map.)

Design Services

The agreement with Stanley Consultants would provide full design and construction phase services for a fixed fee of $73,000.

The University requests Board approval of items for two projects for the restoration of the Old Capitol, which was severely damaged by fire on November 20, 2001. The fire destroyed the exterior dome and tower, and resulted in water and smoke damage to the interior walls, ceilings, floors, and furnishings. The University plans to proceed with the restoration in a manner consistent with its status as a National Historic Landmark.

Old Capitol—Fire Restoration and Building Improvements—Millwork Packages 1 and 2

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 655,000	March 2002	Requested

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Project Scope

This project will provide the specialized millwork pieces to be installed on the reconstructed building.

- This includes the dome structure, cupola columns and windows, bell tower louvers, and cornice pieces, among others.
- Since these components require a long lead time for fabrication, the University wishes to begin ordering the items to avoid any project delays.
- The architectural plans and records of the Old Capitol's past restoration projects (1920 and 1976) will be used to guide the fabrication of the millwork pieces.

Additional Information

The project will be accomplished via a method to be determined, to be approved by the Executive Director.

Subsequent restoration project phases and other improvements will be identified during project design.

Anticipated Funding

Insurance proceeds and additional support.

Project Budget

Construction	$ 536,000
Design, Inspection and Administration	
Consultants	58,870
Design and Construction Services	6,530
Contingency	53,600
TOTAL	$ 655,000

Old Capitol—Fire Restoration and Building Improvements

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Ratified*
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Jan. 2002	Ratified*
Authorization for Executive Director to Approve Negotiated Agreement with OPN Architects		Jan. 2002	Approved
Architectural Agreement—Research Study (OPN Architects)	$ 101,440	March 2002	Ratification**
Architectural Agreement—Fire Restoration (OPN Architects)	665,000 (est.)	March 2002	Requested

* Approved by Executive Director in accordance with Board procedures.
** Approved by Executive Director as authorized by Board at January 2002 meeting.

Design Services—Research Study

The agreement with OPN Architects will provide the necessary archival research services to ensure that the design and reconstruction of the dome and cupola are consistent with the building's original construction. The agreement provides for a fee of $101,440, including reimbursables.

- The agreement was approved by the Executive Director as authorized by the Board at the January meeting.

Remaining Design Services

The agreement with OPN Architects would provide standard design services from schematic design through construction administration for the fire restoration portion of the project.

The agreement provides for a fee equal to 12 percent of actual construction costs (estimated at $4,500,000) for an estimated fee of $540,000, plus reimbursables not to exceed $125,000, for a total estimated fee of $665,000.

Additional Information

Design and construction of the project will be divided into two phases:

- Reconstruction of the dome, cupola and bell tower (Phase 1);
- Repair and restoration of interior items (Phase 2).

Anticipated Cost

Approximately $5 million, excluding initial recovery costs, artifact restoration, and installation of a fire suppression system.

Anticipated Funding

Insurance proceeds and additional support.

Spence Laboratories of Psychology—Phase 2

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 1999	Approved
Architectural Selection (RDG Bussard Dikis, Des Moines, IA)		July 1999	Approved
Architectural Agreement (RDG Bussard Dikis)	$ 369,000	Oct. 1999	Approved
Phase 1			
Project Description and Total Budget	1,116,000	Dec. 1999	Approved
Construction Contract Award (Apex Construction)	596,900	May 2000	Ratified
Phase 2			
Project Description and Total Budget	3,615,000	March 2002	Requested

Background — This is the final phase of a project to renovate laboratory space in the Spence Laboratories of Psychology facility and Seashore Hall to provide modern research laboratories for the Department of Psychology.

The Phase 1 project remodeled 6,100 square feet of space in Seashore Hall to provide behavioral and cognitive research laboratories.

Project Scope — The Phase 2 project will remodel approximately 15,000 square feet of outdated laboratory space on the 3rd and 4th floors of the Spence Laboratories building.

The renovation project will create modern laboratory space with testing and computer/electronics areas, wet laboratory space, and related animal care facilities.

The project will construct new walls and associated finishes, and upgrade the mechanical and electrical systems and install new air handlers to serve the area.

Funding — Income from Treasurer's Temporary Investments and/or Building Renewal Funds.

Project Budget

Construction	$ 2,947,300
Design, Inspection and Administration	
Consultants	233,072
Design and Construction Services	140,078
Contingency	294,550
TOTAL	$ 3,615,000

Development of a Center of Excellence in Image Guided Radiation Therapy

Project Summary

	Amount		Date	Board Action
Permission to Proceed			Oct. 2000	Approved
Architectural Agreement— Architectural Services Only (HLM Design USA, Iowa City, IA)	$ 1,175,000	(est.)	Dec. 2000	Approved
Program Statement			Sept. 2001	Approved
Revised Architectural Agreement— Full Design Services (HLM Design USA)	2,104,575	(est.)	March 2002	Requested

Background

This project would develop the Center of Excellence in Image Guided Radiation Therapy in the lower level of a new wing to be constructed on the west side of the Pomerantz Family Pavilion.

The project would provide state-of-the-art radiation systems for use by the Department of Radiation Oncology, and would correct serious space deficiencies in the existing Radiation Oncology Center located in approximately 9,000 square feet of space in the General Hospital.

The project would construct approximately 27,000 gross square feet of space to house the Center, and finish approximately 8,500 gross square feet of existing lower level circulation and other space to support the Center.

In addition, the project would construct a 36,000 gross square foot mechanical/electrical subbasement to support the environmental needs of the Center and the future vertical growth of the new wing.

Design Services

The original design agreement with HLM Design USA included architectural services only. (Services of mechanical/electrical design consultants were not included.) The revised agreement, which replaces the original, will provide full design services for the project and includes the services of mechanical/electrical design consultants.

The agreement provides for a fee equal to 8.8 percent of actual construction costs (estimated at $23,780,511) for an estimated fee of $2,104,575.

Anticipated Cost

$29,726,000.

Anticipated Funding

Hospital Revenue Bonds, Gifts and Grants, and/or University Hospitals Building Usage Funds.

University Hospitals and Clinics—Development of Replacement Dermatology Ambulatory Care Clinic Facilities—Level 4 Pomerantz Family Pavilion

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Nov. 2001	Approved
Architectural Selection (HLM Design USA, Iowa City, IA)		Nov. 2001	Approved
Architectural Agreement (HLM Design USA)	$ 356,800	March 2002	Requested

Background

The Department of Dermatology's growth in outpatient volume, and the development of new medical and surgical technologies, has created a need for additional treatment, laboratory, and clinical facilities, as well as offices, teaching rooms, and support space.

- These needs cannot be met in the Department's existing location in the Boyd Tower.

The project would finish approximately 18,500 gross square feet of shell space on the fourth level of the Pomerantz Family Pavilion to provide sufficient space for the Department's present and future patient care service requirements and new clinical initiatives.

The project would also complete approximately 8,000 gross square feet of public circulation space on the fourth level, and in the adjoining overhead walkway to the Pappajohn Pavilion, to provide access to the Dermatology Clinic from other UIHC locations.

Design Services

The agreement with HLM Design USA would provide full design services for a fee of $356,800, including reimbursables.

Estimated Cost

Approximately $4.2 million.

Funding

University Hospitals Building Usage Funds.

Relocate Football Practice Facility/Lot 43 Expansion

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2002	Approved
Authorization for Executive Director to Approve Design Agreements		Jan. 2002	Approved
Football Practice Facility			
Project Description and Total Budget	$ 1,920,000	March 2002	Requested
Engineering Agreement (Shive-Hattery, Iowa City, IA)	139,705	March 2002	Ratification*
Lot 43 Expansion			
Engineering Agreement (Shoemaker and Haaland, Coralville, IA)	115,925	March 2002	Requested

* Approved by Executive Director as authorized by Board at January 2002 meeting.

Background

This project would relocate the existing outdoor Football Practice Facility, which consists of four practice areas north of Kinnick Stadium, and utilize the site for construction of an additional parking lot and a chilled water plant addition.

- The new football practice facility would be developed on the vacant site located to the west of the existing practice facility and the Recreation Building.
- The new parking lot would supplement the existing Parking Lot 43, located to the west of Kinnick Stadium, to accommodate approximately 300 additional faculty and staff vehicles (a 40 percent increase).

Design Services—Football Practice Facility

The agreement with Shive-Hattery would provide design and construction phase services for the football practice facility component of the project for a fee of $139,705, including reimbursables; the agreement was approved by the Executive Director as authorized by Board in January 2002.

Design Services—Parking Lot

The agreement with Shoemaker and Haaland would provide design and construction phase services for the parking lot component of the project for a fee of $115,925, including reimbursables.

Funding	Athletic Department Gifts and Earnings and Income from Treasurer's Temporary Investments.

Project Budget (Football Practice Facility)

Construction	
Practice Fields	$ 1,330,000
Landscaping/Site Improvements	270,000
Design, Inspection and Administration	
Consultants	140,000
Design and Construction Services	20,000
Contingency	160,000
TOTAL	$ 1,920,000

Melrose Avenue Parking Facility Expansion

Project Summary

	Amount	Date	Board Action
Permission to Proceed		July 2001	Approved
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2001	Approved
Architectural Agreement—Pre-Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	$ 59,979	March 2002	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background	This project would expand the Melrose Avenue Parking Facility to provide additional faculty and staff parking on the west campus. The expanded facility would make additional space available in the three remaining west campus ramps for use by UIHC patients and visitors.
Design Services	The pre-design agreement with Herbert Lewis Kruse Blunck will develop the project scope, design alternatives, cost projections, circulation concepts, and a conceptual assignment of users for the existing and expanded parking structure, and provide a review of existing soil borings. The agreement provides for a fee of $59,979, including reimbursables.
Estimated Cost	$10 million.
Anticipated Funding	Parking System Revenue Bonds.

Capital Plan for the Health Sciences Campus, Related Medical Education and Biomedical Research Facilities

Project Summary

	Amount	Date	Board Action
Health Sciences Campus Plan Permission to Proceed		May 1996	Approved
Architectural Agreement (includes schematic landscape design services) (Payette Associates, Boston, MA)	$ 3,750,700	Nov. 1996	Approved
Architectural Amendments #1-7	1,844,200		Approved
Architectural Amendment #8 Landscape Design Development and Construction Documents	423,000	Dec. 1999	Approved
Architectural Amendments #9-13	434,985	Sept. 2000	Approved
Architectural Amendment #14	80,000	Feb. 2001	Approved
Architectural Amendment #15	74,000	Feb. 2001	Approved
Architectural Amendments #16-#19	287,120	March 2002	Requested

Background — The agreement with Payette Associates provides construction phase design services for the Medical Education and Biomedical Research Facility (MEBRF), programming and schematic design services for the renovation of the Bowen Science Building Auditoriums 1 and 2, and schematic landscape design services for the total health sciences campus.

Funding — State Appropriations, Revenue Bonds, College of Medicine Gifts and Earnings, and Income from Treasurer's Temporary Investments.

Architectural Amendments — The amendments would provide compensation for the following:

Amendment #16 ($10,000)

- Design services for equipment installation and modifications to food service area.

Amendment #17 ($75,000)

- Design services to accommodate assignment of researchers to specific laboratories.

Amendment #18 ($48,000)

- Design revisions to accommodate installation of art work.

Amendment #19 ($154,120)

- Completion and issuance of additional construction documents due to increase in project scope for **Health Sciences Campus Landscape Improvements** project.

Biological Sciences Renovation/Replacement—Phase 2

Project Summary

	Amount	Date	Board Action
Phases 1 and 2			
Permission to Proceed		Oct. 1994	Approved
Program Statement		Nov. 1996	Approved
Phase 2			
Architectural Agreements			
Final Schematic Design Services (Brooks Borg and Skiles)	115,000	Sept. 1998	Approved
Detailed Design Services (Brooks Borg and Skiles)	1,084,000	June 1999	Approved
Architectural Amendment #1	33,100	July 1999	Ratified*
Schematic Design		May 2000	Approved
Project Description and Total Budget	16,840,000	May 2000	Approved
Construction Contract Award—Phase 2a, Asbestos Abatement (Iowa-Illinois Thermal Insulation)	110,415	August 2000	Ratified
Construction Contract Award—General Construction (McComas-Lacina Construction)	10,770,000	August 2000	Ratified
Construction Contract Award—Phase 2b, Asbestos Abatement (M.E.D.A.)	26,392	May 2001	Ratified
Architectural Amendment #2	15,170	Nov. 2001	Approved
Architectural Amendment #3	24,600	Nov. 2001	Approved
Architectural Amendments #4 - #8 (Brooks Borg and Skiles)	87,875	March 2002	Requested

*Approved by University in accordance with Board procedures.

Background — Following construction of the Phase 1 project (Biology Building East), the Phase 2 project has included the complete interior reconstruction of Old Biology (constructed in 1902), and renovation of the heating, ventilating and air conditioning systems and life safety components of Biology 1 and 2 (constructed in 1965 and 1971, respectively).

Funding — State Appropriations, Gifts, and Income from Treasurer's Temporary Investments.

Architectural Amendments — The amendments would provide compensation for the following:

Amendment #4 ($19,490)

- Evaluation of condition of existing elevator in Biology 1 and

development of option to improve its reliability.

Amendment #5 ($13,260)

- Additional interior design services to consolidate all teaching laboratories on the first level of Biology 1 and Biology 2.

Amendment #6 ($31,000)

- Laboratory design revisions (Biology 1 and Biology 2) to accommodate the relocation of existing faculty or assignment of new faculty.

Amendment #7 ($11,225)

- Design modifications for piping and plumbing improvements for four restroom areas in Biology 1.

Amendment #8 ($12,900)

- Additional services to upgrade existing cold room cooling systems to increase chilled water system efficiency in Biology 1 and Biology 2.

University Hospitals and Clinics—Development of a Hospital Dentistry Institute

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 1998	Approved
Program Statement		Feb. 1999	Approved
Schematic Design		Feb. 1999	Approved
Project Description and Total Budget	$ 4,020,000	Feb. 1999	Approved
Architectural Agreement (HLM Design USA)	223,850	April 1999	Approved
Revised Project Budget	4,457,625	April 2000	Approved
Construction Contract Award (McComas-Lacina Construction)	3,592,000	April 2000	Approved
Architectural Amendment #1	52,074	July 2000	Approved
Furnishings Design Agreement (Shive-Hattery)	35,500	Sept. 2000	Approved
Architectural Amendment #2 (HLM Design USA)	29,064	March 2002	Requested

Background — This project will finish 15,000 square feet of space on the fifth level of the Pomerantz Pavilion for relocation of the Department of Hospital Dentistry from the General Hospital.

The project will resolve various deficiencies with the department's existing space and permit expansion of existing services and development of new clinical initiatives.

Funding — University Hospitals Building Usage Funds.

Architectural Amendment — **Amendment #2 ($29,064)** would provide compensation for expanded design services to include the addition of a dental hygienist room and modifications to the billing/scheduling area. Additional modifications were also completed for casework, lighting, and various equipment.

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Included in the University's capital register for Board ratification are four project budgets under $250,000, two amendments to engineering agreements which were approved by the University in accordance with Board procedures, seven construction contracts awarded by the Executive Director, the acceptance of ten completed construction contracts, and 12 final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

Sheila Lodge

Approved: Gregory S. Nichols

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