MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of March 12, 2003 Through April 23, 2003

Date: May 12, 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 for the **Tennis Facility** project, which would construct a new tennis facility on the far west campus with indoor and outdoor tennis courts for recreational, instructional and competitive use (see page 3).

Program statements:

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 University's health science disciplines (see page 6).

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 8).

Program statement and schematic design for the **102 Church Street** project which would rehabilitate and provide renovations to the facility (see page 10).

- A booklet outlining the building program and schematic design is included with the Board's docket materials.

Project descriptions and budgets:

Dey House Addition project ($2,466,000) which would construct additional space for The Iowa Writers' Workshop (see page 14).

Museum of Art—Renovation of Former Alumni Center into Gallery Space project ($995,000) which would renovate space and upgrade mechanical and other systems to provide additional gallery space for the University Art Museum (see page 15).

Power Plant—Overhaul Turbine Generator No. 6 project ($624,000) which would inspect and repair the generator to increase its operating efficiency (see page 16).

University Hospitals and Clinics—Catheterization Laboratory #1 Equipment Installation project ($375,000) which would replace outdated cardiac catheterization equipment in one of the UI Heart Care diagnostic catheterization laboratories (see page 17).

Oakdale Hall—Remodel Clean Room project ($374,000) which would remodel space to accommodate the research needs of the Department of Obstetrics and Gynecology of the Carver College of Medicine (see page 18).

University Hospitals and Clinics—Intermediate Pulmonary Care Unit Relocation project ($349,000) which would renovate space in the Colloton Pavilion for the relocation and expansion of the Intermediate Pulmonary Care Unit (see page 19).

Revised budget for the **Biological Sciences Renovation/ Replacement—Phase 2** project ($18,196,000) for additional laboratory improvements to meet the needs of current and future researchers (see page 20).

Architect/engineer agreements with:

HLM Design USA, Iowa City, Iowa ($60,000) for the **University Hospitals and Clinics—Perinatal On-Call and Support Space** project which would develop on-call and associated support areas for the Perinatal and Obstetrical Patient Care Units (see page 22).

HDR Architects, Des Moines, Iowa ($53,850) for the **University Hospitals and Clinics—3T Magnetic Resonance Imagine (MRI) Installation** project which would provide an additional MRI procedure area in the UIHC MRI Suite in response to patient demand (see page 23).

Background and Analysis:

Tennis Facility

Project Summary

	Amount	Date	Board Action
Permission to Proceed		May 2003	Requested

Background

In February 2000 the Board approved the master plan and program statement for the **Hawkeye Athletic/Recreation Facilities Complex** project for the development of athletic and recreation facilities on the University's far west campus to meet the growing need for student athletic and recreational space.

The University has completed the Phase 1 project, which included construction of the Roy G. Karro Athletics Hall of Fame, development of a soccer field, installation of utility infrastructure, construction of a roadway and parking area, and site grading at a cost of $9,653,000.

The Phase 2 project, as approved by the Board, included construction of a 150,000 gross square foot Athletic/Recreation Building with a natatorium for instructional and competitive swimming and diving, six indoor and 12 outdoor tennis courts, general purpose recreation and fitness space, and the remaining site improvements at an estimated cost of $26,847,000.

- The Phase 2 project was deferred by the University following approval of the schematic design and project budget in December 2000 due to the limited availability of funding.

Prior to deferral of the project, the University determined that the tennis courts planned for the Athletic/Recreation Building would replace the indoor tennis courts in the Recreation Building.

- The shared use of the Recreation Building for tennis and track and field activities did not sufficiently accommodate the University's intercollegiate and recreational tennis programs.

- Based on the anticipated relocation of the tennis courts from the Recreation Building, the flooring of the facility was replaced solely for use for track and field competition and general student recreation activities; therefore, the facility is no longer available for tennis use.

In March 2003, the University received permission to proceed with project planning for the **Kinnick Stadium Renovation** project; one component of the project is replacement of the south bleacher area and expansion of the plaza area south of the stadium at the current location of the Klotz tennis courts. (A map of the area is included as Attachment A.)

- These 16 outdoor tennis courts, which are used for recreational, instructional and competitive purposes, were constructed in 1968; the University reports that the courts require increasing maintenance due to their age.

Since the proposed stadium renovation project would require removal of the existing tennis courts at this site (to accommodate both the stadium expansion and construction activities), the University wishes to complete the relocation of the tennis courts prior to proceeding with the Kinnick Stadium renovation project.

- The University anticipates demolishing the courts by early 2005 to accommodate the stadium renovation.

Project Scope

The University wishes to construct a new tennis facility for recreational, instructional and competitive use.

- The facility and exterior improvements would replace the indoor tennis courts formerly located in the Recreation Building, and the outdoor Klotz tennis courts.

The University proposes to construct a tennis facility with eight indoor doubles courts and associated support space (locker rooms, restrooms, office and storage areas), and 12 outdoor doubles courts and parking areas adjacent to the facility.

- The building would be constructed on the University's far west campus and would be integrated with the other recreational facilities in this area.

The proposed Tennis Facility would, for the first time, permit the consolidation of the indoor and outdoor components of the tennis program, in an area identified for University recreation-based student activity.

The construction of the proposed Tennis Facility would remove the tennis component from the proposed Athletic/Recreation Building, allowing the University to further evaluate the facilities needs of swimming and diving and recreational water sports.

Anticipated Cost/Funding

Approximately $5.5 million, to be funded by fees and gifts. (Further details have yet to be determined.)

Consultant Services

The University requests approval to waive provisions of the Board's Policy Manual which require the selection of an architectural firm for projects of $1 million or more by an institutional Architectural Selection Committee.

The University proposes to retain the same architectural firm to be selected for the **Kinnick Stadium Renovation** project, or the architectural firm for the **Hawkeye Athletic/Recreation Facilities Complex**, Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the Tennis Facility.

- Development of the Tennis Facility project would have strong ties to the Kinnick Stadium project since relocation of the existing tennis facilities is critical to the stadium renovation project.

- Herbert Lewis Kruse Blunck is familiar with the University tennis program and athletic projects from its previous work on the **Hawkeye Athletic/Recreation Facilities Complex** project.

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

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

Project Summary

	Amount	Date	Board Action
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	Approved
Program Statement		May 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.

Project Scope

This project would construct a third facility (approximately 188,516 gross square feet) for the academic/biomedical research complex on the Health Sciences Campus.

- The facility would serve as the academic home of the College of Public Health and would house instructional facilities and faculty and administrative offices for the College.
    - The consolidation of the College's activities in the building is expected to increase collaboration and improve cohesion among its various departments.
- The project would also address the University's need for additional research space for its health sciences initiatives.
    - Included in the facility would be additional biomedical research space, shared education and public spaces to be used by the health science disciplines, and core research facilities for animal imaging.

The current project scope includes a total of 48,843 net square feet of shell space (to be developed at future dates), and an estimated 11,500 gross square feet of additional basement space (the specific use of this space has yet to be determined).

Anticipated Cost/ Funding

$47,500,000, to be funded by future state appropriations, revenue bonds, and Carver College of Medicine and College of Public Health gifts and earnings.

Square Footage Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Net Assignable Square Feet				
College of Public Health	45,345			
Carver College of Medicine Research	4,200			
Shared Education/Public Spaces	4,020			
Subtotal		53,565	nsf	
Shell Space				
Health Science Research	36,303			
College of Public Health	12,540			
Subtotal		48,843		
Estimated Additional Basement Space (yet to be assigned)		11,500	gsf	
Total Anticipated Gross Square Feet				188,516 gsf

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

Project Summary

	Amount		Date	Board Action
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	Approved
Program Statement			May 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.

Project Scope

UIHC proposes to develop a new, full-service dining facility in approximately 8,500 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.

- The new dining facility would provide quick, fresh menu offerings to patients, visitors and staff.

The dining facility would have a seating capacity for approximately 166; however, it is anticipated that approximately 50 percent of the food orders would be take-out items.

Stations within the serving area would include a grill, deli, and a “chef’s

special area," with rotating choices of Mexican, stir-fry, pasta, pizza and other selections.

A walk-up coffee/bakery area would feature specialty coffee, espresso drinks, and fresh bakery items.

Soups, salads, and sandwiches, and a variety of bottled and fountain beverages, would also be available.

Menu selections would be provided for individuals requiring diet modifications due to health conditions.

The facility would be open primarily for lunch; however, the walk-up coffee/bakery area would provide breakfast service, and beverages and snack items would be available throughout the day.

A private conference room would also be developed in the dining facility.

Catering service would be provided for designated areas in the Pomerantz and Pappajohn Pavilions.

Anticipated Cost/Funding

$2.5 million, to be funded by University Hospitals Building Usage Funds.

Square Footage Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Food Servery	2,775		
Dining Room	2,591		
Food Preparation/Storage	1,628		
Support Areas	594		
Conference Room	462		
Total Net Assignable Space		8,050	nsf
Total Non-Assignable Space		437	nsf
Anticipated Gross Square Feet		8,487	gsf
Net-to-Gross Ratio = 95 percent			

102 Church Street Improvements

Project Summary

	Amount	Date	Board Action
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	Approved
Negotiated Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	377,367	April 2003	Approved
Program Statement		May 2003	Requested
Schematic Design		May 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; selected minor renovation projects have been undertaken over the past 80 years.

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 west porch, which is settling toward the west bluff on the site, needs to be replaced or its foundation re-established to ensure safety.

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

The single-car garage addition has created access and safety issues, and 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 interior deferred maintenance items; as is the case with other aging campus facilities, deferral of critically needed improvements will inevitably lead to significant future repair costs.

Project Scope

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,

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

- 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.

Program Statement/ Schematic Design

The garage/service wing addition would be constructed at the east end of the residence.

- The existing garage at the northwest corner, and the existing service entrance at the east end, would be demolished.

- The new garage/service wing addition would provide a garage, fully accessible service entrance, elevator and stairway access, and storage areas, and would comply with current accessibility and safety codes.

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

<u>Lower Level</u>

- The garage/service wing addition at this level would provide elevator and stairway access, and storage and mechanical space.

<u>Level 1</u>

- Functional improvements would be provided for the first floor kitchen area (which serves public events); the kitchen would be reconfigured and an adjacent dining area would be created.

- The north porch would be expanded to include an outdoor area with stairway access.

- The garage/service wing addition at this level would provide a new service entry, elevator and stairway access, storage space, and new garage.

Level 2

- Functional improvements for the second floor living area would include the following:
    - In the master suite along the north wall, the existing bathroom/closet area would be reconfigured, and the adjacent bedroom would be converted to a closet.
    - The existing bedroom in the southwest corner would be converted to a family room, and the existing family room along the east wall would be converted into two bedrooms.
- The garage/service wing addition at this level would provide an elevator and shell space.

Attic Level

- The existing office area would be converted to a bedroom.
- The garage/service wing addition at this level would consist of the roof only.

Interior finishes would be upgraded throughout the residence.

The following are highlights of the **exterior improvements**:

- The garage/service wing addition has been designed to replicate the design of the residence and would be constructed with similar materials (brick and limestone) and detailing.
    - The roof of the addition has been designed with a matching slope and would be constructed of matching asphalt shingles.
    - The windows of the addition would be of a style consistent with the windows in the residence.
- The west porch structure and foundations would be stabilized; both the west and north porches would be renovated consistent with the style of the existing residence.
- The existing windows throughout the residence would be repaired.

Site Improvements	The driveways and walkways would be reconstructed to serve the north vehicular entrance to the new garage, the new service entrance at the north side of the addition, and the new north porch stairway. • Removal of the existing driveway areas would provide additional green space on the north lawn for outdoor events. • An additional walkway would extend west from the driveway to serve the main and secondary entrances along the south wall of the residence.
Source of Funds	The rehabilitation work (replacement of the facility's plumbing, electrical, and heating, ventilating and air conditioning systems) would be funded by Income from Treasurer's Temporary Investments in the maximum amount of $1.16 million. The remaining renovation work would be funded by private funds.
Project Schedule	Construction is scheduled to begin in the fall of 2003 with full completion anticipated in the fall of 2004. • It is anticipated that the living quarters would be available for occupancy in the summer of 2004.

Dey House Addition

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 2001	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Nov. 2001	Approved
Architectural Agreement (OPN Architects)	$ 144,000	April 2002	Approved
Program Statement		May 2002	Approved
Schematic Design		July 2002	Approved
Project Description and Total Budget	2,466,000	May 2003	Requested

Background

This project would construct an addition to the Dey House, an 1857 residential structure with historic significance, which houses the University of Iowa Program in Creative Writing (The Iowa Writers' Workshop).

- The Dey House is located on the east campus to the southwest of the President's Residence.

The addition would provide expanded faculty office space to accommodate the Workshop's instructional sessions, a library area to house collections produced by Workshop graduates, a reading room (student commons) for public readings by Workshop students and guest authors, two classrooms, and eight graduate student offices.

Project Schedule

The University plans to begin construction in the spring of 2003 for completion by July 2004.

Funding

Gifts to the University, Income from Treasurer's Temporary Investments, and/or Building Renewal Funds.

Project Budget

Construction	$ 1,934,750
Design, Inspection and Administration	
Consultants	195,035
Design and Construction Services	129,500
Art Work	12,150
Contingency	194,565
TOTAL	$ 2,466,000

Museum of Art—Renovation of Former Alumni Center into Gallery Space

Project Summary

	Amount	Date	Board Action
Engineering Agreement (West Plains Engineering, Cedar Rapids, IA)	$ 54,000	April 2003	Approved
Project Description and Total Budget	995,000	May 2003	Requested

Background — The University wishes to renovate the former Alumni Center, located directly north of the University Art Museum, to provide additional gallery space for the Museum.

The space requires a new mechanical system to provide an adequate air supply for the preservation of the art collection, museum lighting, and electrical and communications upgrades.

Project Scope — The project would remodel approximately 13,000 square feet of gallery space on the first floor, and approximately 4,600 square feet of mechanical and data communications space on the basement level.

The project would include demolition, construction of walls and doors, installation of new mechanical and data/communications systems, ceilings, flooring, and restroom fixtures, and painting.

Funding — Gifts to the University, Income from Treasurer's Temporary Investments, and Building Renewal Funds.

Project Budget

Construction	$ 818,000
Design, Inspection and Administration	
Consultants	54,000
Design and Construction Services	46,000
Contingency	77,000
TOTAL	$ 995,000

Power Plant—Overhaul Turbine Generator No. 6

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 624,000	May 2003	Requested

Background	Turbine Generator No. 6 has experienced several outages since its last overhaul in 1999; the turbine's control systems indicate that an internal inspection is necessary.
Project Scope	The project would inspect the steam turbine and electrical generator and provide necessary repairs and testing.
Funding	Utilities Enterprise Improvement and Replacement Funds.

Project Budget

Construction	$ 606,000
Design, Inspection and Administration	6,000
Contingency	12,000
TOTAL	$ 624,000

University Hospitals and Clinics—Catheterization Laboratory #1 Equipment Installation

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 375,000	May 2003	Requested

Background

The University Hospitals Heart Care diagnostic catheterization laboratory is located in approximately 615 square feet of space in the Carver Pavilion.

The catheterization equipment in Laboratory #1 is 12 years old and has become technologically obsolete; its image quality has deteriorated and it requires significant maintenance to operate within acceptable parameters.

In April 2003, the Board approved the purchase of replacement catheterization equipment for the laboratory at a cost of $1,047,729 to be funded by UIHC capital equipment acquisition funds.

Project Scope

The project would install a state-of-the-art cardiac catheterization imaging system in Laboratory #1.

- Due to the complexity of the system and the construction requirements associated with the installation, the University plans to undertake the project as a turnkey installation, which would be negotiated with the equipment vendor.

- This method would minimize coordination complexities, reduce the laboratory's down time, and provide sole source responsibility for ensuring full operation of the equipment as rapidly as possible.

The project would include replacement of floor, wall and ceiling finishes; floor and wall modifications to accommodate new electrical raceways; installation of lighting systems and communications/video systems; life safety improvements to meet current code requirements; and mechanical and structural enhancements to accommodate the new equipment.

Funding

University Hospitals Building Usage Funds.

Project Budget

Construction	$ 300,000
Professional Fees	30,000
Planning and Supervision	15,000
Contingency	30,000
TOTAL	$ 375,000

Oakdale Hall—Remodel Clean Room

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 374,000	May 2003	Requested

Background — The clean room space requires remodeling to meet the research requirements of the Department of Obstetrics and Gynecology of the Carver College of Medicine.

Project Scope — The project would remodel approximately 560 square feet of space (rooms A115, A116, A116A and A117B) to provide a tissue culture room, multipurpose laboratory, and office area.

The project would include demolition, and installation of interior partitions, doors and laboratory casework, and mechanical, plumbing, and electrical systems.

Funding — Carver College of Medicine Gifts and Earnings.

Project Budget

Construction	$ 280,100
Design, Inspection and Administration	
Consultants	37,200
Design and Construction Services	28,000
Contingency	28,700
TOTAL	$ 374,000

University Hospitals and Clinics—Intermediate Pulmonary Care Unit Relocation

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 349,000	May 2003	Requested

Background — University Hospitals is in need of additional intermediate and critical care beds to serve the growing number of patients requiring these levels of care.

Project Scope — The project would renovate approximately 5,000 net square feet of unutilized space in the Colloton Pavilion West inpatient unit to house the Intermediate Pulmonary Care Unit, which would relocate from the Pappajohn Pavilion.

- The relocation would provide additional space to support expansion of the Intermediate Pulmonary Care Unit from eight to 12 beds.

Work would include removal of existing patient headwall units, installation of new gas piping and outlets and emergency power circuitry, upgrade of electrical service and gas feed piping and alarms, installation of a video monitoring system, and other minor modifications.

The space vacated by the Intermediate Pulmonary Care Unit in the Pappajohn Pavilion would be used to expand the Surgical Intensive Care Unit at this location to increase its capacity by eight critical care beds. (This would require minor renovation work which would be undertaken as a separate project.)

Funding — University Hospitals Building Usage Funds.

Project Budget

Construction	$ 279,000
Professional Fees	28,000
Planning and Supervision	14,000
Contingency	28,000
TOTAL	$ 349,000

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 Change Orders #1-#18	341,537		
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	Approved
Revised Project Budget	17,140,000	May 2002	Approved
Construction Change Order #19	241,895	May 2002	Approved
Revised Project Budget	18,196,000	May 2003	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).

Revised Budget

The revised budget of $18,196,000, an increase of $1,056,000, reflects additional laboratory improvements identified by the Biological Sciences Department to meet the needs of current and future researchers.

- The proposed improvements are the result of changes in the Department's program needs since the project was initiated.

The project would complete additional laboratory space in Biology 1 and Biology 2, and modify selected existing laboratory areas in Biology 2.

The project would also upgrade the corridor door hardware in Biology 1 and 2 to provide a standardized keying system; the upgraded hardware would also exceed accessibility requirements.

- The University has indicated that the nature and the timing of the proposed work would allow it to be easily incorporated into the existing construction contract; this is also the most cost-effective method for completion of the additional work.

Funding

The additional funds would be provided by the College of Liberal Arts and Sciences Building Renewal Funds.

Project Budget

	Revised Budget May 2002	Revised Budget May 2003
Construction	$ 13,581,000	$ 14,431,800
Design, Inspection and Administration		
Consultants	1,244,745	1,339,490
Design/Construction Services	667,255	704,810
Asbestos Abatement	253,000	253,000
Contingency	1,394,000	1,466,900
TOTAL	$ 17,140,000	$ 18,196,000
Source of Funds:		
State Appropriations	$ 14,700,000	$ 14,700,000
Gifts and Income from Treasurer's Temporary Investments	2,140,000	2,140,000
College of Liberal Arts and Sciences Building Renewal Funds	300,000	1,356,000
TOTAL	$ 17,140,000	$ 18,196,000

University Hospitals and Clinics—Perinatal On-Call and Support Space

Project Summary

	Amount	Date	Board Action
Architectural Agreement (HLM Design USA, Iowa City, IA)	$ 60,000	May 2003	Requested

Background

The UIHC **Development of Replacement Perinatal and Obstetrical Patient Care Units** project will integrate the UIHC neonatal and obstetrical care units to provide care for the mother and the infant in one location.

The units will be located on levels 6 and 7 of the Pappajohn Pavilion and will include neonatal and pediatric intensive care units, a labor and delivery suite, antepartum and postpartum obstetrical inpatient care units, and support space.

The perinatal on-call areas and associated support space will be located on level 8 of the Pappajohn Pavilion; this work has been planned as a separate project.

Project Scope

The project would renovate approximately 6,000 square feet of existing office space on level 8 of the Pappajohn Pavilion (directly above the perinatal units) to provide on-call areas and office and storage space.

The existing office functions at this location would be relocated to free up the space, which is in a key location for patient care support.

Design Services

The agreement with HLM Design USA would provide full design services for a fee of $60,000, including reimbursables.

Funding

University Hospitals Building Usage Funds.

University Hospitals and Clinics—3T Magnetic Resonance Imagine (MRI) Installation

Project Summary

	Amount	Date	Board Action
Magnetic Resonance Imaging (MRI)			
Master Plan Study			
Feasibility Study Agreement (HDR Architecture, Des Moines, IA)	$ 99,310	Nov. 2002	Approved
3T Magnetic Resonance Imagine (MRI) Installation			
Architectural Agreement—Design Development Through Construction (HDR Architects, Des Moines, IA)	53,850	May 2003	Requested

Background	The current patient volume of the UIHC Magnetic Resonance Imaging (MRI) Suite, located in the lower level of Colloton Pavilion, exceeds its capacity; the space currently houses three MRI units. The University has undertaken a feasibility study for the renovation of the MRI Suite to accommodate current and future patient volume. The feasibility study, conducted by HDR Architects, addressed expansion options, reviewed existing equipment and state-of-the-art MRI technology, and developed phasing plans, schedules and cost estimates.
Project Scope	The University wishes to provide a fourth MRI procedure area in the MRI Suite. The project would develop a new procedure room of approximately 2,200 gross square feet, and install the MRI equipment and controls.
Design Services	The agreement with HDR Architects would provide design development through construction administration services for a fee of $53,850, including reimbursables. (Schematic design services were provided with the feasibility study.)
Funding	University Hospitals Building Usage Funds.

Also presented for Board ratification are nine project budgets under $250,000, one architect/engineer amendment approved by the University, two construction contracts awarded by the Executive Director, and the acceptance of four completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.

Sheila Doyle

Approved: Gregory S. Nichols

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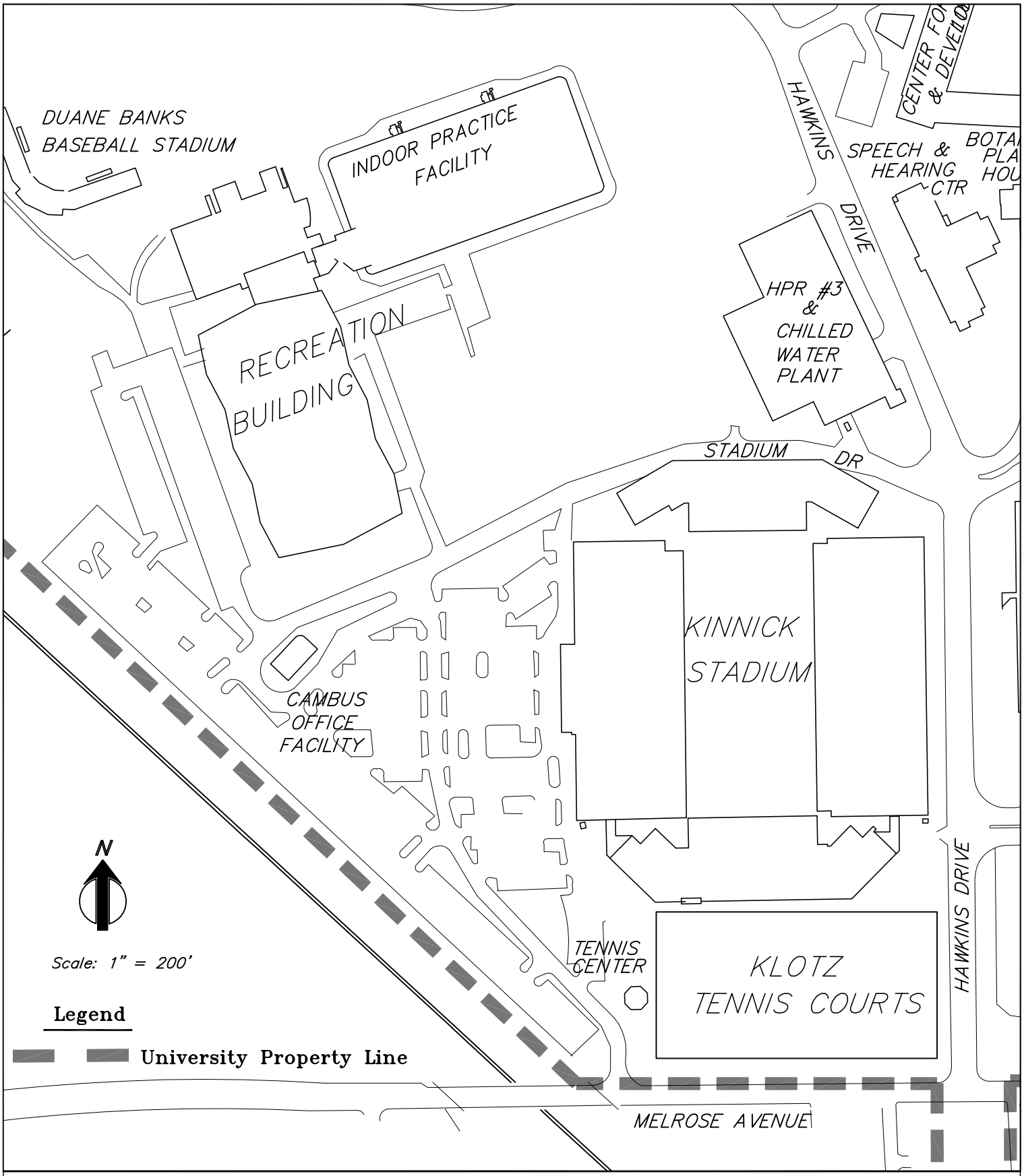

THE UNIVERSITY OF IOWA

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Location Map: Rec Building and Kinnick Stadium Area