MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of September 18, 2003, Through October 16, 2003

Date: November 3, 2003

Recommended Actions:

1. Approve the demolition of the Finkbine Golf Course machine shed, as included in the project description and budget for the **Finkbine Storage Facility** project (pages 11 and 12). **(ROLL CALL VOTE)**

2. Approve the following items for the major capital projects, as defined by Board policy adopted in June 2003, included on the Register of Capital Improvement Business Transactions for the University of Iowa.

    a. **Medical Laboratories—Research Laboratories Renovation** project (see pages 4 through 7).

        1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 5 through 7);

        2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and

        3. Authorize permission to proceed with project planning, including the architectural selection process.

b. **Multi-Tenant Facility—Fitout Pod E** project (see pages 7 through 10).

1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 8 through 10);

2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and

3. Authorize permission to proceed with project planning and the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

- Approval of the selection of Herbert Lewis Kruse Blunck would require the Board to waive the 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.

c. **University Hospitals and Clinics—Emergency Treatment Center Expansion and Renovation** project (see pages 16 through 18).

1. Approve the design agreements with Shive-Hattery, Iowa City, Iowa ($314,960) and with Shiffler Associates Architects, Des Moines, Iowa ($738,000).

- The Board received the initial capital project evaluation criteria in July 2003.

d. **University Hospitals and Clinics—Patient and Visitor Services Center** project (see pages 18 through 20).

1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 19 and 20);

2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and

3. Approve the agreement with Design Professionals Collaborative, Cedar Rapids, Iowa ($305,375).

3. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for the University of Iowa.

Executive Summary:

Requested Approvals

Permission to proceed with project planning:

Medical Laboratories—Research Laboratories Renovation project which would upgrade space on three floors of the Medical Laboratories building to provide modern research laboratories for the Departments of Internal Medicine and Orthopaedic Surgery of the Carver College of Medicine (see page 4).

Multi-Tenant Facility—Fitout Pod E project which would complete shell space in the Multi-Tenant Facility at the Oakdale Campus to provide research laboratories and support facilities for the Inflammation Research Program of the Carver College of Medicine (see page 7).

Project description and budget ($969,000) and engineering agreement with Stanley Consultants, Muscatine, Iowa ($75,000) for the **West Campus Utilities Distribution Infrastructure Improvements** project which would upgrade and expand the west campus utility distribution system that serves University Hospitals, the West Campus Chilled Water Plant, and portions of the Health Sciences Campus (see page 10).

Demolition of the Finkbine Golf Course machine shed (as requested in Recommended Action #1), and project description and budget for the **Finkbine Storage Facility** project ($300,000), which would demolish the machine shed and construct a new storage building at a new Golf Course location to consolidate the University's Far West Campus storage functions and improve the service area for the Golf Course (see page 11).

Project descriptions and budgets:

University Hospitals and Clinics—Southeast Addition Sprinkler Improvements project ($288,000) which would provide fire sprinkler coverage to multiple floors of the southeast addition of the General Hospital (see page 13).

University Hospitals and Clinics—Installation of Ultraviolet Light Source in Air Handling Units project ($282,000) which would install ultraviolet lighting to prevent mold growth in the chilled water coils of the air handling units that serve several patient areas (see page 14).

Burge Residence Hall—Remodel Lobby project ($276,000) which would remodel space on the first floor of Burge Residence Hall to upgrade Department of Residence office areas and the Burge Hall information desk and lobby (see page 15).

Architectural/engineering agreements with:

Shive-Hattery, Iowa City, Iowa (utility engineering agreement - $314,960) and Shiffler Associates Architects, Des Moines, Iowa (architectural agreement - $738,000) for the **University Hospitals and Clinics—Emergency Treatment Center Expansion and Renovation** project which would construct an addition to expand the Emergency Treatment Center in the Carver Pavilion and renovate the Center's existing space to correct design and space deficiencies (see page 16).

Design Professionals Collaborative, Cedar Rapids, Iowa ($305,375) for the **University Hospitals and Clinics—Patient and Visitor Services Center** project which would develop a new entrance area in Carver Pavilion to provide replacement facilities for patient admitting and registration services, Volunteer Program gift shop, patient and guest relations services, and main entrance lobby seating functions (see page 18).

The Board's capital project evaluation criteria are only required for major capital projects (new construction or renovation) with estimated budgets of $1 million or more; capital projects with budgets between $250,000 and $1 million are not subject to the criteria.

Background and Analysis:

Medical Laboratories–Research Laboratories Renovation

Project Summary

	Amount	Date	Board Action
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Receive Report
Permission to Proceed with Project Planning		Nov. 2003	Requested

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Background

The Medical Laboratories Building was constructed in 1928; portions of the facility were remodeled in the 1960s. The University reports that the existing research space in the facility is deteriorated and of poor quality. The University wishes to renovate space in the building to meet the modern research and instructional needs of the Departments of Internal Medicine and Orthopedic Surgery of the Carver College of Medicine.

Project Scope

The project would renovate approximately 16,000 net square feet of space on the basement, first and second floors of the Medical Laboratories Building to provide modern research laboratories to facilitate and enhance interactive research among faculty investigators in the areas of Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology, and Cell and Molecular Biology, and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas.

- The project area includes both 1928 constructed space as well as space that was remodeled in the 1960s.

The project would also install an additional heating, ventilating and air conditioning unit to upgrade the mechanical systems that serve the laboratory areas.

Anticipated Cost/Funding

Estimated at $5.3 million, to be funded in part by a grant from the National Institutes of Health ($2,534,658).

The remaining funding is expected to be from Carver College of Medicine Gifts and Earnings, Income from Treasurer's Temporary Investments, and/or Building Renewal Funds.

Architect/ Engineer Selection

Granting permission to proceed with the project would allow the University to begin the architect/engineer selection process in accordance with the Board's Policy Manual, which requires the selection of an architectural firm for projects of $1 million or more by an institutional Architectural Selection Committee.

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

Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan

The goal of this renovation project in the basement, first and second floors of the Medical Laboratories at the University of Iowa is to renovate existing 1928 labs and modified labs of the 1960's into research laboratory space located in the Departments of Internal Medicine and Orthopaedic Surgery in the Carver College of Medicine. When completed, the renovated research space will be used to facilitate and enhance interactive research among faculty investigators in the areas of Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology and to enhance the training of undergraduate students, graduate students and post-doctoral fellows in this subject and related research areas.

As research disciplines, Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology are central to all of biomedical research. It involves the application of the techniques of molecular biology, tissue culture and biochemistry to study the interactions and structures of organs and tissues that are medically and biologically important. These studies are, in turn, crucial to understanding the molecular bases for Digestive Diseases, Vascular diseases, and heart diseases, as well as understanding the molecular interactions that occur in normal, healthy individuals. A component of the strategy for the future of the Departments of Internal Medicine and Orthopaedic Surgery and the overall research community in the Carver College of Medicine is to strengthen our capacity in Digestive Diseases, Vascular Biology and Cell & Molecular Biology, both as a complement to the other biomedical research on campus and as research disciplines of their own. The renovation of the research space designated in this renovation project is an important part of this strategy. The research laboratories of faculty members who are in the Departments of Internal Medicine and Orthopaedic Surgery will occupy the research space. The existing faculty who occupy the renovated space will be expected to maintain and develop externally funded research programs that, in turn, employ research assistants and train students and post-doctoral fellows.

Other Alternatives Explored

The Medical Laboratories Building, occupied in 1928, is in need of renovation to meet modern research needs. The space has deteriorated during the past seven decades and its laboratory quality is poor. Renovation was more practical than the alternatives of destroying the building and either constructing a new building or relocating the laboratories to another building. This is the only space that is currently available. During construction phases, the existing faculty will intrude and make do in existing space until complete. In addition, a lab facility on the Oakdale Campus has been temporarily made available for transition space. The overall objective of this renovation project is to create an excellent, interactive research environment in Immunoregulation of Inflammation in Digestive Diseases, Vascular Biology and Cell & Molecular Biology that enhances the research productivity and educational development of all of the participants in the Program.

Impact on Other Facilities and Square Footage

No change in square footage as we are renovating existing laboratories.

Financial Resources for Construction Project

The National Institutes of Health (NIH) has awarded $2,534,658 in support of this approximately $5.3 million project. The remaining funding is expected from Carver College of Medicine gifts and earnings Treasurer's Temporary Investments, and Building Renewal.

Financial Resources for Operations and Maintenance

The space exists now in the Medical Laboratories Facility. Renovation of the area will result in updated and significantly more efficient facilities.

External Forces

The project supports the University's research mission and the following Carver College of Medicine goals:

1) Sustain commitment to training the next generation of physician-scientists.
2) Improve the number of graduate students supported by independent, extramural awards.
3) Increase NIH extramural research support to rank in the top ten of public medical schools.
4) Initiate and complete the design of additional basic research laboratories following the health sciences campus master plan.

Multi-Tenant Facility—Fitout Pod E

Project Summary

	Amount	Date	Board Action
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Receive Report
Permission to Proceed with Project Planning		Nov. 2003	Requested
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2003	Requested

Background

The Inflammation Research Program of the Carver College of Medicine, which is comprised of faculty from the Departments of Internal Medicine, Microbiology, Pediatrics, Biochemistry, and Anatomy and Cell Biology, provides research in the molecular and cell biology of inflammation, and its causes and consequences.

The Program's research efforts have application for the prevention and/or treatment of infectious diseases that may result from a bio-terrorism act; accordingly, federal funding for the Program has increased to an expected level of $9.3 million.

The University reports significant growth in the number of pre-doctoral students who have chosen to complete thesis work within the Program since its inception in 1998.

The University further reports that deficiencies in the Program's existing research space, which consists of 11,500 net square feet in Pod D of the Multi-Tenant Facility, is a serious impediment to further development of the Program.

These space deficiencies have limited the availability of quality space for pre-doctoral students and have negatively impacted the University's recruitment of faculty, post-doctoral fellows and other research scientists for the Program.

Project Scope

The project would complete approximately 10,000 square feet of shelled space in Pod E of the Multi-Tenant Facility at the Oakdale Campus to provide research laboratories and associated support facilities to accommodate the expansion needs of the Program.

Anticipated Cost/Funding

Estimated at $2.1 million, to be funded by Income from Treasurer's Temporary Investments reimbursed by a University of Iowa Facilities Corporation bank loan. (The Multi-Tenant Facility is owned by the Facilities Corporation.)

- The University reports that interim funding is needed for the project until the Facilities Corporation secures the bank loan.

Design Services

The University wishes to retain the firm of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

- Herbert Lewis Kruse Blunck is recommended by the University based on its previous design work on the other pods of the facility and its familiarity with the building and its infrastructure.

Accordingly, 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 would return to the Board for approval of the negotiated agreement.

Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan

The goal of this project is to create an integrated and interdisciplinary group of investigators dedicated to the study of host-microbe interactions. This will establish a critical mass of researchers for a future *Center for the Study of Host-Microbe Interactions and Inflammation.* It will also be an important step in successfully establishing a vibrant extension of the UI biomedical research community at the Oakdale campus. As such the project fulfills the UI's mission both to research and to education.

Research Mission: The assembly of a critical mass of scientists in an integrated program and with a shared and supportive infrastructure is essential for the retention of outstanding established UI investigators and for the successful recruitment of new investigators to the University. The Inflammation Research Program currently includes faculty from five different departments in the Carver College of Medicine (Internal Medicine, Microbiology, Pediatrics, Biochemistry, and Anatomy and Cell Biology).

Several researchers have recently joined the Inflammation Program. These researchers were attracted to the program by both the quality of the mentoring and research support, and they have chosen it over some other very impressive opportunities. The addition of these individuals will be excellent extensions and compliments to existing research activities. The Program has spawned new research proposals that have successfully gained extramural support. Several grant projects are in mature stages of support. Results of these projects are leading to additional support.

Educational mission: Evidence of the commitment of the Inflammation Program to education includes both formal and informal activities. The number of students in Inflammation Program labs has risen from 5 to 25, since the inception of the program in 1998. This student community is remarkably diverse with both undergraduate and Ph.D. candidates from a variety of academic disciplines. The diversity of experience, expertise, and educational orientation of University students and the integration of their daily activities and individual projects creates a stimulating intellectual environment and a unique educational experience. Currently, there is no available space for program growth and the number of students doing research rotations has been limited until the proposed development of Pod E is completed.

Strategic plan-related criteria: Realization of this proposal will provide support for research and educational missions, and will aid in development of the Oakdale campus as an integral extension of the UI biomedical community.

Other Alternatives Explored	Effort was made to identify 5,000 NSF of contiguous space on the UI main campus or in Building 3 at the Veterans Administration Medical Center to relocate the program. No suitable space was identified.
Impact on Other Facilities and Square Footage	It is expected that no space will be abandoned, transferred, or demolished as a result of this project. The proposed space accommodates the growth of an existing program.
Financial Resources for Construction Project	The project will be funded from Treasurer's Temporary Investment funds to be reimbursed by a University of Iowa Facilities Corporation (UIFC) bank loan. The loan will be repaid through a lease between the University of Iowa and UIFC with lease payments made from Carver College of Medicine gifts and earnings.
Financial Resources for Operations and Maintenance	Pod E is the fifth module in the five module Multi-Tenant Facility. Pod E will be operated and maintained in conjunction with the overall Multi-Tenant Facility.

External Forces

The Inflammation Program's research interests relate to the national concern on preventing and/or treating infectious disease that may be initiated by a bio-terrorism act.

Federal funding for the Inflammation Program has increased to an expected level of $9.3 million. With the Inflammation Program's interest in infectious disease and the nation's focus on the fight against bio-terrorism, it is anticipated that increased grant monies will be available.

West Campus Utilities Distribution Infrastructure Improvements

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 969,000	Nov. 2003	Requested
Engineering Agreement (Stanley Consultants, Muscatine, IA)	75,000	Nov. 2003	Requested

Background

The growth of the University's west campus in recent years has increased the load on the utility infrastructure that serves University Hospitals, the West Campus Chilled Water Plant, and portions of the Health Sciences Campus.

As a result, the existing domestic and chilled water, storm and sanitary sewer, and electric distribution duct bank systems are in need of capacity upgrades to adequately serve the area.

In addition, the existing underground utility infrastructure systems in this area have outlived their useful lives.

Project Scope

To correct the deficiencies, the project would replace and upgrade existing buried utility distribution lines and install additional utility infrastructure at two west campus locations.

The project area includes the sites immediately to the west of the UIHC Center for Disabilities and Development, and immediately to the west of the West Campus Chilled Water Plant. (A map indicating the two sites is included as Attachment A.)

The work would be undertaken in conjunction with construction of the **West Campus Chilled Water Plant Development/Expansion** project.

Engineering Services

Since the project requires close coordination with the expansion of the West Campus Chilled Water Plant, the University has selected Stanley Consultants of Muscatine, Iowa, who is the project engineer for the chilled water plant expansion, to provide engineering services for the utility infrastructure improvements.

The engineering agreement with Stanley Consultants would provide design, bidding and construction administration services for a fee of $75,000, including reimbursables.

Funding

Utility Enterprise Improvement and Replacement Funds and/or Utility System Revenue Bonds.

Project Budget

Construction	$ 800,000
Design, Inspection, and Administration	
Consultants	75,000
Design and Construction Services	14,000
Contingencies	80,000
TOTAL	$ 969,000

Finkbine Storage Facility

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 300,000	Nov. 2003	Requested

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Background

The University wishes to consolidate and modernize its Far West Campus storage activities, remove obsolete buildings to improve the use and appearance of this campus area, and reconfigure the service area of the Finkbine Golf Course.

The existing machine shed at the Finkbine Golf Course, which consists of 2,400 gross square feet, was constructed in 1963 and has reached the end of its useful life. (A map indicating the location of the machine shed is included as Attachment B.)

Recent changes in the configuration of Mormon Trek Boulevard (the primary access route through the Far West Campus), have made the poor condition of the machine shed more visible to passing traffic.

Project Scope

The project would remove the existing Finkbine Golf Course machine shed, construct a replacement 7,200 gross square foot (approximately 6,800 net square feet) steel storage building at a new location to improve the golf course service area, and provide landscaping improvements. (The proposed location for the new storage building is also indicated on Attachment B.)

The use of the new storage building would be shared by the Finkbine Golf Course and the Department of Residence Services; the building would provide approximately 4,530 net square feet of space for golf course maintenance storage, and approximately 2,270 net square feet of space for Residence Services storage.

Construction of the facility would allow consolidation of the storage functions of the Finkbine machine shed and two additional Far West Campus buildings: the Hawkeye Power Plant Building (currently used for general storage), and the Housing Services Building (currently used by the Department of Residence).

- The demolition of the latter two structures, which have reached the end of their useful lives, was approved by the Board in September 2002, consistent with the University's goal to improve the use and appearance of the Far West Campus area.

The project would result in a golf course service area that is compact and concealed from public view, and reconfigured for easy access from the recently improved Mormon Trek Boulevard.

Demolition of Machine Shed

Approval of the demolition of the Finkbine Golf Course machine shed is requested in accordance with the Board's Policy Manual which requires the Board to approve the disposal of buildings with an estimated value of $1,000 or more; approval must be by roll call vote.

The demolition cost of the machine shed is estimated at $15,000 and is included in the project budget.

Project Budget

Construction	$ 245,000
Design, Inspection, and Administration	
Consultants	20,000
Design and Construction Services	10,000
Contingencies	25,000
TOTAL	$ 300,000
Source of Funds:	
Athletic Department Gifts and Earnings	$ 200,000
Residence Services Improvement Fund	100,000
TOTAL	$ 300,000

University Hospitals and Clinics—Southeast Addition Sprinkler Improvements

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 288,000	Nov. 2003	Requested

Background — UIHC wishes to continue the installation of fire sprinklers throughout its facilities to provide 100 percent sprinkler coverage consistent with life safety codes and health care accreditation requirements.

Project Scope — The project would install a fire sprinkler system to serve approximately 36,000 square feet of space on multiple floors of the General Hospital southeast addition.

Funding — University Hospitals Building Usage Funds.

Project Budget

Construction	$ 230,000
Professional Fees	23,000
Planning and Supervision	12,000
Contingencies	23,000
TOTAL	$ 288,000

University Hospitals and Clinics—Installation of Ultraviolet Light Source in Air Handling Units

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 282,000	Nov. 2003	Requested

Background

UIHC wishes to utilize ultraviolet lighting to prevent mold growth and dispersal on the chilled water coils in the air handling units that serve several patient areas.

Ultraviolet energy serves as a germicide which is capable of destroying mold, bacteria, and viruses that circulate in air handling systems; the mold is considered a major source of infection in immuno-suppressed patients.

The ultraviolet lighting would also keep the coils clean to promote the efficient transfer of heat and reduce maintenance costs.

Project Scope

The project would install ultraviolet lighting across the chilled water coils in the air handling units that serve the UIHC operating rooms, Burn Center, Carver Pavilion inpatient areas, Clinical Cancer Center, Emergency Treatment Center, Central Sterilizing, and portions of the Department of Radiology.

Work would include the installation of frame assemblies for multiple ultraviolet lamp tubes inside the air handling units, and the installation of electrical wiring, switches, and spare lamps.

Funding

University Hospitals Building Usage Funds.

Project Budget

Construction	$ 225,000
Professional Fees	22,500
Planning and Supervision	12,000
Contingencies	22,500
TOTAL	$ 282,000

Burge Residence Hall—Remodel Lobby

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 276,000	Nov. 2003	Requested

Background

The University wishes to upgrade the Burge Hall information desk and lobby area; these improvements must be coordinated with the **Burge Residence Hall—Remodel Food Service Area** project which is currently under construction.

The University also wishes to improve the function of the Department of Residence office areas on the first floor of Burge Residence Hall.

Project Scope

The project would remodel 1,650 square feet of space on the first floor of Burge Hall; the project area includes the building's information desk and lobby, and the Department of Residence office areas.

Funding

Residence Services Improvement Funds.

Project Budget

Construction	$ 214,200
Design, Inspection, and Administration	
Consultants	24,500
Design and Construction Services	15,900
Contingencies	21,400
TOTAL	$ 276,000

University Hospitals and Clinics—Emergency Treatment Center Expansion and Renovation

Project Summary

	Amount		Date	Board Action
Feasibility Study (Design Professionals Collaborative, Cedar Rapids, IA)	$ 49,900	(est.)	Jan. 2003	Ratification*
Initial Review and Consideration of Capital Project Evaluation Criteria			July 2003	Received Report
Permission to Proceed with Project Planning			July 2003	Approved
Phase 1 (Utility Relocation and Replacement) Engineering Agreement (Shive-Hattery, Iowa City, IA)	314,960		Nov. 2003	Requested
Phase 2 (Building Construction/Renovation) Architectural Agreement—Pre-Design Through Design Development (Shiffler Associates Architects, Des Moines, IA)	738,000		Nov. 2003	Requested

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

Background

The Emergency Treatment and Level 1 Trauma Center (ETC), located in 23,000 gross square feet of space on the first floor of the Carver Pavilion, has been in operation since 1978.

Currently, the ETC's annual patient visits total approximately 31,000, which is an increase of more than 100 percent since the Center became operational. The ETC's patient volume is projected to increase to 44,000 annual patient visits by the year 2012, an increase of 42 percent over the current level.

The University wishes to renovate and expand the ETC to accommodate current and future patient volume and the lengthier patient visit times associated with high level emergency needs. This would also support the introduction of new emergency medicine services and upgrade the ETC to correct existing design and space deficiencies as cited by review and regulatory agencies.

The renovation and expansion would also provide space for the planned implementation of a graduate medical education residency program in emergency medicine, and clinical research facilities for improved diagnosis and treatment of patients with emergent or traumatic injury or illness.

Project Scope

The Phase 1 project would relocate or replace mechanical, electrical and utility services, construct transformer and emergency generator vaults and utility tunnels to support the future expansion of the ETC, and expand the ETC existing patient parking lot.

The Phase 2 project would construct a three-level addition (approximately 49,000 gross square feet) adjacent to the ETC to provide first floor expansion space for the Center, and basement and subbasement levels to house building support space.

In addition, the Phase 2 project would renovate the existing ETC space (23,000 gross square feet); the renovation work would be phased to allow the ETC to remain operational during the construction project.

Anticipated Cost/Funding

Estimated at $30 million, to be funded by University Hospitals Building Usage Funds and UIHC bond proceeds.

Design Services

Phase 1 Engineering Agreement

Expressions of interest to provide the Phase 1 utility engineering services were received from two firms. Both firms were interviewed with an institutional 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 Shive-Hattery, Iowa City, to provide the utility engineering services for the project.

- The firm was selected based on is previous experience with similar campus projects, its knowledge of the utility services in the project area, its success with the coordination and phasing of multi-utility relocation and replacement projects on campus, its understanding of the project, and the individual qualifications of the project team members.

The agreement with Shive-Hattery would provide full utility design services, and project phasing and coordination services with the architectural consultant, and for a fee of $314,960, including reimbursables.

Phase 2 Architectural Agreement

Expressions of interest to provide the Phase 2 architectural services for the project were received from 12 firms. Three firms were selected for interviews with an institutional 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 Shiffler Associates Architects, Des Moines, Iowa, to provide architectural services for the project.

- The firm was selected based on its professional qualifications, the quality of its previous work at the University, and the quality of its presentation.

The agreement with Shiffler Associates Architects would provide pre-design through design development services, including operations assessment and program validation, for a fee of $738,000, including reimbursables.

University Hospitals and Clinics—Patient and Visitor Services Center

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 2000	Approved
Feasibility Study Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	$ 68,000	Jan. 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2003	Receive Report
Architectural Agreement (Design Professionals Collaborative, Cedar Rapids, IA)	305,375	Nov. 2003	Requested

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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 agreement with Design Professional Collaborative would provide full design services for a fee of $305,375, including reimbursables.

Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan

This project will provide for the renovation of approximately 21,000 gross square feet of space on the first level of the Carver Pavilion to develop a Patient and Visitor Services Center (previously entitled Development of New Patient Registration and Admitting Service Facilities). As described in this project's previously approved Request for Permission to Proceed with Project Planning the facility will replace the UIHC's Main Entrance lobby, patient admitting and registration service facilities, Volunteer Program gift shop, and patient and visitor seating area, as required to meet the growth in UIHC's patient service volume that has occurred since the present Main Entrance facilities were developed over twenty-five years ago. The project will also provide for the development of a convenient facility for collecting laboratory specimens from incoming patients, patient and guest relations service facilities, an information center, a snack and beverage service, public restrooms and other services designed to enhance the level of care and scope of services provided to UIHC's patients and visitors. The project is in concert with the UIHC's patient care mission and supports several of the UIHC's Strategic Plan goals, most notably by ensuring the hospitals' facilities are developed with a particular emphasis on patient comfort and convenience and operational effectiveness, by facilitating opportunities for operational and clinical efficiencies, and by making possible incremental growth in service volume and revenue.

Other Alternatives Explored

Adequate space is not available within the present Main Entrance lobby to renovate or enhance the existing patient admitting and registration service facilities to ensure patient privacy and confidentiality, as required by the Health Insurance Portability and Accountability Act of 1996 (HIPAA). This Carver Pavilion location is the only space of adequate size and in the proper location to meet the previously described patient and visitor service needs. Also, the site for these functions, which will be serving arriving patients and visitors, needs to be located on the UIHC's entrance drive and close to parking facilities. The first floor Carver Pavilion site is the only one that meets all these needs and therefore, it was designated for this purpose as part of the master site plan for accommodating incoming and outgoing patients, visitors and staff.

Impact on Other Facilities and Square Footage	On completion of this project approximately 11,300 gross square feet of space that now functions as the UIHC's Main Entrance lobby, patient registration and admitting service and Volunteer Program gift shop will become available for renovation to develop a patient "Discharge Center" which will include an expanded ambulatory care pharmacy and other patient, visitor and staff support services. It will also serve as the site for patients to wait for transportation by private automobiles, University Hospital vans and other vehicles that routinely pick up patients from the UIHC following appointments or inpatient stays. As described in response to Criteria #1, the area that will be renovated to develop the Patient and Visitor Service Center is approximately 21,000 gross square feet.
Financial Resources for Construction Project	The project's construction will be funded through University Hospitals Building Usage Funds acquired from depreciation allowances of third parties underwriting the cost of patient care plus hospital net earnings from paying patients. No state capital appropriated dollars will be involved. The services to be provided as the result of this project are not ones that generate a significant level of revenue although they are essential to the hospitals' operations and to the provision of convenient and comfortable patient and guest services. Accordingly, it is not appropriate or meaningful to consider a return on investment for this specific project. The costs associated with the development of this project, as with other similar non-revenue generating services, are supported by all UIHC revenue centers.
Financial Resources for Operations and Maintenance	The source of funds to cover the associated operating and maintenance costs will be hospital operating revenues derived from providing patient care and other services.
External Forces	Beyond the requirement for additional space to meet the functional needs of the patient and visitor services to be located in this facility, the project facilitates UIHC's compliance with the patient privacy and confidentiality mandates of HIPAA, as described above. In addition, the project will provide for development of a centralized patient specimen collection facility which will enhance opportunities for ambulatory care clinic and diagnostic and therapeutic service patients to be provided their care in an expedited manner and improve the overall operational efficiency and productivity of these patient care service settings.

Also presented for Board ratification are six project budgets under $250,000, two construction contracts awarded by the Executive Director, the acceptance of two completed construction contracts, and five final reports. The register prepared by the University is included in the Regent Exhibit Book.

Sheila Doyle

Approved: Gregory S. Nichols

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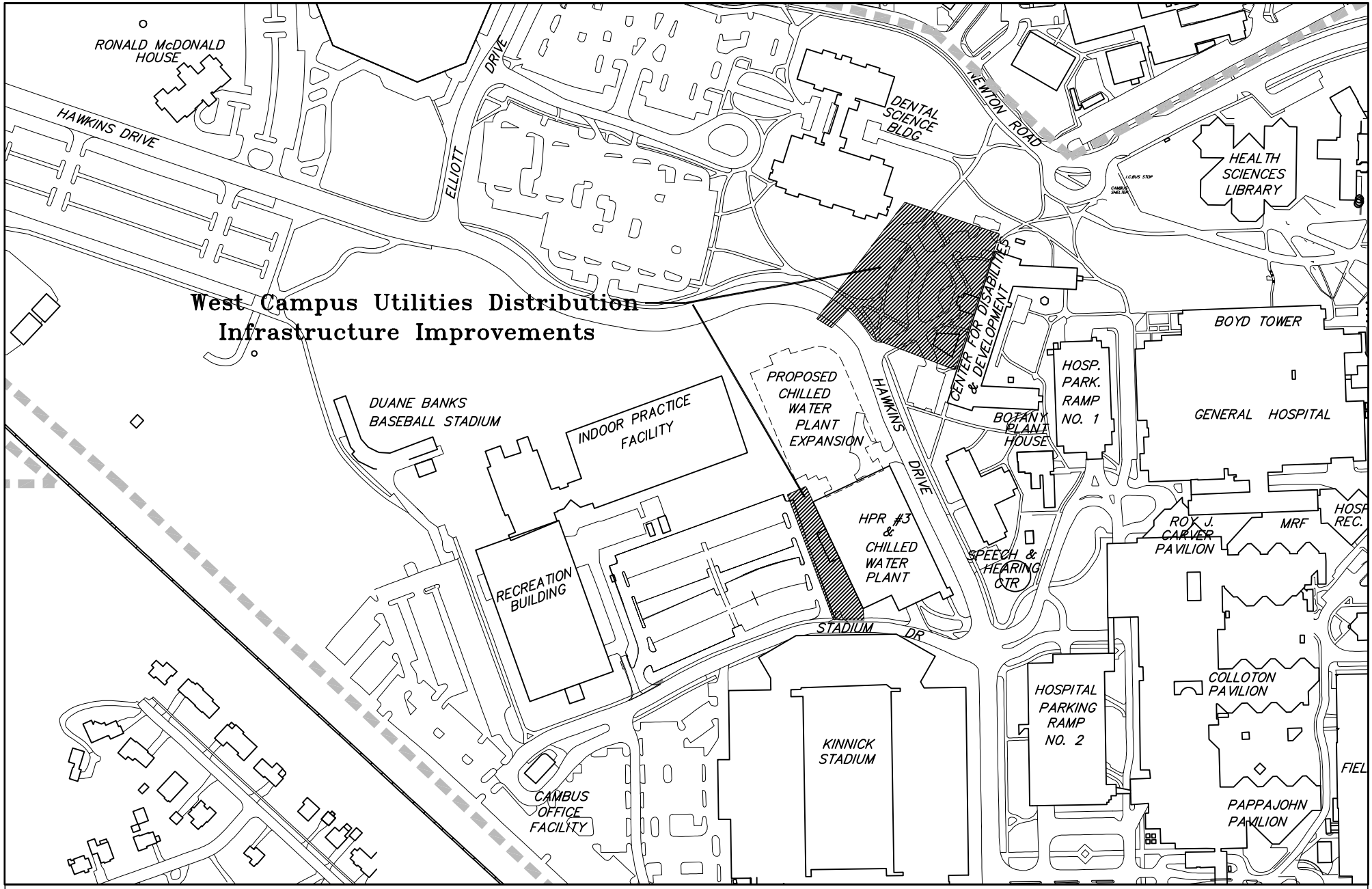


THE UNIVERSITY OF IOWA

PLOTTED 10-17-03
wcp-exp-infra.dwg

Legend

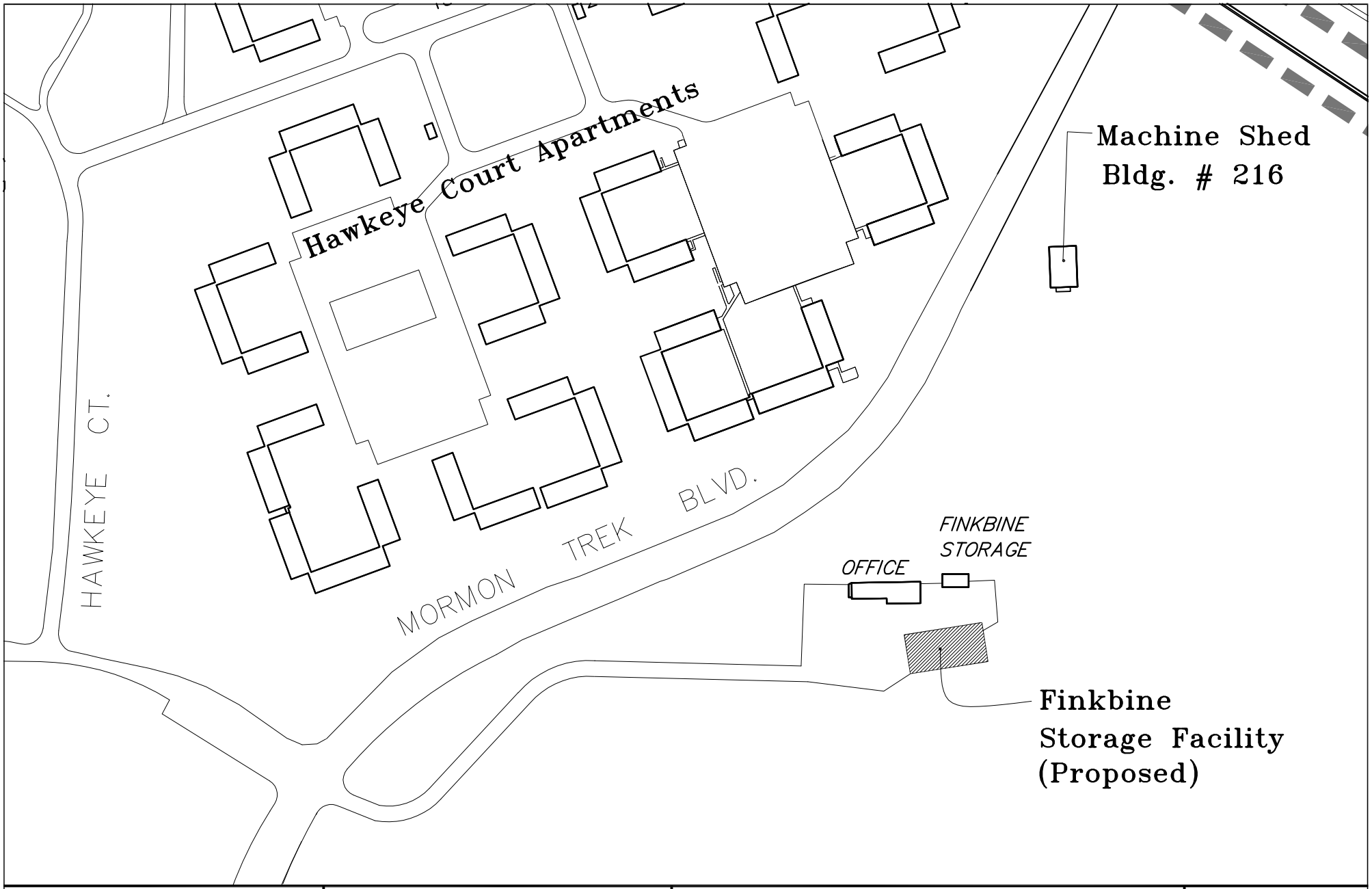
University Property Line

THE UNIVERSITY OF IOWA - LOCATION MAP

West Campus Utilities Distribution Infrastructure Improvements

N

Scale: 1" = 300'



THE UNIVERSITY OF IOWA

Plotted October 29, 2003

Legend

University Property Line

LOCATION MAP

Finkbine Storage Facility – Proposed

fink–storage2003.dwg

N

Scale: 1" = 200'