

PHARMACY BUILDING REPLACEMENT PROJECT

INVESTING IN THE FUTURE



FEBRUARY 13, 2014





College of Pharmacy Project - Funding Summary

- Total project cost
 - \$96.3 M
- State of Iowa Appropriation: Governor's recommendation
 - FY 2015 - \$2.0 M
 - FY 2016 - \$13.0 M
 - FY 2017 – \$29.0 M
 - FY 2018 – \$22.3 M
 - **Total - \$66.3 M**
- Gifts and other UI sources
 - \$30.0 M (Increased fund raising efforts)

Our Project – An issue of obsolescence and investment

- Two Structures:
 - 1961 Wing –
 - Most challenging UI building
 - Functionally and operationally obsolete
 - Negatively impacting recruitment, retention and quality of education
 - Slated for removal/replacement
 - The 1996 Tower -
 - In good condition
 - To remain an important part of the College complex



Replacement of the 1961 Wing

- **Campus-wide (ISES) Conditions Assessment:**
 - \$18M in current deferred maintenance/renewal needs
 - Highest per square foot cost at UI/39% of replacement value
- **Energy Use:**
 - 22% higher energy use than UI's 2nd highest
 - Reliability and year-over-year energy cost concerns
- **Functional Obsolescence:**
 - Low floor-to-floor height/Small spaces/Inflexible structure
 - Absence of basic modern student spaces/functions
 - Concerns for FDA accreditation

Bldg Name	TOTAL (MMBtu)	Total EUI MMBtu/ksf
PHARMACY BUILDING	93,720	655.51
MEDICAL EDUCATION RESEARCH FACILITY	124,346	537.96
BOWEN SCIENCE BUILDING	170,106	453.55
CARVER BIOMEDICAL RESEARCH BUILDING	60,604	444.17
MEDICAL LABORATORIES	97,232	426.13
DENTAL SCIENCE BUILDING	90,767	403.49
IOWA ADVANCED TECHNOLOGY LABORATORIES	50,104	391.64
BIOLOGY BUILDING EAST	22,397	359.23

Replacement of the 1961 Wing

- Images of the current condition (no substitute for a visit):



Deteriorating Exterior Finishes
(Moisture/Insulation)



No gathering/teaming/sharing spaces and a single, antiquated lecture room split into two serves as the only all-day teaching space for 500+ students



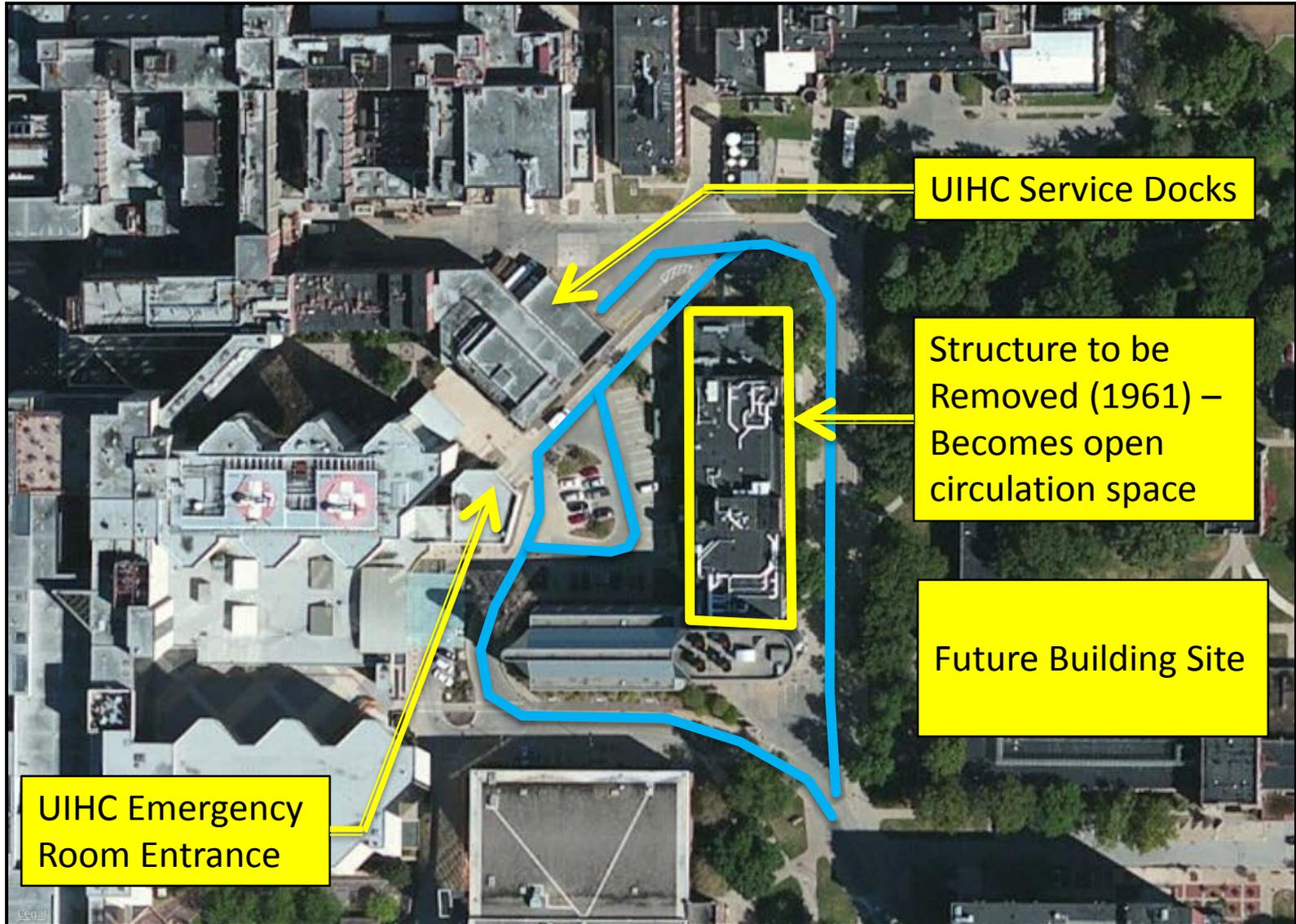
Severely outdated and inappropriate lab space (equipment/furnishings/finishes/noise)



Wise and Timely Investment

- **Value created by the investment -**
 - “Buy-down” of Deferred Maintenance needs- **\$18M**
 - Energy cost savings -
 - Based on 50-year Net Present Value - **\$35M-46M**
 - Total for Def. Maint. And Energy, alone - **\$53M-64M**
- **Critical benefits to current and future Pharmacy students**
 - Recruitment/Retention of top students and faculty
 - Increased quality of Pharmacists from, and serving, Iowa
 - More College of Pharmacy admissions
 - Partnerships: ISU Vet Sciences

Improving the adjacent UIHC site





Looking toward the future



 THE UNIVERSITY OF IOWA
COLLEGE OF PHARMACY



Long-term care and stewardship of the investment

- **Designing in a different time**
 - 1950's-60's challenged: rush of students, lack of funds/time
 - Technology and training expectations dramatically different
- **Knowledge gained**
 - Peer/Industry Best Practice Lessons
 - Flexibility
 - Systems advancements
 - Measuring/Monitoring conditions
- **Stewardship in practice – well planned care**
 - Average UI building: 44 years (16 bldgs. older than 100)
 - We are ahead of our peers in caring for our buildings

THANK YOU



 THE UNIVERSITY OF IOWA
COLLEGE
OF PHARMACY

The Project Will:

- Provide an appropriate and competitive facility for teaching/learning, practice and research in the field of Pharmacy – Allow for larger Pharm-D class size
- Eliminate \$18M in deferred maintenance/renewal needs
- Vastly improve energy performance (replace highest energy using building on UI campus):
 - 50-year NPV in energy savings: \$35M-\$45M
- Provide maintenance savings that allow a larger/better building at no additional annual cost
- Allow for continued/future economic development and supply of highly trained pharmacists from/for Iowa
- Improve campus land-use efficiency and address congested access to adjacent UIHC Emergency Room

Quick Facts:

- Over 50% of Iowa's Pharmacists are UI grads
- UI Pharmacists are in 96 of 99 Iowa counties
- UI Pharmaceuticals provides unique economic development and inter-college opportunities
- Developing partnership: UI Pharm/ISU Vet. Sciences

Project Budget Summary:

- State (Gov. recommended) - \$66.3M*
- Gifts and UI Sources - \$30.0M
- Project Cost - \$96.3M**
 - * 4 years (\$2M/\$13M/\$29M/\$22.3M)
 - ** UI Pharmaceuticals equipment is purchased with UI funds, outside of the project

Project Schedule:

- Design - Ongoing
- Start Construction - Fall, 2015
- Project Completion - Fall, 2018

Realizing the Vision:

From this:



To this:

