

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF IOWA CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. The following actions for the **Rowing Team Boat House** and **Burge Residence Hall – Addition**, major capital projects as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachments A and B);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the architectural and engineering selection process.
2. Permission to proceed with project planning, including the architectural/engineering selection process, for the **North Chilled Water River Crossing** and **Slater Residence Hall – Fire and Life Safety Improvement** projects.
3. The program statement for the **Campus Recreation and Wellness Center** project, and the schematic design and project description and budget (\$3,400,000) for the **University Hospitals and Clinics – Neurosurgery Clinic Renovation** project.

Executive Summary: The University has requested permission to proceed with project planning for the following projects:

The **Rowing Team Boat House** project would construct a boat house along the Iowa River to serve as the primary competitive and practice facility for the women's intercollegiate rowing team. The anticipated project cost of \$3 million to \$5 million would be funded by Athletic Department earnings and gifts. As indicated in the Department of Athletics Overview of Anticipated Facilities Improvements (Agenda Item 4b), the project is the Department's top facilities priority.

Currently, the women's rowing team is the only intercollegiate University sport without a permanent competitive and practice facility. Development of a dedicated facility is consistent with the Athletic Department's gender equity plan to provide comparable competitive and practice facilities for all sports programs. The University plans to explore possible complementary uses of the facility with University Recreational Services and the community.

The **Burge Residence Hall – Addition** project would construct a five-level addition to the east campus residence hall, at the building's northeast corner, to house 92 beds in suite-style rooms (two student rooms sharing one bathroom). A map indicating the proposed location for the addition is included as Attachment C. The anticipated project cost of \$9 million to \$10 million would be funded by Dormitory Revenue Bonds.

Many of the proposed projects of the Residence Services Master Plan for Residence Hall Renovation (presented to the Board in March 2006) would remove beds from the system. The **Burge Residence Hall – Addition** project would help restore the Residence System capacity, as

well as aid in student retention by providing suite-style student rooms in response to student demand for apartment-style living areas.

The **North Chilled Water River Crossing** project would extend chilled water lines under the Iowa River to connect the east and west campus chilled water distribution systems. The University anticipates that the chilled water lines would be installed in the area between the Iowa Memorial Union pedestrian bridge and the CRANDIC railroad bridge; a map indicating this area is included as Attachment D. The anticipated project cost of \$6.9 million would be funded by Utility System Revenue Bonds and/or Utility System Repair and Improvement Funds.

In December 2004, the Board received a report of the University's comprehensive study of its campus chilled water system. The study projected chilled water demand for the west and east campuses to exceed existing production capacity in 2006 and 2007, respectively, necessitating immediate chilled water plant improvements. The study provided specific recommendations for meeting the chilled water demands for the east and west campuses through 2011. The recommendations included the modernization and expansion of the West Campus Chilled Water Plant (located near UIHC) and construction of an East Campus Chilled Water Plant; these projects were proposed to be complete and operational for the 2006 and 2007 cooling seasons. The University has proceeded with projects to upgrade and expand the West Campus Chilled Water Plant.

The study also identified future projects to address longer term reliability and capacity issues beyond 2011. These projects included construction of north and south Iowa River crossings to link the east and west chilled water piping networks to increase the usable chilled water capacity for the entire campus.

The University now wishes to proceed with the north river crossing prior to construction of the East Campus Chilled Water Plant. This would allow the University to utilize the additional capacity of the West Campus Chilled Water Plant to address the increasing east campus chilled water demand. The University believes this is the optimum solution for addressing the east campus needs in the near term, since the river crossing would require a shorter construction period, at approximately one-fourth of the anticipated cost of a new chilled water plant. The University anticipates beginning construction of the river crossing in the late summer or early fall of 2006, for completion prior to the spring 2007 cooling season. The University will continue to evaluate the need for development of an East Campus Chilled Water Plant.

The **Slater Residence Hall – Fire and Life Safety Improvements** project would upgrade fire and life safety systems in Slater Hall, the University's only high-rise residence hall without a sprinkler system. While not required by fire codes, the University has installed similar sprinkler systems in its residence halls for improved fire protection. The anticipated project cost of \$3 million would be funded by a combination of Dormitory Revenue Bonds and Dormitory Improvement Funds.

The University requests approval of the program statement for the **Campus Recreation and Wellness Center** project (formerly the East Campus Recreation Center/Field House Renovation project) which would construct an indoor recreation facility at the southwest corner of Burlington and Madison Streets (directly south of the Library) to improve the University's recreational offerings for students, faculty and staff. Board policy delegates approval of program statements for new building projects of \$1 million or more to the Board Office; however, the University has requested Board approval of the program statement for this project. A map indicating the project site is included as Attachment E.

The current estimated project cost is \$69.12 million; the University's previous cost estimate for the project was between \$50 million and \$55 million. The proposed project would be funded by the sale of revenue bonds to be supported by student fees, as well as non-student user fees, with additional funding from Athletic Department Earnings and Gifts and Income from Treasurer's Temporary Investments. The University plans to present information on the project financing with the schematic design at a future Board meeting.

The University requests approval of the schematic design and project budget (\$3.4 million funded by University Hospitals Building Usage Funds) for the **University Hospitals and Clinics – Neurosurgery Clinic Renovation** project, which would expand and renovate the Department of Neurosurgery ambulatory care clinic, faculty offices and conference facilities in the Pappajohn Pavilion to accommodate current and projected patient growth and provide efficiencies in design and space usage. The schematic drawing is included as Attachment F.

Details of Projects:

Rowing Team Boat House

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		May 2006	Receive Report
Permission to Proceed		May 2006	Requested

The proposed facility would house locker rooms, storage for rowing shells, an ergometer room, general meeting space, and an instructional/training rowing tank. The evaluation criteria for the project are included as Attachment A to this Agenda Item.

Burge Residence Hall – Addition

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		May 2006	Receive Report
Permission to Proceed		May 2006	Requested

Levels two through five of the addition would house the student living areas. The first floor would house a portion of the Residence Services offices, which would relocate from the lower level of Burge Hall to provide additional office space and improved access for students, prospective students and parents. The evaluation criteria for the project are included as Attachment B to this Agenda Item.

North Chilled Water River Crossing

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2006	Requested

The University anticipates that the project would consist of boring sleeves under the Iowa River and inserting chilled water pipes through the sleeves. The University indicates that this technology provides the best option for future operation and maintenance of the chilled water system. The University has begun discussions with the Iowa Department of Natural Resources and will continue to work with the Department to obtain the necessary permits for the project.

Slater Residence Hall – Fire and Life Safety Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2006	Requested

The project would install an addressable fire detection system and fire suppression sprinkler system, and review exiting signage, fire extinguisher placement, and emergency generator capacity.

Campus Recreation and Wellness Center (formerly East Campus Recreation Center/Field House Renovation)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>East Campus Recreation Center/Field House Renovation</u>			
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Received Report
Permission to Proceed		Sept. 2004	Approved
Architectural Selection (RDG, Inc., Des Moines, IA)		Dec. 2004	Approved
<u>Phase 1—Replacement Facilities</u>			
Architectural Selection—Master Planning Services (OPN Architects, Cedar Rapids, IA)		March 2005	Approved
Architectural Agreement – Programming and Schematic Design Services (RDG, Inc., Des Moines, IA)	\$ 811,200	Dec. 2005	Not Required
<u>Campus Recreation and Wellness Center</u>			
Program Statement		May 2006	Requested

The Campus Recreation and Wellness Center project would support three primary University programs: Student Fitness and Recreation, Aquatics, and Wellness. The primary function of the facility will be to provide “drop-in” individual fitness activities in these three areas. The Center would

provide activities for cardiovascular and weight fitness, group exercise, and aquatics (including leisure, 50 meter lap, and diving pools), a climbing tower, jog/walk track, multi-purpose activity space, wellness activity area and offices, and locker rooms and storage spaces, as follows.

Detailed Building Program

Activity Areas

Natatorium	40,000	
Multi-Purpose Activity Space	26,000	
Fitness Area	21,440	
Pool Spectator Seating	8,960	
Jog/Walk Track	6,930	
Wellness Area	6,580	
Pool Support Space	5,300	
Group Exercise/Multi-Purpose Activity Rooms	4,780	
Climbing Tower	1,500	121,490

Common Areas

Locker Rooms	13,440	
Support Areas	4,650	18,090

Administration Areas

Recreation/Athletic Offices	5,080	
Equipment/Laundry/Control	1,290	<u>6,370</u>

Total Net Assignable Space	145,950	Nsf
Anticipated Gross Square Feet	208,500	Gsf
Anticipated Net-to-Gross Ratio = 70 percent		

The aquatics function of the project would replace the deteriorating Field House pool, which will be decommissioned. The wellness function would consolidate existing wellness programs in one location to improve their visibility and accessibility. The facility would be staffed and managed by the Department of Recreational Services.

University Hospitals and Clinics – Neurosurgery Clinic Expansion and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		Sept. 2005	Received Report
Permission to Proceed		Sept. 2005	Approved
Permission to Waive Architectural Selection Process		Sept. 2005	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Sept. 2005	Approved
Negotiated Design Agreement (OPN Architects)	\$ 254,000	Nov. 2005	Not Required
Program Statement		Feb. 2006	Not Required
Schematic Design		May 2006	Requested
Project Description and Total Budget	3,400,000	May 2006	Requested

The schematic design includes the patient waiting room, exam rooms, and large work room in the southeast portion of the space, a lecture room/classroom and conference room in the northern area, and offices and smaller work areas throughout the remainder of the space.

The square footages in the schematic design are identical to the square footages in the approved building program, as shown below.

Detailed Building Program

Faculty/Staff Offices and Work Rooms (32)	3,777	
Exam and Treatment Rooms (15)	1,542	
Conference and Teaching Rooms (2)	1,234	
Reception/Waiting Areas (2)	1,074	
Nurse/Physicians Work Room (2)	839	
Utility Rooms/Equipment Storage (4)	801	
Staff Lounge/Lockers/Restrooms (5)	<u>435</u>	
Total Net Assignable Space	9,702	nsf
Anticipated Gross Square Feet	14,000	gsf
Anticipated Net-to-Gross Ratio =	69 percent	

Rowing Team Boat House
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 construct a boathouse on the bank of the Iowa River to serve as the primary competitive and practice facility for the women's intercollegiate rowing team. The facility will include locker rooms, storage for the rowing shells, ergometer room, general meeting space and instructional/training rowing tank.

Currently, the women's rowing team is the only intercollegiate sport that does not have a permanent competitive and practice facility. In addition, this facility will assist the Department of Athletics in meeting its gender equity needs of providing equitable competitive and practice facilities for all sports programs. The facility will assist the University of Iowa Athletics Department in addressing needs highlighted through the NCAA certification self-study process in the fall of 2005.

A new Rowing Team Boat House aligns with the University's Strategic Plan by the following:

- Commitment to gender equity in Athletics, as mandated by Title IX and committed to by the University
- Commitment to athletics excellence and support of a broad-based intercollegiate athletics program
- Making core campus space at IATL, currently being underutilized for rowing shell storage, available for campus needs aligned with the institution's strategic plan.
- Long-term campus master plan objectives aimed at revitalizing and engaging the Iowa River will be enhanced by inclusion of a vibrant and attractive boat house, which will bring activity to the facility's surroundings and will offer campus views of rowing practice and competition, thus adding to the ambiance of the campus resource.
- The facility offers opportunities to become a recreational resource for both the University and the surrounding community, potentially strengthening partnerships and relations between the two and supporting student recreation opportunities.

Other Alternatives Explored: The current temporary facility does not provide a comprehensive competitive and practice facility with all the basic needs of the program in one area. Currently, their athletics training and team facility is in the Field House, the ergometer room in the Field House, strength training time is shared between the Recreation Building and Carver-Hawkeye Arena, the rowing shells are stored at the Iowa Advanced Technology Laboratories building and practice is coordinated from the makeshift dock located in front of the Iowa Memorial Union. This problematic combination of scattered support is based on the relative newness of the program and a need to temporarily "fit in" wherever space was made available. The direct and critical tie to the Iowa River has resulted in a satellite approach to training and this makes the Rowing program critically underserved as related to the rest of the UI athletics programs. Conflicts between rowing team access to the river and the University-related pedestrian traffic associated with the area surrounding the IMU are problematic and will become worse with planned improvements to the IMU. The current and temporary location remains the only option for appropriate equipment storage as no other appropriate riverfront structures exist. All other riverfront facilities to be considered are either fully occupied or do not meet the considerable space requirements for rowing shell storage, much less, appropriate and associated dry-land work out space.

While partnerships with neighboring communities should be considered in the establishment of a new rowing facility, the sport is one that is significantly centered at and by the University. Community involvement and participation will occur to the degree the facility can support competitive and recreational uses. It is not a sport with such a current community foothold that the surrounding

communities would fund and build such a facility that the University would then be able to use. Additionally, community-used boat houses are typically shell storage facilities; whereas the UI Rowing team needs for team and practice space will require additional and specifically dedicated areas.

Options to simply maintain the current facilities for the Rowing team are counter to NCAA, Title IX and Athletic Department objectives. Expectations and aforementioned conflicts at and underutilization of core campus space if not corrected will only become more detrimental to the program and the University.

Impact on Other Facilities and Square Footage: The current space occupied in the Iowa Advanced Technology Lab building will be used to meet the academic and research space needs of the University. This accounts for 6,716 square feet of unfinished space at the east end of the building. Additionally, the consolidation of Rowing team-related functions at a new boat house would allow for the removal of the temporary dock in front of IMU and would alleviate some student-athlete traffic at currently overcrowded multi-sport fitness spaces on the west campus.

The 6,716 square feet of vacated space in IATL is strategically located for re-assignment to academic and research uses. As the space is currently unfinished, there will be considerable costs to reactivate the space for these functions.

Financial Resources for Construction Project: Athletics Department earnings and gifts to the Athletics Department. After an initial gift campaign investigation, the UI Foundation has secured a lead gift commitment of \$1 million.

Financial Resources for Operations and Maintenance: Operation costs will also be largely driven by the chosen location for the facility. Operating costs will be funded by the Athletics Department.

External Forces: The commitment to build this facility was included in the previous NCAA certification report (1997-98). It was again listed in the 2005 NCAA Certification self-study report as a critical facility need with the expectation that it will be completed by 2009-2010. Construction of the facility will assist the University in its Title IX compliance efforts.

**Burge Residence Hall - Addition
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 core values of the University include excellence, learning, community, diversity, integrity, respect and responsibility. Strategies to accomplish these core values include recruiting and retaining a student population, promoting effective learning environments and promoting a welcoming climate that enhances the education experience. The residence halls are an important factor in students' decisions to attend the University and in their academic success.

As a result of the Rienow Restroom Project, the Burge 1100 Corridor Rooms ADA project and the Slater Renovation Project, the total bed capacity of Residence Services will be reduced by 92 beds. This project will add these rooms back to the total housing stock. The addition will allow the University to maintain the current capacity and to offer a diversity of bed space on the east side of campus.

The administrative divisions for Residence Services currently reside in the lower level of Burge and have outgrown the existing space. This project will allow some of the administrative functions to expand into the first floor level and will give students, perspective students, and parents easier access.

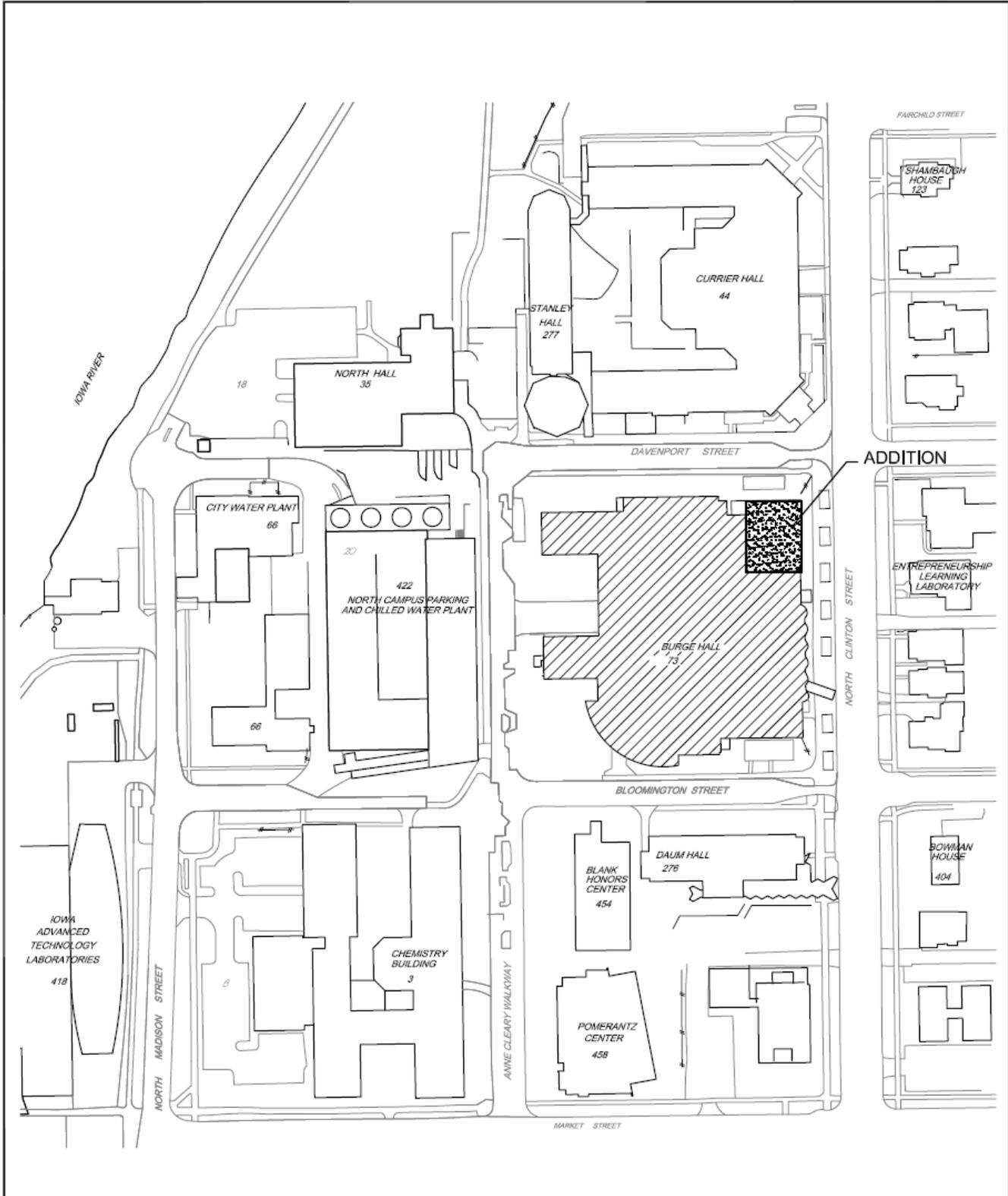
Other Alternatives Explored: Two alternatives were explored and considered not acceptable. One alternative considered not replacing the lost beds. This was not considered acceptable to the departmental goal to maintain housing market share of underclass students. It was also incompatible with the University's goal to recruit and graduate students. Another alternative considered assigning three students in lieu of two students in existing student rooms. This alternative is not desirable from a living environment aspect and is not acceptable to most students

Impact on Other Facilities and Square Footage: This project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: The project will be funded through the issuance of Dormitory Improvement Revenue bonds.

Financial Resources for Operations and Maintenance: The source of funds to cover operating and maintenance costs will be covered by income generated from student room rent.

External Forces: Students want a variety of housing choices. This project will assist in accommodating first year students and in retaining returning students by incorporating bed space of a non-traditional configuration. Two student rooms will share one bathroom in lieu of all student rooms on each floor sharing one central restroom.

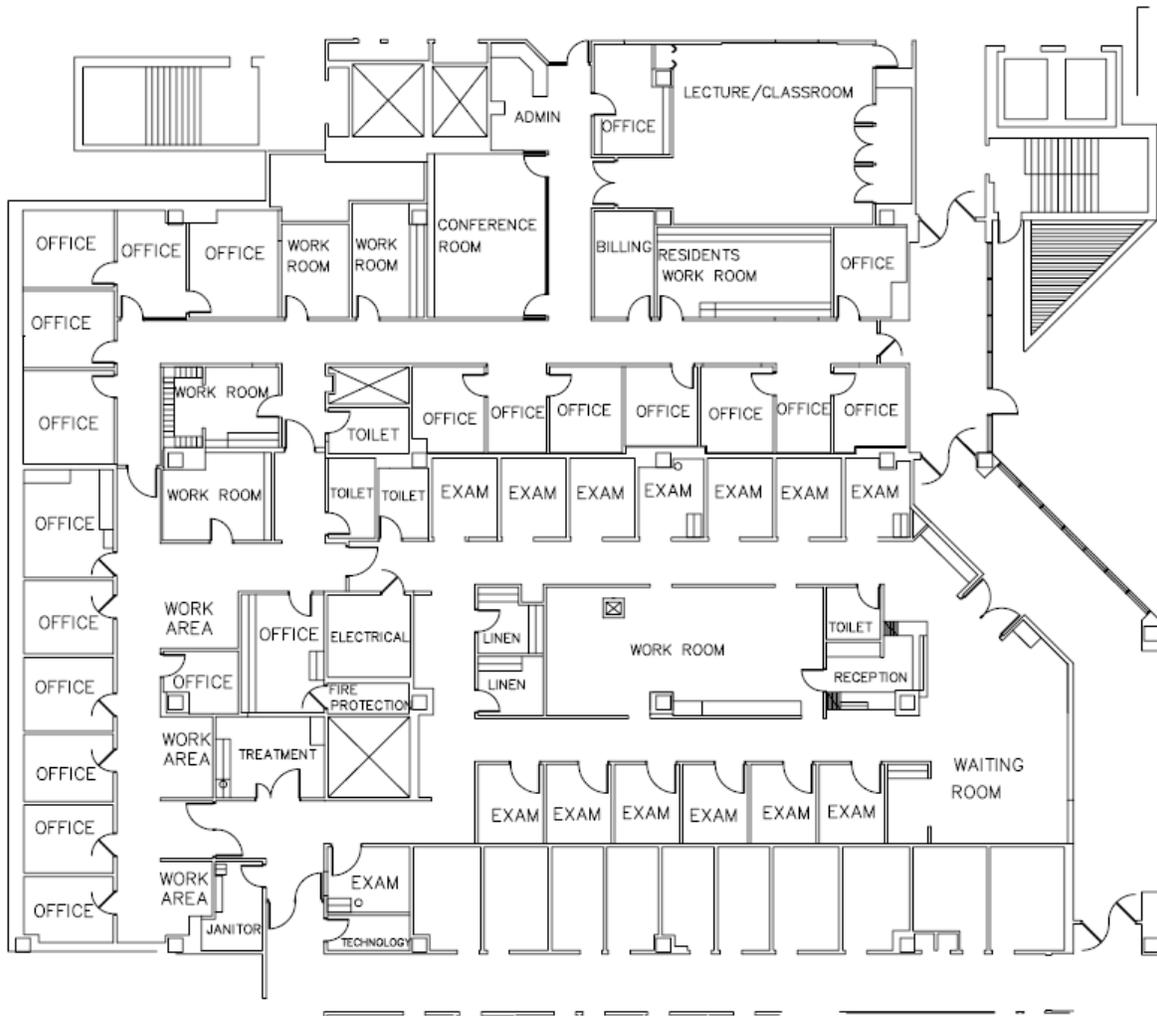


PROJECT TITLE Burge Hall Addition				DRAWN mth	REVISIONS
BLDG. ABBREV. B	BLDG. NO. 73	JOB NO. 05-801194	DATE ISSUED 1/19/06	CHECKED BAR	
				APPROVED BAR	

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SHEET TITLE Plan
1" = 150'-0"

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PROPOSED FLOOR PLAN
Neurosurgery Clinic
Expansion and Renovation

