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**UNIVERSITY OF IOWA PROPOSED LEASE AND  
PROJECT DESCRIPTION AND BUDGET FOR ROWING TEAM BOAT HOUSE**

**Actions Requested:** Consider approval of the following actions for the **Rowing Team Boat House**, a major capital project as defined by Board policy:

1. Land lease agreement with the City of Iowa City for the University's use of approximately 1.76 acres of land located in Terrill Mill Park, Iowa City, Iowa, to provide the site for the project.  
**(ROLL CALL VOTE)**
2. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A);
3. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
4. Approve the schematic design and project description and budget (\$6,200,000) subject to approval of the lease agreement, with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

**Executive Summary:** 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 only 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 \$6.2 million project budget would be funded by Athletics Department gifts and earnings.

The building would also support community recreation activities by providing space for University Recreational Services, which would operate community and other University rowing programs from the facility, and a public meeting area, which would be managed by Recreational Services.

The University proposes to construct the facility along the Iowa River in the City of Iowa City's Terrell Mill Park, which is located north of the main campus and directly west of the Mayflower Residence Hall (see Attachment B). The University reports the facility would be constructed at a level above the 100 year frequency flood plain at this location.

Approval of the schematic design and \$6.2 million budget for the project is contingent upon Board approval of a land lease with the City of Iowa City for the Boat House site. The lease would provide for the University's use of approximately 1.76 acres of land for a 99 year period, commencing on September 1, 2007, and extending through June 30, 2106. In consideration for its use of the land, the University would pay \$1 per year for each year of the lease term, and construct a free-standing, public restroom facility near the adjacent City skate park facility. The University would be responsible for utilities, taxes and insurance for the Boat House. An indemnification clause is included in the lease agreement.

The lease agreement has been reviewed by the Attorney General's Office and is recommended for approval. The lease requires Board approval by roll call vote in accordance with Iowa Code 262.11.

**Details of Project:**

**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	Approved
Program Statement		June 2007	Not Required
Approval of Lease Agreement		Aug. 2007	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Aug. 2007	Receive Report
Schematic Design		Aug. 2007	Requested
Project Description and Total Budget	\$ 6,200,000	Aug. 2007	Requested

The schematic design booklet is included with the Board's meeting materials. The facility would consist of two levels. The first level would house a boat storage bay and indoor rowing tank for use by the women's rowing team, and a smaller boat storage bay for use by University Recreational Services. The second level would house the training and locker rooms for use by the women's rowing team; showers and dressing rooms for use by University Recreational Services; shared coaches' locker room/restroom; public meeting room and restrooms; and an outdoor terrace. The building would be constructed of pre-cast concrete and a fiber-cement composite, and windows with sunshade devices for maximum daylighting and energy efficiency.

The square footages in the schematic design are identical to the square footages in the approved building program.

Detailed Building Program

	<u>Program</u>	<u>Schematic</u>	
<u>Athletics/Rowing Team Facilities</u>			
Boat Storage	4,945	4,945	
Indoor Rowing Tank Room	3,169	3,169	
Ergometer Training Room	2,776	2,776	
Locker/Support Area	1,631	1,631	
Trainer's Room	<u>419</u>	<u>419</u>	12,940
<u>Recreation Services Facilities</u>			
Boat Storage	1,760	1,760	
Dressing/Shower Rooms	270	270	
Club Office	<u>86</u>	<u>86</u>	2,116
<u>Shared Facilities</u>			
Atrium	500	500	
Coaches' Office and Locker Room	307	307	
Restroom/Custodial	<u>237</u>	<u>237</u>	1,044
<u>Public Facilities</u>			
Meeting Room/Storage	683	683	
Park Restrooms	<u>94</u>	<u>94</u>	<u>777</u>
Total Net Assignable Space	16,877	16,877	nsf
Anticipated Gross Square Feet	22,501	22,501	gsf
Anticipated Net-to-Gross Ratio = 75 Percent			

Project Budget

Construction	\$ 5,215,000
Planning and Design	745,000
Contingencies	<u>240,000</u>
TOTAL	<u>\$ 6,200,000</u>
Source of Funds:	
Athletics Department Gifts and Earnings	<u>\$ 6,200,000</u>

The University anticipates receiving construction bids in January 2008 and completing the building in December 2008.

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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, an ergometer room, general meeting space and an 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 also assist the University of Iowa Athletics Department in addressing needs highlighted through the NCAA certification self-study process in the fall of 2005.

The project site, located at the north end of Terrell Mill Park, is being provided to the University of Iowa, by the City of Iowa City.

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 as 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 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, the 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 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.

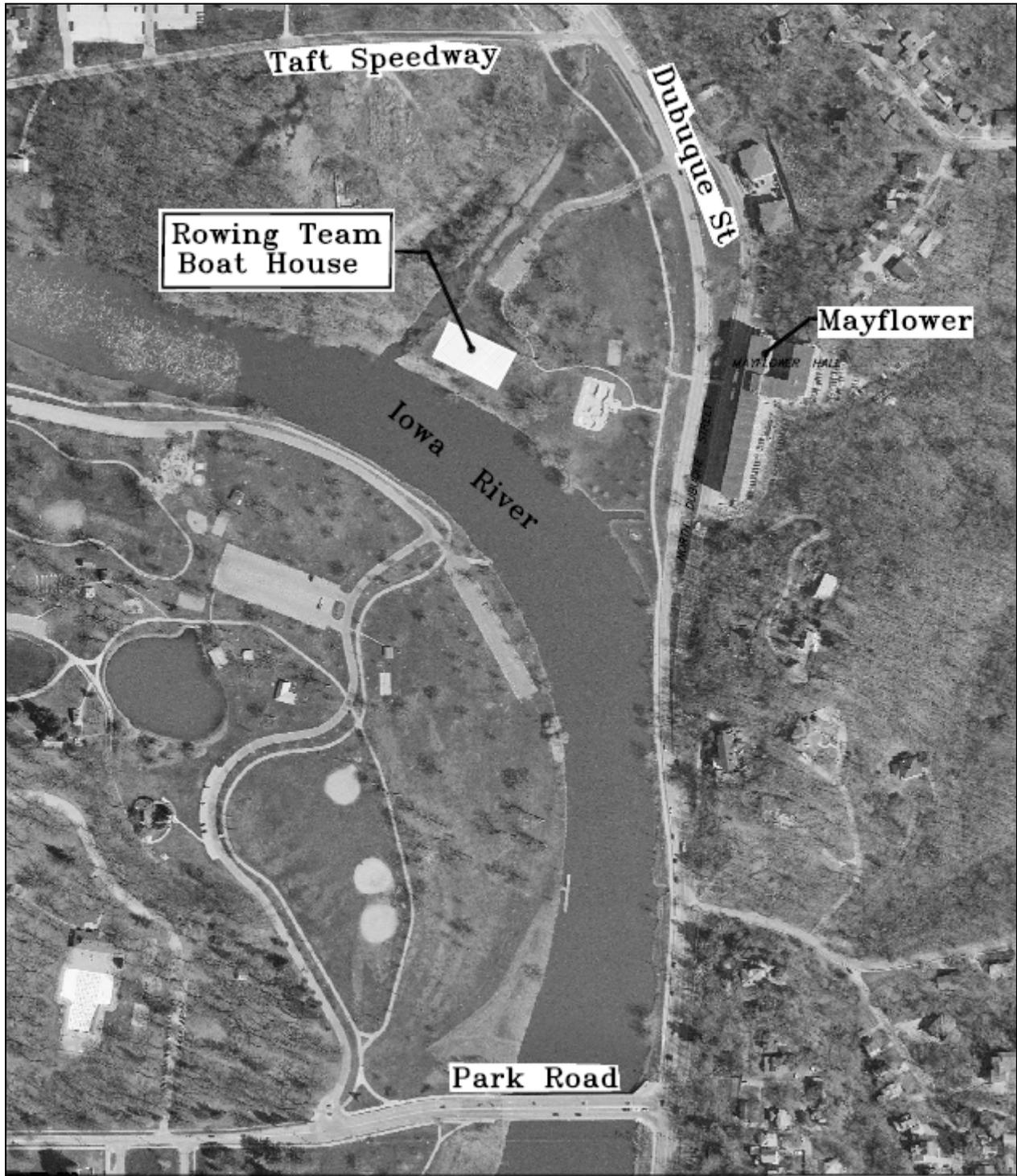
Options to simply maintain the current facilities for the Rowing team are counter to NCAA, Title IX and Athletic Department objectives. Expectations and aforementioned conflicts at and underutilization of core campus space if not corrected will only become more detrimental to the program and the University.

Impact on Other Facilities and Square Footage: The unfinished space within the Iowa Advanced Technology Lab building utilized now for boat storage will be used to meet future 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.

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: Operating costs will be funded by the Athletics Department, and to the degree utilized by general student groups, Recreational Services.

External Forces: There are two possible consequences if the project is not approved: 1) a complaint could be filed to the United States Department of Education indicating that the female student-athletes participating in rowing do not have equitable competitive and practice facilities as compared to the other UI sports programs, and 2) the commitment to build this facility was included in the previous NCAA certification report. It is once again listed in the 2005 NCAA Certification self-study report as a critical facilities need with expectations that it will be completed by 2009-2010.



 <p><b>THE UNIVERSITY OF IOWA</b></p> <p><i>Plotted May 4, 2007</i> <i>BoatHouse.dwg #0037001</i></p>	<p>N</p>  <p>Scale: 1" = 350'</p>	<p>LOCATION MAP</p> <p><b>Rowing Team Boat House</b></p>
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