

Contact: Joan Racki

UNIVERSITY OF IOWA DEPARTMENT OF ATHLETICS
REVISED FACILITIES MASTER PLAN

Actions Requested: Consider recommending that the Board:

1. Receive the University of Iowa Department of Athletics Revised Facilities Master Plan and provide any comments.
2. Approve permission to proceed with project planning, including the architectural/engineering selection process for the **Carver-Hawkeye Arena – Addition and Renovation** and **Richard O. Jacobson Building – Addition and Renovation** projects, major capital projects as defined by Board policy, which are included in the Revised Facilities Master Plan.
 - a) Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A for the **Carver-Hawkeye Arena** project and Attachment B for the **Richard O. Jacobson Building** project);
 - 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.

Executive Summary: The University of Iowa developed last spring and presented to the Board of Regents in May 2006, a summary of the Department of Athletics (Department) Master Plan for capital facilities. Since that time, the needs of the Department have been reviewed by new Athletics Director Gary Barta and the University administration. The Revised Facilities Master Plan, which was recently developed, reflects the recent commitment of the Department to support \$9 million in capital costs for the **Campus Recreation and Wellness Center** project, as well as its proportional share of operations and maintenance expenses for the Center. The plan also considers the age of the current indoor practice facility (inflated roof structure) and the values of land in and around that facility.

As authorized by the Board of Regents at its May 2006 meeting, the University has begun planning efforts for the Department's top facilities priority, a new **Rowing Team Boat House**. The current plan calls for the new facility to be located along the Iowa River, in Iowa City's Terrill Mill Park, subject to authorization by the Iowa City Council. As site and building design efforts move forward, the project will be brought to the Board for review and approval.

The other Athletics facility improvement projects have been prioritized as follows:

Carver-Hawkeye Arena

Carver-Hawkeye Arena, which was built in 1983, has received only minor modifications and improvements since its construction. The building is the home to the men's and women's basketball and the women's volleyball teams, and also includes coaches' offices, training facilities and locker rooms for many of the Department's sports programs. The Arena also houses a strength and conditioning center, which serves 23 of the 24 Athletics sports teams, and the Department's administrative offices.

The University requests permission to proceed with project planning for an addition to and renovation of the Arena. The proposed project would construct a practice facility for the basketball and volleyball programs. The addition would be built immediately north of the Arena. (See Attachment C for the proposed location of the addition.) The project would also renovate the administrative and coaching office complex within the Arena. Also under consideration are air conditioning the arena bowl, adding premium seating, and upgrading the fire alarm and mechanical systems.

Estimated project costs, which would be funded by Athletic Department gifts and earnings, range from \$25 million to \$40 million, depending upon the scope of work. Given this range, the University plans to return to the Board with a preliminary project plan and program in advance of the request for approval of the schematic design and project budget.

Richard O. Jacobson Building

The Jacobson Building was built in 1995 as an addition to the Recreation Building. The project included the construction of a foundation designed for a future westward addition to the facility. The proposed project, for which the University is requesting permission to proceed with project planning, would provide for this expansion and improvements for the football training programs. (See Attachment D for the proposed location of the addition.)

With the relocation of the field hockey, tennis and soccer programs to the far-west Hawkeye Campus, former locker room space within the Jacobson/Recreation Building complex can be reprogrammed. The reprogramming/renovation would address the over-crowding of shared athletic training facilities for Olympic sports programs, which was noted in the most recent NCAA recertification process.

While potential costs are yet to be developed, it is estimated that the combined expansion and renovation project would cost approximately \$1.5 million to \$2.5 million. The project would be funded by Athletic Department gifts and earnings. Design work would be coordinated with other planning efforts described below.

Indoor/Outdoor Football Practice Facility

The current indoor practice bubble was built in 1985 and has served as the winter months practice facility for the University's football team, Department's other turf sports, and Recreation Department intramural activities. The close proximity of the concrete foundation walls to the field of play impedes safe use of the facility. In addition, its size limits practice to a single sport at a time, despite indoor practice needs of many of the University's outdoor teams. For these reasons, and the age and condition of the bubble, the University believes that its replacement should be investigated.

As a result of other campus planning and development opportunities, the University is looking at a new location for the replacement facility; a new location would allow for the aligning of both indoor and outdoor practice facilities to better serve the daily needs of the Department and would address long-term campus development. If this alignment could occur, Athletics facilities/operations could be consolidated, and campus parking space in closer proximity to University employee work sites could be increased.

Project costs for the components of a new indoor/outdoor practice complex will need to be studied and the University will request permission to proceed with project planning at a future date to study this project and its land use options and impacts.

Additional Projects

In addition to the projects described above, the University and the Department have identified other smaller facilities needs that should be addressed. The gymnastics facilities in the Field House and the Finkbine Golf Course Clubhouse, constructed more than 50 years ago, need to be modernized. It is expected that the necessary work for gymnastics can be completed for less than \$1 million. While the scope of work for the Clubhouse has not yet been fully determined, it is expected that this project will cost between \$1 million and \$2 million.

Detail of Projects:

Carver-Hawkeye Arena – Addition and Renovation

	<u>Project Summary</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			Dec. 2006	Requested

Richard O. Jacobson Building – Addition and Renovation

	<u>Project Summary</u>	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			Dec. 2006	Requested

**Carver-Hawkeye Arena – Addition and Renovation
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: Carver Hawkeye Arena is nearing 25 years of age and has not undergone any significant interior renovation or modernization. The staff in intercollegiate athletics has grown due to changing NCAA legislation and the addition of sports over the past 10 years. The condition of the Arena spaces and the developing uses within the Arena require modernization of the building and its systems.

Carver-Hawkeye Arena provides only a single practice/competition space serving the needs of the men's and women's basketball programs and women's volleyball. This presents a significant scheduling challenge. Scheduling practice sessions (and competitions, including wrestling) for these programs at times results in class schedule conflicts and interferes with prime study times for the student-athletes.

The strength training program located within Carver-Hawkeye Arena supports 16 athletic teams and is drastically undersized. The program is housed in a space containing approximately 2,000 gross square feet. In order to conduct a program appropriate for the needs for all of the student-athletes using this area, a facility containing approximately 12,000 gross square feet is needed.

Other Alternatives Explored: Alternatives explored were variations of program space in terms of size and location. The current facility does not afford space for the program needs within the Arena's current footprint and direct adjacency to fitness and locker room space is required. The architecture of the structure allows only one available direction for adding square footage, to the north and above the current loading/service area. Different orientations of the new practice facility have been evaluated and will be refined. Design efforts will address functional needs, architectural integrity and cost.

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished. All space will be renovated and re-used.

Financial Resources for Construction Project: Project funding will be provided by athletic department gifts and earnings. Estimated project costs range from \$25 million to \$40 million depending on scope of work. Given the range of project scope, the University would return to the Board with a preliminary project plan and program in advance of the normal schematic design and budget presentation.

Financial Resources for Operating and Maintenance: Estimated annual operating costs for the Arena are \$240,000; specific details will need to be refined through additional project study.

External Forces: Intercollegiate athletics is influenced by the actions of peer institutions competing for the best student-athletes from across Iowa and the nation. Many Big Ten Conference institutions have built or are building additional practice and fitness facilities to assist in the recruitment, retention and performance of top student-athletes, a shortcoming of Carver-Hawkeye Arena.

In addition to improved academic opportunity and athletic performance associated with the proposed practice facility addition, the improvements would also increase the ability of the Arena to effectively serve the University and community needs as an events venue.

Richard O. Jacobson Building – Addition and Renovation
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: Built in 1995, the Jacobson Building was constructed as an addition to the existing Recreation Building (built in 1969), and as an anchor facility for the Iowa football team. At the time of its design, the building was planned for an eventual westward expansion and the building's foundation system was constructed to provide for that expansion. The proposed project will provide for this expansion and improvements to the football training programs. The proposed expansion will meet current and future needs of the football program.

Training space within both the Jacobson Building and adjacent Recreation Building serving other Athletics department teams are undersized and outdated. With the relocation of athletic programs to the Hawkeye Campus (field hockey, tennis, soccer), space that contained locker rooms within the Jacobson/Recreation Building complex is now available for reprogramming. This will address severe overcrowding of shared athletic training facilities for Olympic sports at the University within this complex.

Centrally located and adjacent to many athletic department facilities, these improvements will serve a majority of the athletic department programs and will allow for improved operations and management of the training activities that take place in that location.

Other Alternatives Explored: The original Jacobson Building construction budget was based upon gifts generated for the project. While the facility provided a much needed expansion of weight training space sufficient for the time (1995), the planning process identified an inevitable need to provide additional and improved training space in future years. Thus, the facility was built anticipating future expansion. The building's foundation and systems were constructed to provide for expansion. Other more remote sites were therefore not evaluated in preparing for this project.

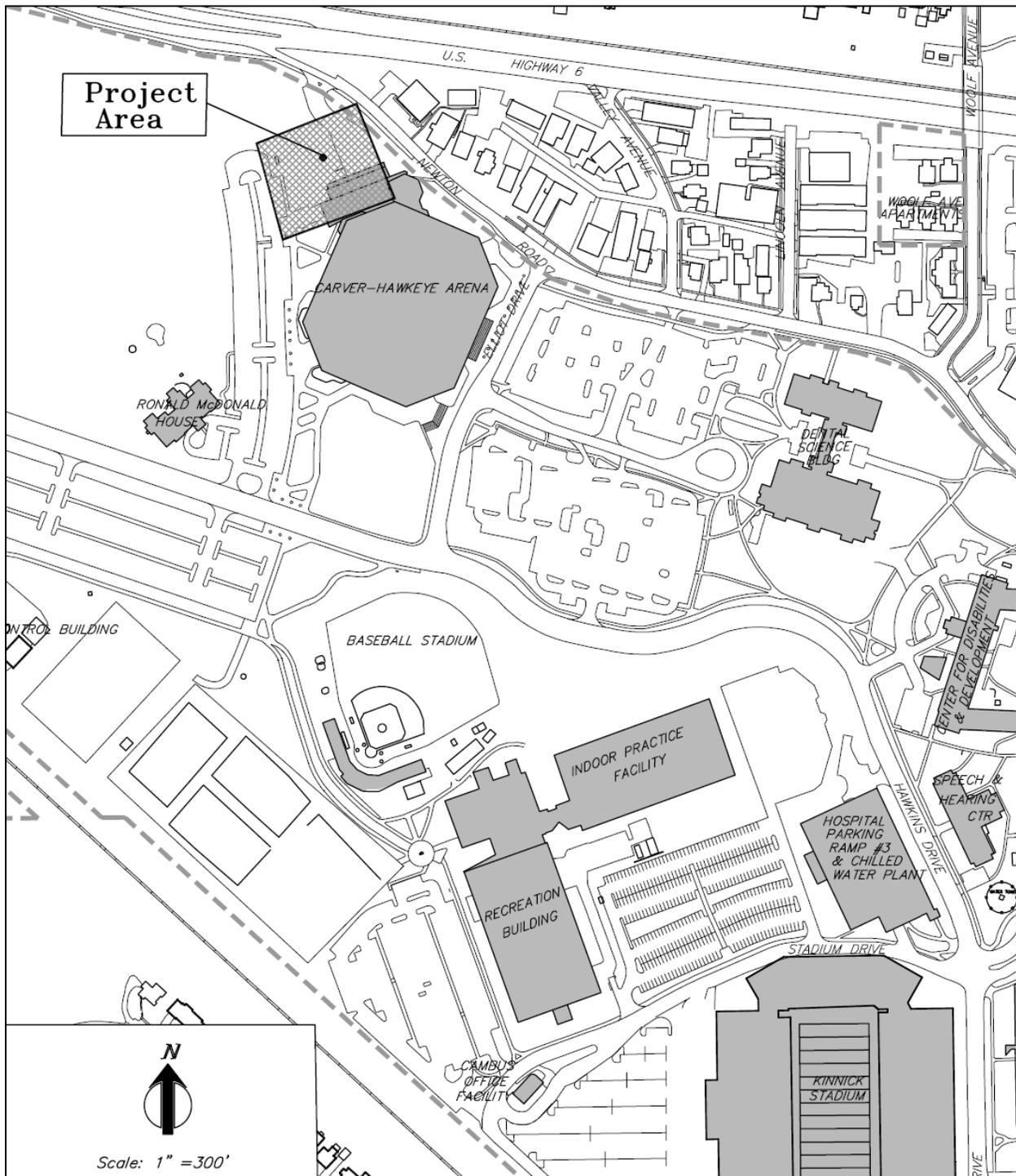
Additional renovation work within the Jacobson/Recreation Building complex will take advantage of newly available space and will improve training facilities for many other athletic department programs. (See section above.)

Impact on Other Facilities and Square Footage: No space will be abandoned, transferred or demolished. All space will be renovated and re-used. As part of the addition, the current west outdoor plaza space adjacent to the Jacobson Building will be converted for indoor training needs. This plaza is an underutilized space that was identified as a holding place for this expansion effort.

Financial Resources for Construction Project: Funding for the project will come from athletic department gifts and earnings. Estimated project costs range from \$1.5 million to \$2.5 million.

Financial Resources for Operating and Maintenance: Additional annual operating costs for the Jacobson Building will be determined through the initial planning for this project.

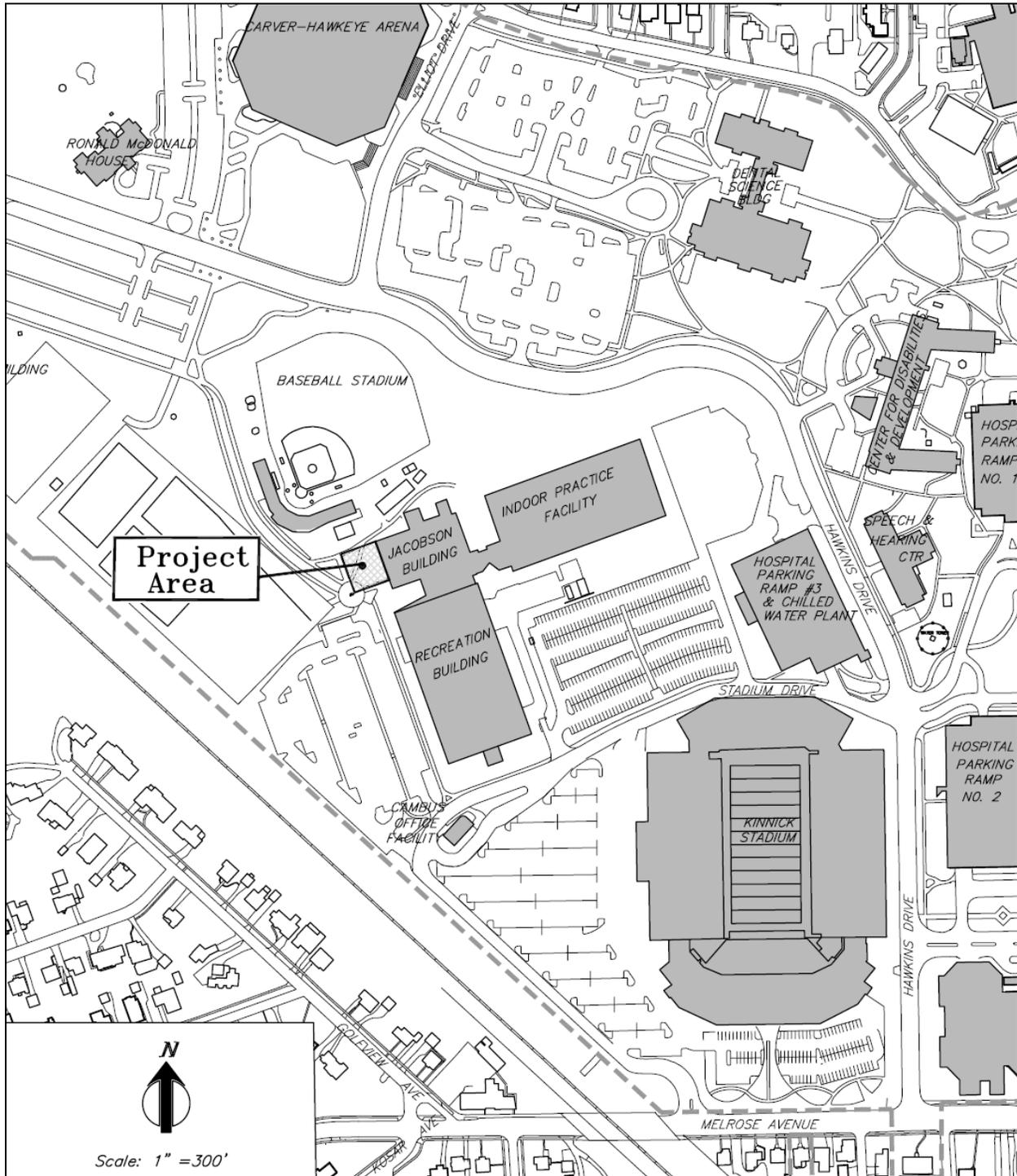
External Forces: The most recent NCAA recertification process identified severe over-crowding for programs located within the Recreation Building. Renovating now available spaces will address this concern and provide for more effective and appropriate spaces for many of the Athletics department programs.



 **THE UNIVERSITY OF IOWA**
Plotted 11-10-2006
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Legend
--- University Property Line

LOCATION MAP
Carver-Hawkeye Arena Addition and Renovation




THE UNIVERSITY OF IOWA
 Plotted 11-20-2006
 Jacobson.dwg

Legend
 - - - University Property Line

LOCATION MAP
Jacobson Building
Addition and Renovation