

Contact: Sheila Doyle

UNIVERSITY OF IOWA RECREATION CENTER RELOCATION MASTER PLAN

Action Requested: Receive the report on the Recreation Center Relocation Master Plan.

Executive Summary: In September 2004, the Board authorized permission to proceed with project planning for the **East Campus Recreation Center/Field House Renovation** project which would construct an indoor recreation facility and renovate Field House recreation facilities to improve the University's recreational offerings for students, faculty and staff.

The amount of the University's indoor recreation space is significantly below the national and regional averages. The vast majority of the University's recreation space is currently located in the 74 year old Field House which includes a deteriorating swimming pool, original to the building's construction. The existing recreation facilities do not correspond with the current student demand for recreational services.

The **East Campus Recreation Center/Field House Renovation** project would include: construction of an east campus, multi-level indoor recreation facility of approximately 150,000 gross square feet which would provide aquatic and fitness activities to complement the existing activities at the Field House and at other campus recreation locations; partial renovation of the Field House; construction of a parking area to serve the new facility and to meet campus parking needs (to be funded as a separate project); and relocation of existing functions/units at the selected project site.

The project cost is estimated at \$55 million to be funded by the sale of revenue bonds to be supported by student fees and non-student user fees. As outlined to the Board in September 2004, in a report on University of Iowa Student Life Facilities, the University projects a building fee increase of approximately \$165 per academic year to support the debt service payments on the revenue bonds. In addition, a new East Campus Recreation Center operations and maintenance fee of \$44 per academic year is projected.

Based on a site feasibility study, the Recreation Center would be located at the southwest corner of Burlington and Madison Streets, directly south of the Library. (A map identifying this location is included as Attachment A; the site was presented to the Board in March 2005.) The Recreation Center would be constructed on the southwest quadrant of the intersection. Parking areas would be located in the block between Burlington and Court Streets and in the block immediately to the south of Court Street. The University previously indicated its plans to also construct the new East Campus Chilled Water Plant at this site, adjacent to the existing University Power Plant; however, the proposed location for the Plant is not addressed in this Master Plan.

A number of University structures and an 84-vehicle parking lot are currently located at the selected site. The functions to be relocated from the site include Facilities Management shops, service and storage buildings, and the Department of Public Safety offices. The removal of the existing structures and the parking lot from the site, and the relocation of these functions and 131 employees, is necessary to accommodate construction of the East Campus Recreation Center and parking areas at this location.

The Facilities Management structures, which total approximately 105,000 gross square feet, are nearing the end of their useful lives. The structures house campus building control systems, several shop functions, computer monitoring stations, utility distribution functions and controls, fire inspection services and equipment offices and storage. The University reports that these structures will need to be replaced in the foreseeable future, regardless of the construction of the proposed Recreation Center project.

The Department of Public Safety offices were relocated to trailers more than seven years ago when its previous facility was razed to accommodate construction of the College of Engineering's Seamans Center. The trailers were intended to provide a temporary location for the Department. The University reports that the trailers, which provide approximately 5,000 gross square feet of space, are completely inadequate to accommodate the critical security functions of the Department of Public Safety.

The University undertook a master planning study with OPN Architects to identify alternatives for the relocation of these functions and the associated costs. The purpose of the study was to identify opportunities for the consolidation of functions for improved operational and management efficiencies, including consolidation within existing University facilities, leasing or purchasing additional space, and construction of replacement space, as considerable changes have occurred in the delivery of services since the existing facilities were constructed. (Facilities shop services have been reduced while Public Safety's services have increased.)

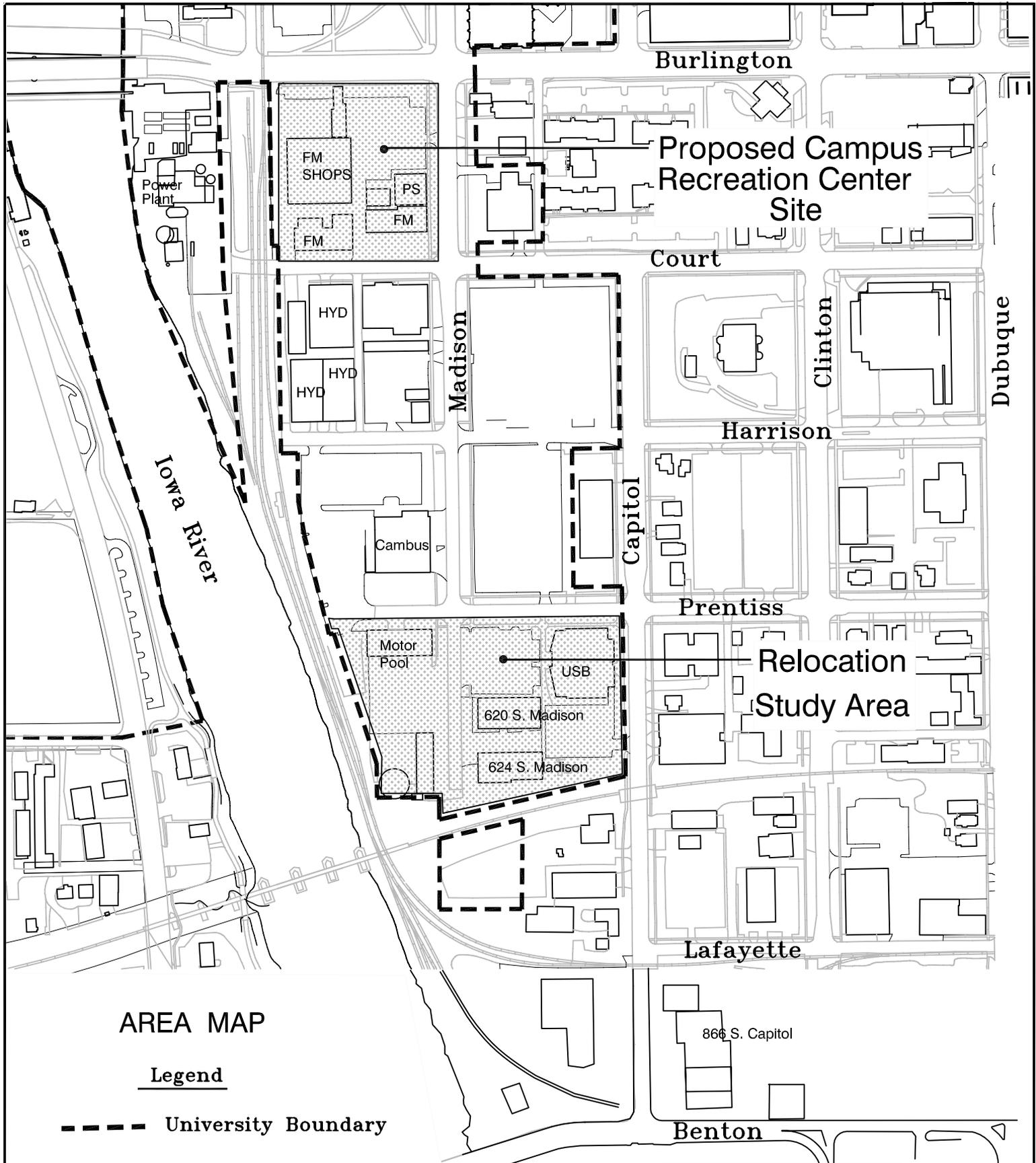
As outlined below, the master planning study recommends the relocation of Public Safety, the key shop, and Information Technology Services (from the University Services Building and Lindquist Center) to the Old Capitol Mall (see Agenda Item 2f for further information); relocation of the office functions of Facilities Management to the University Services Building; and relocation of the remaining Facilities Management functions to a services complex on the far south campus.

	<u>Proposed Locations</u>		<u>Existing Locations</u>
	<u>Old Capitol Mall</u>	University Services Building	
Public Safety		South Campus Services Complex	Rec Center Site
Key Shop			Rec Center Site
Information Technology Services			University Services Building and Lindquist Center
		Facilities Management Office Functions	Rec Center Site
		Remaining Facilities Management Functions	Rec Center Site

The relocation of Information Technology Services from the University Services Building and the Lindquist Center would consolidate these functions in a more central and accessible location, while also freeing up valuable academic space in the Lindquist Center. The relocation of a portion of the Facilities Management office functions (building control and access services, meters and controls, and customer and staff support) to the University Services Building would improve coordination with other Facilities Management functions and reduce the amount of needed replacement shop space. The University also plans to relocate some Facilities Management equipment to existing leased storage space in the Iowa City area.

The majority of the Facilities Management functions would be relocated to the **Services Complex** to be developed on the far south campus. This project would include construction of an industrial-type building which would connect with an existing Facilities Management metal storage building located immediately southwest of the University Services Building. The **Services Complex** project, for which the estimated cost is \$7.81 million, is presented on the University's Capital Register, Agenda Item 2g.

The University will provide an oral report on the Recreation Center Relocation Master Plan at the February Board meeting.



AREA MAP

Legend

--- University Boundary



THE UNIVERSITY OF IOWA

3-Exhibits\BOR\
campus rec center pdfs
Drawing2.dwg

Plotted: December 22, 2005



Scale: 1" = 300'

**Campus Recreation Center
Relocation Strategy Study**