

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of the schematic design and project description and budget (\$52,800,000) for the **Recreation Facilities Expansion and Renovation** project, with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

- a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria for the project (see Attachment A);
- b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
- c. Approve the schematic design and project description and budget (\$52,800,000) for the project.

Executive Summary: The **Recreation Facilities Expansion and Renovation** project would upgrade the University's recreation facilities to expand student recreation offerings in response to student demand. The project would provide space for open recreation, leisure, wellness, intramural, fitness, outdoor recreation program, and club sport activities.

At its October 20089 meeting, the Board approved the program statement and financing plan for the project, which includes construction of an addition and major renovations for State Gym (a 92,278 gross square foot addition and renovations to 66,595 gross square feet of space), to dramatically improve the facility's recreation space. The project would also provide targeted remodeling of 4,920 gross square feet of space in Beyer Hall to include an elevated connection with State Gym, as requested by students. Finally, the project would provide air conditioning and ventilation improvements for 75,500 gross square feet of space at the Lied Recreation Facility. This would include air conditioning for the weight/fitness area, handball/racquetball courts, wrestling room and weight training area, locker rooms, and Office of Physical Therapy. The massive volume of space in the main gymnasium, and the running track, would be partially tempered and conditioned to dramatically improve space temperatures and temperature ranges, while avoiding very high, long-term operational expense.

The project of \$52,800,000 would be funded by the sale of Recreation Facilities Revenue Bonds with debt service payments supported by student fees and Recreation Services Enterprise funds.

Details of Project:

Recreation Facilities Expansion and Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		May 2008	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		May 2008	Received Report
Program Statement		Oct. 2008	Approved
Financing Plan		Oct. 2008	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		March 2009	Requested
Schematic Design		March 2009	Requested
Project Description and Total Budget	\$ 52,800,000	March 2009	Requested

The schematic design booklet is included with the Board's materials.

The State Gym addition would house on the first floor a gymnasium, recreation pool, cardio/weight area, climbing wall, and multi-purpose activity area. The second floor would house a jogging track, and cardio/weight and multi-purpose activity areas.

The State Gym renovated space would house on the first floor space for outdoor recreation programs, a club sports area, and multi-purpose activity area. The second floor would house a gymnasium and fitness suite.

In Beyer Hall, a skywalk would be constructed at the southwest corner to State Gym; locker rooms and a control area would be located adjacent to the skywalk entrance. In the Lied Recreation Center, work will provide air-conditioning or enhanced ventilation to the highest priority spaces.

The anticipated construction schedules for the project components are as follows:

- Lied Recreation Center air conditioning improvements – to be bid in April 2009 for substantial completion in September 2009;
- Exterior restoration of State Gym, Beyer Hall remodeling, and site utility work – to be bid in May 2009 with anticipated completion in early 2010; and
- State Gym addition – to be bid in fall 2009 for substantial completion by summer 2011.

Detailed Building Program

<u>State Gymnasium Addition</u>	<u>Program</u>	<u>Schematic</u>	
Gymnasia	20,300	18,782	
Fitness/Free Weights	15,500	14,494	
Aquatic Facilities/Recreational Pool	11,000	10,363	
Jogging/Walking Track	7,000	7,537	
Group Exercise/Multi-Purpose Activity Rooms	5,000	5,025	
Recreation Locker Rooms	4,520	4,802	
Main Lobby/Control Desk	1,700	2,041	
Climbing/Bouldering Wall	1,200	3,024	
Drinks/Snacks/Vending	<u>700</u>	<u>720</u>	
Total Net Assignable Space	67,420	66,788	nsf
Total Gross Square Feet	91,800	92,278	gsf
Anticipated Net-to-Gross Ratio (schematic) = 72 percent			
<u>State Gymnasium Renovation</u>			
Gymnasia	14,750	12,753	
Outdoor Recreation	9,570	8,792	
Club Sports/Multi-Purpose Activity Rooms	5,350	5,110	
Recreation Offices/Conference Room	3,520	3,359	
Fitness Assessment	2,450	2,315	
Equipment/Laundry	<u>3,757</u>	<u>3,407</u>	
Total Net Assignable Space	39,397	35,736	nsf
Total Gross Square Feet	66,595	66,595	gsf
Anticipated Net-to-Gross Ratio (schematic) = 54 percent			
<u>Beyer Hall Remodeling</u>			
Recreation Locker Rooms	3,600	2,823	
Multi-Purpose Activity Rooms	1,750	0	
Control Desk/Vending	900	875	
Support Areas	800	0	
Wet Training Room	<u>400</u>	<u>0</u>	
Total Net Assignable Space	7,450	3,698	nsf
Total Gross Square Feet	8,100	4,920	gsf
Anticipated Net-to-Gross Ratio (schematic)= 75 percent			
<u>Lied Recreation Center – Air Conditioning Improvements</u>			
Student Center	0	20,894	
Fitness Areas/Free Weights	14,108	14,108	
Jogging/Walking Track	13,104	13,104	
Locker Rooms	11,994	11,994	
Handball/Racquetball Courts	7,200	7,200	
Wrestling Room	<u>6,528</u>	<u>6,528</u>	
Total Net Assignable Space	52,934	73,828	nsf
Total Gross Square Feet	53,500	75,500	gsf
Anticipated Net-to-Gross Ratio (schematic) = 98 percent			

The square footages in the schematic design vary slightly from the square footages in the approved building program. For the Beyer Hall Remodeling project, the Multi-Purpose Activity Room, Support Areas, and Wet Training Room were considered lower priority areas and were removed from the project for budget reasons. The Lied Recreation Center air conditioning improvements have been expanded to provide air conditioning for an additional 20,894 net square feet of space for the Student Center area (main entrance, lobby/seating, primary circulation, and south stairwells).

Project Budget

Construction	\$ 42,834,220
Professional Fees	6,452,370
Movable Equipment	2,026,150
Relocation	117,630
Contingencies	<u>1,369,630</u>
TOTAL	<u>\$ 52,800,000</u>
Source of Funds:	
Recreation Facilities Revenue Bond Proceeds (debt service supported by student fees)	\$ 49,000,000
Recreation Services Enterprise	<u>3,800,000</u>
TOTAL	<u>\$ 52,800,000</u>

Recreation Facilities Expansion 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: The mission of the Recreation Services Enterprise is to provide quality recreational opportunities and experiences for the university community. Experiences are provided which contribute to the fulfillment of such basic needs as relaxing, belonging, personal development, skill development, and maintaining a healthy mind and body. The broad spectrum of recreational programs and services is designed to assist students, faculty, and staff to become involved in recreational activities regardless of age, gender, ability, skill level or past experience in order to develop a lifetime interest in recreation and leisure time activities.

The department's mission is critically important in meeting the university strategic plan priority to "ensure that the university is a great place to learn and work". The importance of recreational opportunities in the recruitment and retention of students, faculty and staff has been well documented by studies at ISU and nationally. Students expect support in their pursuit of healthy and satisfying personal lives. Recreational programs are part of the rich array of extracurricular opportunities to learn, lead and enjoy life.

Recreation facilities and programs play an integral role in the recruitment and retention of students, as well as impacting the quality of their out-of-class experiences and quality of life while attending ISU. Specifically, these proposed improvements will foster an environment in which all members of campus can pursue satisfying personal lives through the rich array of extracurricular opportunities.

Other Alternatives Explored: A Recreational Needs Assessment study in 2006, followed by a Campus Recreation Facility Feasibility Study in 2007, is the basis for the current master planning document and this project concept. The needs assessment found that facilities at Lied Recreation Center were excellent, but recreational opportunities are limited by severe crowding. The university community housed in the west portion of the campus and those students living in off campus housing to the south and west, had few opportunities because of less space in State Gym and Beyer Hall available for open recreation.

The feasibility study assessed how all existing recreation space could be involved in solving the problem of inadequate facilities to support recreation needs campus wide. Alternatives were considered to place all of these facilities in a single campus or at decentralized facilities in several locations.

The possibility of collaborative project planning and operations were investigated with the Ames Parks and Recreation Department, as well as with the Ames School District. The programming, scheduling needs and location requirements of the physical facilities were deemed too conflicting to warrant further investigation.

Athletic practice and competition needs for gymnastics, swimming and diving, volleyball and men's and women's basketball will continue to be provided for within existing recreation facilities. Future plans call for these sports to be relocated to new dedicated facilities.

The conclusion and recommendation of the feasibility study is to build a comprehensive west-campus-based facility that uses existing resources in State Gym and Beyer Hall as a supplement to new facilities. This approach reduced the scope of new construction and provided users with concentrated program access in the west campus region.

Impact on Other Facilities and Square Footage: The project will construct a new 92,278 GSF addition to State Gym. Existing State Gym (66,595 GSF) will receive major renovations to the entire building and portions (4,920 GSF) of Beyer Hall (122,000 GSF total building) will be remodeled to compliment programs in the new facility. Targeted areas (75,500 GSF) of the Lied Recreation Athletic Center (236,000 GSF total building) will also be air-conditioned or receive enhanced ventilation.

Financial Resources for Construction Project: The project will be funded by Bond Proceeds and Recreation Services Enterprise Revenues.

Financial Resources for Operations and Maintenance: All operating and maintenance and utility expenses will be funded by the Recreation Services Enterprise.

External Forces: Students, faculty and staff have come to expect that quality of life amenities are available. Students make choices about where they will go to school based on a number of factors and recreational opportunities have been shown as an important factor. ISU students are among the national leaders in recreation participation. Their interest in a healthy lifestyle makes them some of the most desirable recruits and having adequate facilities assists in attracting them to the university. Recruiting and retaining faculty and staff are enhanced by the presence of facilities that support their recreational interests.