

Contact: Joan Racki

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider approval of:

1. The following actions for the **Field House – Modify for UIHC Entry Access** project:
  - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
  - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
  - c. Authorize permission to proceed with project planning, including utilization of design professionals from the project team for the UIHC / Children's Hospital project.
  
2. The following actions for the **Art Building Replacement – Construct New Facility, Hancher Auditorium Replacement – Construct New Facility, School of Music Replacement Facility – Construct New Facility, and West Campus Residence Hall – Construct New Facility** projects:
  - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachments: B for Art Building Replacement, C for Hancher Auditorium Replacement, D for School of Music Replacement and E for West Campus Residence Hall);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration;
  - c. Approve the financing plan for the West Campus Residence Hall;
  - d. Approve the utilization of the firm of Neumann-Monson Architects to begin planning the demolition of structures on the site of the School of Music Replacement facility; and
  - e. Approve the schematic designs, project descriptions and budgets (\$77,263,400 for Art Building Replacement, \$175,586,145 for Hancher Auditorium Replacement, \$152,045,596 for School of Music Replacement, and \$53,444,501 for the West Campus Residence Hall), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

**Executive Summary:**

The University requests permission to proceed with project planning for the **Field House – Modify for UIHC Entry Access** project, which would construct a new access roadway link to connect South Grand Avenue and Hawkins Drive, thereby improving access through the UIHC area. The new roadway will be constructed between the Field House pool area and the South Gym structure. The portion of the Field House that would be razed is currently referred to as the "Mainstreet" area. The location of the project is shown in Attachment F. The estimated project cost of \$3.5 million would be funded by UIHC gifts and earnings.

Since this project requires tight construction and timing coordination with the UIHC Children's Hospital work, the University requests permission to utilize consultants from that project team. The Field House project primarily requires civil and structural engineering design. Shive-Hattery (Iowa City) would serve as the primary consultant of record, and Heery/HLM (Iowa City) would assist with issues related to architectural modifications and coordination with the Children's Hospital project.

**The Art Building Replacement – Construct New Facility** project would construct a new 126,597 gross square foot facility to replace the 2008 flood damaged Art Building East Complex. The new facility would house all the programs previously housed within the Complex, as well as the School of Art and Art History graduate painting program currently located at 109 River Street. The project would be constructed on University land (an elevation two feet above the 500-year flood level), which is directly adjacent to and northwest of Art Building West, which also houses School of Art and Art History programs. (The proposed location of the replacement facility is included in the schematic design booklet which is included with the Board's agenda materials.) The project budget of \$77,263,400 would be funded by a combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds.

**The Hancher Auditorium Replacement Facility - Construct New Facility** project provides for the construction of a Hancher Auditorium facility to replace the Hancher portion of the flood damaged Hancher Voxman Clapp Complex. The multi-purpose auditorium would have a total capacity of 1,800 seats, with two balconies. The facility will also house theatre operations and administrative staff offices. Functions formerly housed in Voxman, including the scene shop, costume shop and performing arts production unit offices, are also included in the project.

This project would be located in a green space located to the east and south of the Levitt Center and to the north of the existing Hancher Voxman Clapp Complex. Level one of the building would be constructed at an elevation approximately nine feet above the 500-year flood level. (The proposed location of the replacement facility is shown in the schematic design booklet which is included with the Board's agenda materials.) The project budget of \$175,586,145 would be funded by a combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds, and University gifts and earnings.

**The School of Music Replacement Facility** (formerly Voxman Music Building/Clapp Replacement) – **Construct New Facility** project would construct a new School of Music Building to replace the School of Music portion of the Hancher Voxman Clapp Complex. The new facility would be located on the southwest corner of Burlington and Clinton Streets and would house a 700 seat concert hall, a 200 seat recital hall, an organ performance hall, a music library, rehearsal and practice rooms, classrooms, and faculty studio and administrative offices. The site sits on a hill, well above the 500-year flood level. (The proposed location of the replacement facility is shown in the schematic design booklet which is included with the Board's agenda materials.) The project budget of \$152,045,596 would be funded by a combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds.

The site currently houses the Bank of the West facility at 301 South Clinton Street and the MidWestOne facility at 325 South Clinton Street; the Board previously approved the acquisition of these facilities and the purchase of both properties will be completed by August 2012. In the interim, however, the University desires to begin the planning for the demolition of the structures utilizing the firm of Neumann-Monson Architects (Iowa City, IA), the architect of record for the School of Music replacement project. With the level of coordination of work and scheduling required between the demolition project and the construction of the new facility, the University believes it is important to maintain the same design team for the demolition and the new facility project.

The University requests approval of the schematic design, project description and budget (\$53,444,501), and financing plan for the **West Campus Residence Hall – Construct Facility** (formerly: University Housing – Construct New Residence Hall) project. The project would construct a new residence hall to provide housing for 501 freshman and returning students within a ten-floor structure. The project also includes a two-story public area with gathering space, study/teamwork space, and a grab & go food service to serve students residing in the new hall and residents of the other halls on the west side of the river. The project would be constructed between Rienow and Hillcrest residence halls, just west of Byington Road and north of Grand Avenue; the schematic design booklet included with the Board's agenda materials includes a site plan.

The project would be financed by proceeds from the sale of Dormitory Revenue Bonds. In developing the financing plan, the University made the following assumptions:

- Apartment and residence hall occupancy: University apartment occupancy would remain at its current level of 578 through FY 2020. Existing campus residence hall occupancy decreases slightly from 5,645 in FY 2012 to 5,582 in FY 2020 due primarily to various renovation projects in the residence halls. When the proposed new residence hall (501 beds) comes on-line in FY 2016 (fall 2015), the University would no longer lease 288 off-campus beds. Total residence system occupancy (including occupants of leased facilities) would increase from 6,512 in FY 2012 to 6,661 in FY 2020, an increase of 149.
- Rate increase assumptions: Rate increases in excess of the annual inflationary cost increases (currently estimated at 3.0%) of 2.5% in FY 2014 and FY 2015, and 1.0% in FY 2016 are proposed to finance a portion of the additional debt service for the new residence hall. (At its presentation to the Board in October 2011 on the West Campus Residence Hall, the University noted that the funding plan was based on a proposed increase in system-wide residence hall rates to support the debt service for the project.)
- Cost increases: Operating expenses for current operations and the new residence hall are anticipated to increase by 3.0% annually, the estimated inflation rate.
- Two series of Dormitory Revenue Bonds (2012 and 2014) would be sold for the project; the bonds would have 25 year maturities. Bond Interest rate assumptions are 4.0% for the 2012 series and 5.0% for the 2014 series. Additional debt service would range from \$1.8 million for the first issue to \$3.8 million for both issues. With the new bond issues, net revenues as a percent of current and maximum future debt service are approximately 200% each year. The bond covenants for the Dormitory Revenue Bonds require a coverage of at least 135%.

A proforma through FY 2020 for the Residence System, including the sale of the bonds for the new residence hall is included as Attachment G.

**Details of the Projects:**

**Field House – Modify for UIHC Entry Access**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Mar. 2012	Requested
Selection of Design Professional(s) Consultants from UIHC Children's Hospital Project Team (Shive-Hattery and Heery/HLM)		Mar. 2012	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Receive Report

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The proposed new roadway is wide enough to accommodate two lanes of traffic and a sidewalk. To construct this roadway, many building elements will have to be addressed and relocated. These elements include, among others, restrooms, storage areas, rooftop mechanical equipment, access control to the Field House, and entry/exit/access points to parking lots.

One of the goals of the UIHC Master Plan is to increase the porosity for both vehicles and pedestrians on the University of Iowa campus from east to west and west to east, through the UIHC area. Additionally, the Plan identifies a need to establish a second, south main entrance to UIHC for the duration of the Children's Hospital construction. To address these needs, the University determined that a drive allowing vehicles and pedestrians to move from South Grand Avenue (east of the UIHC complex) to Hawkins Drive should be created.

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**Art Building Replacement – Construct New Facility**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Authorization to Pursue Replacement Option		Apr. 2009	Approved
Permission to Proceed		Aug. 2009	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2009	Received Report
Selection of Design Professional (BNIM-Iowa / Steven Holl Architects)		Feb. 2010	Approved
Design Professional Agreement, Programming and Site Alternatives Study	\$ 227,000	Apr. 2010	Not Required*
Design Professional Agreement, Detailed Programming & FEMA Related Services	356,600	Aug. 2010	Not Required*
Design Professional Agreement, Schematic Design – Construction Admin. Program Statement	7,566,661	Feb. 2011 Feb. 2012	Not Required* Not Required*
Schematic Design		Mar. 2012	Requested
Project Description and Budget	77,263,400	Mar. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Receive Report

\*Approved by Executive Director, consistent with Board policies

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The School of Art and Art History is organized into four divisions: Media, Social Practice and Design; Printmaking; Dimensional Practice; and Painting/Drawing. The 126,597 gross square foot Art Building Replacement would be comprised of five stories. Due to the sloping site, building entrances would be located on levels one and two. Level one includes teaching studios, classrooms, gallery, faculty offices, support spaces and mechanical, electrical and facilities management support spaces. Level two includes teaching studios, faculty offices, gallery, and the outdoor kilns and sculpture court. Levels three and four include teaching studios, faculty offices, seminar rooms and support spaces. The fifth story is a partial floor and includes drawing studios and gallery space.

The following summarizes the building program as included in the schematic design:

<u>Function</u>	<u>Net Square Feet</u>
Media, Social Practice & Design	
Offices (9)	1,182
Teaching Studios (12) & Support Rooms	4,584
Graduate Studios (2)	2,353
Gallery (1)	<u>332</u>
Subtotal	8,451
Printmaking	
Offices (6)	728
Teaching Studios (8) & Support Rooms	8,469
Graduate Studio (1)	<u>2,960</u>
Subtotal	12,157
Dimensional Practice	
Offices (11)	1,131
Teaching Studios (7) & Support Rooms	12,745
Graduate Studios (4) & Support Rooms	<u>6,024</u>
Subtotal	19,900
Painting/Drawing	
Offices (5)	556
Teaching Studios (5) & Support Rooms	6,175
Graduate Studios (20) & Support Rooms	<u>5,081</u>
Subtotal	11,812
Exhibit – Gallery	
Galleries (3)	3,320
Support Rooms	<u>240</u>
Subtotal	3,560
Shared Spaces	
Office (1)	121
76 Seat Classroom	1,006
Teaching Studios (19) & Support Rooms	15,536
BFA Studios (9)	<u>4,207</u>
Subtotal	20,870
TOTAL	76,750

The exterior of the building would be comprised of solid and perforated zinc panels, channel glass double glazing, and aluminum windows with insulated glass. Soffits will be zinc panels. Gallery windows will be glazed aluminum curtain wall systems.

Project Budget

Construction	\$65,136,277
Design and Supervision	<u>12,127,123</u>
TOTAL	<u>\$77,263,400</u>

Source of Funds:

A combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds.

Construction is scheduled to begin in the spring of 2013, with completion during the summer of 2016.

**Hancher Auditorium Replacement Facility – Construct New Facility**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Authorization to Pursue Replacement Option		Apr. 2009	Approved
Permission to Proceed, Including Use of Construction Manager Agent		Feb. 2010	Approved
Selection of Design Professional Iowa Architect of Record (OPN Architects; Cedar Rapids, IA)		Apr. 2010	Not Required*
Selection of Construction Manager (M. A. Mortenson; Minneapolis, MN)		Apr. 2010	Not Required*
Design Professional Agreement, Pre-design Services	51,500	Sept. 2010	Not Required*
Selection of Design Architect (Pelli Clarke Pelli Arch.; New Haven, CT)		Sept. 2010	Not Required*
Design Professional Agreement Program/ Concept Verification Study	\$ 1,344,300	Feb. 2011	Not Required*
Construction Manager Agreement, Pre-Construction Phase Services	1,427,887	Sept. 2011	Not Required*
Design Professional Agreement, Complete Design Services	22,073,600	Dec. 2011	Not Required*
Program Statement		Feb. 2012	Not Required*
Schematic Design		Mar. 2012	Requested
Project Description and Budget	175,586,145	Mar. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Receive Report

\*Approved by Executive Director, consistent with Board policies

The 186,713 gross square foot (100,751 net square foot) facility would contain six levels including the basement. The basement level would include the orchestra pit, storage and support spaces and facilities management support spaces.

Level one would house the main lobby, box office, main auditorium hall and stage, and rehearsal room. Back of house functions on this level include dressing rooms, offices, loading dock, scene shop and the main electrical service. The auditorium is being designed to provide an acoustical environment that is excellent for the most important core uses, including orchestras, concert bands, solo and chamber musicians, choruses and opera.

Level two would include the auditorium balcony, the lobby, green/waiting room, dressing rooms, Hancher administrative offices and performing arts production unit offices, costume shop and costume storage, and mechanical spaces. Access to an exterior terrace would be located on this level.

Level three would include the second auditorium balcony and a lobby. Stage catwalks and flytower, and mechanical spaces would be located on levels four and five.

The exterior cladding of the main structure would be a stainless steel shingle with an angel-hair (non directional) brushed satin finish. The lobby areas would include insulating glass, installed from floor to ceiling to offer views of the Iowa River and campus. The rehearsal room would be clad in light-color masonry to create a gateway with the Levitt Center rotunda. The rotunda becomes a center of the Hancher curved geometry and creates a dialectic relationship between the two buildings.

The following table summarizes the program components of the new facility as included in the schematic design:

<u>Function</u>	<u>Net Square Feet</u>
<b>NEW HANCHER</b>	
Public Areas	
Lobby and Support	16,121
Ticketing	776
Gift Shop	663
Concessions / Catering & Support	7,571
Greenroom and Support	1,025
Front of House Offices & Patron Support	<u>1,577</u>
Subtotal	27,733
Performance Spaces	
Auditorium	20,042
Stage	6,862
Galleries and Grids	6,881
Understage	3,923
Control Rooms	1,102
Dimmer Rooms and Services	<u>1,152</u>
Subtotal	39,962
Stage Support	
Technical Storage	4,227
Stage Offices	2,131
Dressing Rooms & Support	5,729
Stage Door & Loading	<u>1,482</u>
Subtotal	13,569
Administration	
Administrative Offices	1,544
Administrative Support	<u>1,231</u>
Subtotal	2,775
Rehearsal	
Subtotal	<u>3,000</u> 3,000
Total	87,039
<b>SCHOOL OF MUSIC</b>	
Costume Shop	4,347
Scene Shop	5,840
Performing Arts Production Unit Offices	<u>3,525</u>
Total	13,712
GRAND TOTAL	100,751

Project Budget

Construction	\$144,995,020
Design and Supervision	<u>30,591,125</u>
<b>TOTAL</b>	<b><u>\$175,586,145</u></b>

Source of Funds:

A combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds and University gifts and earnings.

The project will be bid in multiple bid packages with the first bid package scheduled to commence in the summer of 2012. All construction is scheduled to be completed in December of 2015.

**School of Music Replacement Facility – Construct New Facility**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Authorization to Pursue Replacement Option		Apr. 2009	Approved
Permission to Proceed		Feb. 2010	Approved
Selection of Design Professional, Iowa Architect of Record (Neumann Monson (Architects, Iowa City, IA)		Aug. 2010	Not Required*
Design Professional Agreement, - Conceptual Planning Study	\$ 142,250	Aug. 2010	Not Required*
Selection of Design Architect (LMN; Seattle, WA)		Nov. 2010	Not Required*
Design Professional Agreement - Programming, Concept Development & Schematic Design	5,039,000	June 2011	Not Required*
Use of Construction Manager - Agent		Oct. 2011	Approved
Construction Manager Selection (M.A. Mortenson Co.; Minneapolis, MN)		Nov. 2011	Not Required*
Program Statement		Feb. 2012	Not Required*
Schematic Design		Mar. 2012	Requested
Project Description and Budget	152,045,596	Mar. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Receive Report

\*Approved by Executive Director, consistent with Board policies

The 183,902 gross square foot (91,951 net square foot) facility would be comprised of six levels. The basement level would include student practice rooms, rehearsal rooms, a 60-seat classroom, an organ hall and mechanical spaces.

The main building entrances on Burlington Street and on Clinton Street would be located on level one. This level would include the music library, administrative offices, facilities management support spaces, a classroom and loading dock.

Level two would include the main performance/concert hall and stage, large recital halls, student practice rooms, lobbies for the performance/concert hall and the recital halls and back of stage support areas.

A mezzanine level between levels two and three would house a recording suite.

Balcony seating for the main performance/recital hall, classrooms, music studios, and support functions would be incorporated on level three.

Levels four and five would include faculty, teaching assistant teaching studios, and mechanical spaces.

The following summarizes the program components of the new facility, as included in the schematic design:

<u>Function</u>	Net Square Feet
Instruction	
Rehearsal Spaces	12,813
Classrooms	6,690
Music Therapy	500
Electronic Music Studio	1,295
Percussion Suite	2,270
Faculty/TA Studios	17,908
Practice Rooms	4,902
Music Library	10,188
Department Libraries	1,405
Recording Studio	1,560
Support	<u>2,510</u>
Subtotal	62,041
Performance	
Concert Hall	
Auditorium	8,530
Stage	3,780
Control Rooms & Support	1,500
Performer Support	600
Recital Hall	
Auditorium	2,510
Stage	1,250
Support	150
Organ Hall	
Auditorium	750
Stage	400
Support	<u>100</u>
Subtotal	19,570
Public Areas	
Lobby Areas	6,700
Support	<u>210</u>
Subtotal	6,910
Administrative and Departmental	
Administrative Offices	780
Administrative Support/Storage	1,090
Dept. of Performing Arts Offices	1,120
Dept. of Performing Arts Support/Storage	<u>440</u>
Subtotal	3,430
TOTAL	91,951

The design of the building is intended to take full advantage of the compact urban setting. Display of the functions within the building would be advanced by the use of glazing systems along the public, east face of the building. The design would also incorporate terracotta panel screen systems on the north and south faces of the building, allowing for partial light and views. The most public spaces of the building, the student gathering spaces, and the Music Library, would be at street level, allowing for visual interest and invitation to engage the building. Efficient use of square footage is maximized by combining uses; the public event lobby spaces will also function as daily student gathering spaces.

The building would incorporate a combination of glass and terracotta screening to identify the program and University presence along a busy downtown street; it would also utilize a pallet of materials to address effectively the context of the immediate downtown area, which is primarily dominated by brick structures. The design would continue an urban and modern aesthetic along Burlington Street, begun by the Campus Recreation & Wellness Center (2009).

Project Budget

Construction	\$128,390,455
Design and Supervision	<u>23,655,141</u>
 TOTAL	 <u>\$152,045,596</u>

Source of Funds:

A combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds.

The project will be bid in multiple bid packages with the first bid package anticipated in September 2013, with construction complete in August 2016.

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**West Campus Residence Hall – Construct Facility**  
(formerly University Housing – Construct New Residence Hall)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2010	Receive Report
Selection of Design Professional (Rohrbach Associates, PC, Iowa City)		Oct. 2010	Not Required*
Design Professional Agreement - Programming and Conceptual Planning	\$ 225,000	Feb. 2011	Not Required*
Update Report		Apr. 2011	Received
Design Professional Agreement - Schematic Design through Const. Admin.	4,350,000	Apr. 2011	Not Required*
Schematic Design		Mar. 2012	Requested
Project Description and Budget	53,444,501	Mar. 2012	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Mar. 2012	Receive Report

\*Approved by Executive Director, consistent with Board policies

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The 119,534 net assignable square foot, 177,232 gross square foot facility will be the first new residence hall to be built on campus since 1968.

A two-story public area of the building, located on the ground floor and lower level would project to the south toward Grand Avenue; this will serve as a second primary entrance. The ground floor would contain hall staff offices, a student laundry, a seminar room, a large multi-purpose room and a lounge. The ground floor would also include five group study/tutoring rooms, a group study lounge and a quiet study room for use by all west campus residence hall occupants. The lower level of the public area would contain a limited food service. The north half of the lower level would house the majority of the building support areas such as storage, mechanical, receiving and custodial operations.

Floors two - seven would each contain two individual Living/Learning Communities (LLC) housing a total of 54 students in double occupancy rooms and two Resident Assistants (RAs), all surrounding communal living and study spaces.

The west half of floors eight - ten would contain an LLC, while the east half would include double and single occupancy rooms in clusters of eight rooms around a pair of unisex restrooms. A total of 53 students and two RAs would occupy each of these floors.

The following summarizes the program components:

<u>Function</u>	<u>Net Square Feet</u>
Residential	58,888
Amenity space	35,390
Support Functions	16,474
Study Assignable	<u>8,782</u>
Total	119,534

The primary façade material would be masonry. A dark color brick would be used on the ground floor and parts of the lower level to define the building's base. A lighter, buff colored, brick would be utilized on the south façade to define the LLC residential floors, and the remainder of the building would be red brick, similar to the adjoining residence halls. The 2-story public space would be predominately glass curtainwall to create an open and welcoming look for the students of neighboring residence halls.

Project Budget

Construction	\$42,949,438
Design and Supervision	7,695,063
Project Contingencies	<u>2,800,000</u>
TOTAL	<u>\$53,444,501</u>

Source of Funds: Dormitory Revenue Bonds

The project schedule includes construction commencing in the summer of 2012, with all construction completed during the spring of 2015.

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Field House – Modify for UIHC Entry Access  
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: As part of the University of Iowa Hospitals and Clinics' Master Plan, one of the primary goals is to increase the porosity for both vehicles and pedestrians on the University of Iowa campus from east to west and west to east, through the University of Iowa Hospitals and Clinics area. Additionally, the plan identifies a need to establish a second/south main entrance to UIHC for the duration of the upcoming Children's Hospital construction. To address these needs, it was identified that a drive allowing vehicles and pedestrians to move from South Grand Avenue (east of the UIHC complex) to Hawkins Drive should be created. As part of the longer-term Master Plan, a future northern drive allowing vehicles, pedestrians and potential service access would be created, linking Hawkins Drive to the north leg of South Grand Avenue. This would create a completely internal (to UIHC) circulation system, alleviating traffic concerns on Melrose Avenue.

Effective and clear circulation and way finding are critical to the success of the UIHC objectives and to the success of the new Children's Hospital. This project will help to accomplish these needs.

Other Alternatives Explored: The University and UIHC, in coordination with its expert consultants studied, carefully, the traffic and traffic patterns in the areas surrounding the UIHC complex. Given the urban and compact site, the options to address effective and safe entrance and exit from the UIHC complex, for the duration of the upcoming Children's Hospital construction are few. Access to many patients will be maintained toward the north end of the complex, at its current main entrance area. However, disruptions between this area and the many hospital functions toward the south end of the complex require a second main entrance. The project accomplishes this. It is the only location within the complex that offers vehicular access from Hawkins Drive and immediate access to clinics and UIHC functions to both the north and south of this single drive.

Without removal of the Field House Mainstreet structure, this new/interim main entrance would be served by a dead-end driveway. Given the traffic expected at this entrance, not allowing through-traffic would be untenable. In addition to allowing a direct connection to South Grand Avenue and roadways heading east from the UIHC complex, the Mainstreet structure can be removed without detrimental impact to the Field House. Access to the various functions within the Field House will be maintained as part of this project.

Impact on Other Facilities and Square Footage: Mainstreet serves as an east-west entrance point for the Field House. From this portion of the building, visitors are routed to the various recreational activities offered by the facility. Apart from an entry and information desk, the structure to be removed has no programmed space. The main entry will be relocated to another, existing location within the Field House.

Financial Resources for Construction Project: UIHC Gifts and Earnings

Financial Resources for Operations and Maintenance: The Field House structure is a general fund building and will be operated as was the case prior to this project. The result of this project will be fewer square feet of conditioned space.

External Forces Justifying Approval: This project will address both immediate/interim circulation needs for UIHC and long-term circulation improvements impacting the entire complex.

Art Building Replacement – Construct New Facility  
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: Recognized nationally for both its art history and studio arts programs, the University of Iowa School of Art & Art History is uniquely noted for the physical and thematic ties of studio art to art history. The original Arts Campus was developed on this premise and the award winning Art Building West solidified this unique and special relationship of the different arts disciplines.

The flood of 2008 forced the various aspects of the arts to multiple interim locations; and while the Art Building West has been fully recovered, the damage suffered by the original 1936-built Art Building and its various additions was among the worst on campus. Following the Federal Emergency Management Agency's (FEMA) determination that replacement of the facility should be considered, and after careful study, the University, in collaboration with the Board of Regents, will construct a well-designed facility built to modern teaching and studio practices.

Other Alternatives Explored: In June of 2008, record floods damaged major portions of the UI campus. Twenty two major (22) major facilities were flooded. Since that time, significant efforts have been made to recover and protect the campus from future flooding. Key partners in the entire recovery process have been FEMA and Iowa Homeland Security. Following FEMA's investigation of the campus and damaged facilities, on January 26, 2009, it was announced that the original Art Building complex was damaged to a point that replacement should be considered. The University, working with consultant experts, evaluated both repair and replacement options. A combination of factors including cost, and critical issues related to remaining within a site susceptible to future flooding, led to the conclusion that replacement was the most responsible option. Following the UI investigation, at the April 2009 Board of Regents meeting, the Board endorsed a plan to replace the facility.

Siting of the new studio art space is a critical component to the success of the program as well as providing appropriate flood protection of the School of Art & Art History. While much of the existing Arts Campus is susceptible to future flooding, the adjacency of Art Building West to any new art studio space is considered a highest priority to the School and the University. The proposed site is located northwest of Art Building West and two feet above the 500-year flood level. Other sites considered would have required a physical separation of art studio functions from art history; a core and historic component of the School's long-term success.

Impact on other Facilities and Square Footage: The proposed site is UI-owned land located at and adjacent to 109 River Street. 109 River Street hosts a former fraternity building that is owned by the UI and is used for graduate level painting studios. The structure will be razed and the graduate painting studios temporarily relocated to Studio Arts (the former Menards space, reconfigured as a temporary home for portions of the School). The graduate studios are included in the new building program.

In preparing for the demolition of the original Art Building complex, FEMA historians established a Memorandum of Agreement which stipulated that the original 1936 building would remain, while its latter additions would be razed. As the first building on the UI Arts Campus, and a facility that hosted Grant Wood's studio, FEMA determined the structure should remain. The building will be mothballed according to federal standards and FEMA will fund an adaptive re-use study. The lower level of the facility will be de-commissioned.

Financial Resources for Construction Project: A combination of flood insurance proceeds, Federal (FEMA) funding, Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds will account for the funding of this project. FEMA has established/obligated funding of \$68M for this replacement facility.

Financial Resources for Operations and Maintenance: Operation and maintenance costs will be borne by the general education fund, as was the case in the former facility. Though the building will be larger due to code requirements, it is expected that significant commitment to sustainable and LEED-based design will lower operational cost over time.

External Forces Justifying Approval: Since the flood event of 2008, the entire School of Art & Art History has been working from temporary facilities. Immediate, short-term solutions were established for the School in order to allow for continuation of the program. The School, and specifically Studio Arts, has been moved into spaces that are at a significant distance from the main campus and other School of Art & Art History spaces. This makes even the best interim solutions difficult. The impact on the program is significant and a permanent solution is critical.

Hancher Auditorium Replacement Facility – Construct New Facility  
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: Hancher Auditorium has become a symbol for the vibrancy of the arts at the University and indeed within the entire state of Iowa. Prior to the 2008 flood, Hancher offered 20-30 performances each year to a local and regional audience. More than 50,000 patrons annually enjoyed the wide range of world-class and state-of-the-art performances. Additionally, Hancher provided outreach activities each year reaching an additional 20,000 individuals and provided many outreach programs specifically designed for school children. The replacement of Hancher Auditorium will secure the return of a program that is central to University of Iowa notoriety as an institution excelling in the arts.

Other Alternatives Explored: In June of 2008, record floods damaged major portions of the UI campus. Twenty-two (22) major facilities were flooded. Since that time significant efforts have been made to recover and protect the campus from future flooding. Key partners in the entire recovery process have been the Federal Emergency Management Agency (FEMA) and Iowa Homeland Security. Following FEMA's investigation of the campus and damaged facilities, on January 26, 2009, it was announced that the Hancher Voxman Clapp (HVC) complex was damaged to a point that replacement should be considered. The University, working with consultant experts, evaluated both repair and replacement options. A combination of cost factors and critical issues related to remaining within a site susceptible to future flooding, led to the conclusion that identified replacement as the most responsible option. Following the UI investigation, at the April 2009 Regents meeting, the Board endorsed a plan to replace the facility.

The Hancher Voxman Clapp complex housed Hancher Auditorium, Voxman Music Building and Clapp Recital Hall. The University has identified University owned land to the east of the Levitt Center for the site of the new Hancher Auditorium replacement facility. The site will position the building well above the 500-year flood plain. The site for the new School of Music Replacement Facility will be located on an east campus location at Burlington and Clinton Streets. Certain functions formerly housed in the flooded Voxman Music Building including the Scene Shop, Costume Shop and Performing Arts Production Unit Offices need to be located close to the University's large performance auditorium and will therefore be included in the Hancher Auditorium replacement building.

Impact on other Facilities and Square Footage: This project, on the proposed site, will not require the abandonment of any existing facilities. There are site-related changes that require re-positioning of existing roadways within the site. Additionally, as part of the replacement option offered by FEMA, the existing Hancher Voxman Clapp complex facility will be razed. There are currently no remaining functions hosted by this complex of facilities. As part of FEMA's process of preparing for the demolition of this noted UI structure, FEMA has stipulated that the facility be carefully recorded in film, and that a documentary film be commissioned to celebrate the history of this building and other structures along the Iowa River valley area.

Financial Resources for Construction Project: A combination of flood insurance proceeds, federal funding (FEMA), Academic Building Revenue Bond proceeds and University gifts and earnings will account for the funding of this project. FEMA has established/obligated funding of \$198M for the combination of this project and the School of Music replacement facility.

Financial Resources for Operations and Maintenance: Funding for operation/maintenance will be general fund supported, as was the case with the former Hancher Voxman Clapp facility. Though the building will be slightly larger than the area occupied by Hancher in the former HVC facility, due to code requirements, it is expected the sustainable and LEED-based design will lower operation/maintenance costs over time.

External Forces Justifying Approval: Since the flood event of 2008, Hancher has been without a home. No alternate or interim solution has been available for Hancher and the many important arts-related and outreach roles it plays both for the University and state of Iowa. Efforts have been made to hold smaller shows in various existing theaters in the community; and some of Hancher's program has been "put on the road" and shared throughout the state. Despite efforts to maintain a minimal Hancher program and presence, a permanent and state-of-the-art solution is critically needed.

School of Music Replacement Facility – Construct New Facility  
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 flood of 2008 forced the School of Music and its recital hall programs to relocate to multiple interim locations. Following FEMA's determination that facility replacement was an option and after careful study, the University, in coordination with the Board of Regents, is pursuing the construction of an appropriately-designed facility built to accommodate modern teaching and performance needs. The School of Music teaches more non-major students than any other School at the University of Iowa and the selected east campus location will effectively address student access to its programs.

Other Alternatives Explored: In June of 2008, record floods damaged major portions of the UI campus. Twenty-two (22) major facilities were flooded. Since that time significant efforts have been made to recover and protect the campus from future flooding. Key partners in the entire recovery process have been the Federal Emergency Management Agency (FEMA) and Iowa Homeland Security. Following FEMA's investigation of the campus and damaged facilities, on January 26, 2009, it was announced that both the Hancher/Voxman/Clapp building and the original Art Building complex were damaged to a point that replacement should be considered. The University, working with consultant experts, evaluated both repair and replacement options. A combination of factors including cost and critical issues related to remaining within a site susceptible to future flooding, led to the conclusion that replacement was the most responsible option. Following the UI investigation, at the April 2009 Board of Regents meeting, the Board endorsed a plan to replace these facilities.

Impact on other Facilities and Square Footage: On the proposed site, this project will require the demolition of two structures purchased by the University. The original Hancher/Voxman/Clapp complex will be razed as part of this replacement proposal endorsed by FEMA. The School of Music and recital hall spaces within the building to be razed will be accounted for within the new facility. As part of FEMA's process of preparing for the demolition of this noted UI structure, FEMA has stipulated that the facility be carefully recorded in film, and that a documentary film be commissioned to celebrate the history of this building and other structures along the Iowa River valley area.

Financial Resources for Construction Project: A combination of flood insurance proceeds, Federal (FEMA) funding, Academic Building Revenue Bond proceeds, University gifts and earnings, and University building renewal funds will account for the funding of this project. FEMA has established/obligated funding of \$198M for the combination of this project and the Hancher replacement facility.

Financial Resources for Operations and Maintenance: Operation and maintenance costs will be funded through the general education fund, as was the case in the former building. Though slightly larger due to code requirements, it is expected that significant commitment to sustainable and LEED-based design will lower operational costs over time.

External Forces Justifying Approval: Since the flood event of 2008, the School of Music has been working from temporary facilities. Immediate, short-term solutions were established in order to allow for continuation of the program and to address the most critical needs. However, Music has specific and unique challenges related to equipment and acoustics. These make even the best interim solutions difficult. The impact on the program has been significant and a permanent solution is critical.

West Campus Residence Hall – Construct Facility  
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 University Housing is to provide clean, safe and healthy housing / dining programs designed to meet the diverse developmental and educational needs of students living in a multicultural community. The University is committed to house the first year class in the residence halls. In order to do that within the current housing capacity, the University has had to limit the number of returning students to the halls. This project will allow University Housing to increase the capacity of the residence halls, thus providing more space for first year and returning students who choose to live in the residence halls and participate within Living-Learning Communities.

Other Alternatives Explored: The University of Iowa has residence hall facilities that house approximately 5,600 students. Most of the facilities are clustered in two locations associated with major dining facilities: the West Campus near Hillcrest and the East Campus near Burge Hall. Other sites for residences not associated with dining facilities include the Mayflower Residence Hall on North Dubuque Street and the Parklawn Residence Hall at the corner of Park Road and Riverside Drive. In addition, there are approximately 600 apartment units organized in two neighborhoods which primarily serve families and graduate students on the Hawkeye Campus.

The UI Housing System has been at full capacity for more than a decade. The University has not constructed a new residence hall since 1968 - Slater Hall. This has created a stress on the availability of on-campus housing. In addition, the design of modern residence halls has advanced over time and the University must advance to meet the housing desires of its students. To simply maintain the existing halls without construction of new and modernized spaces will impact UI efforts to recruit and retain top students and will be a hindrance in achieving UI student life goals.

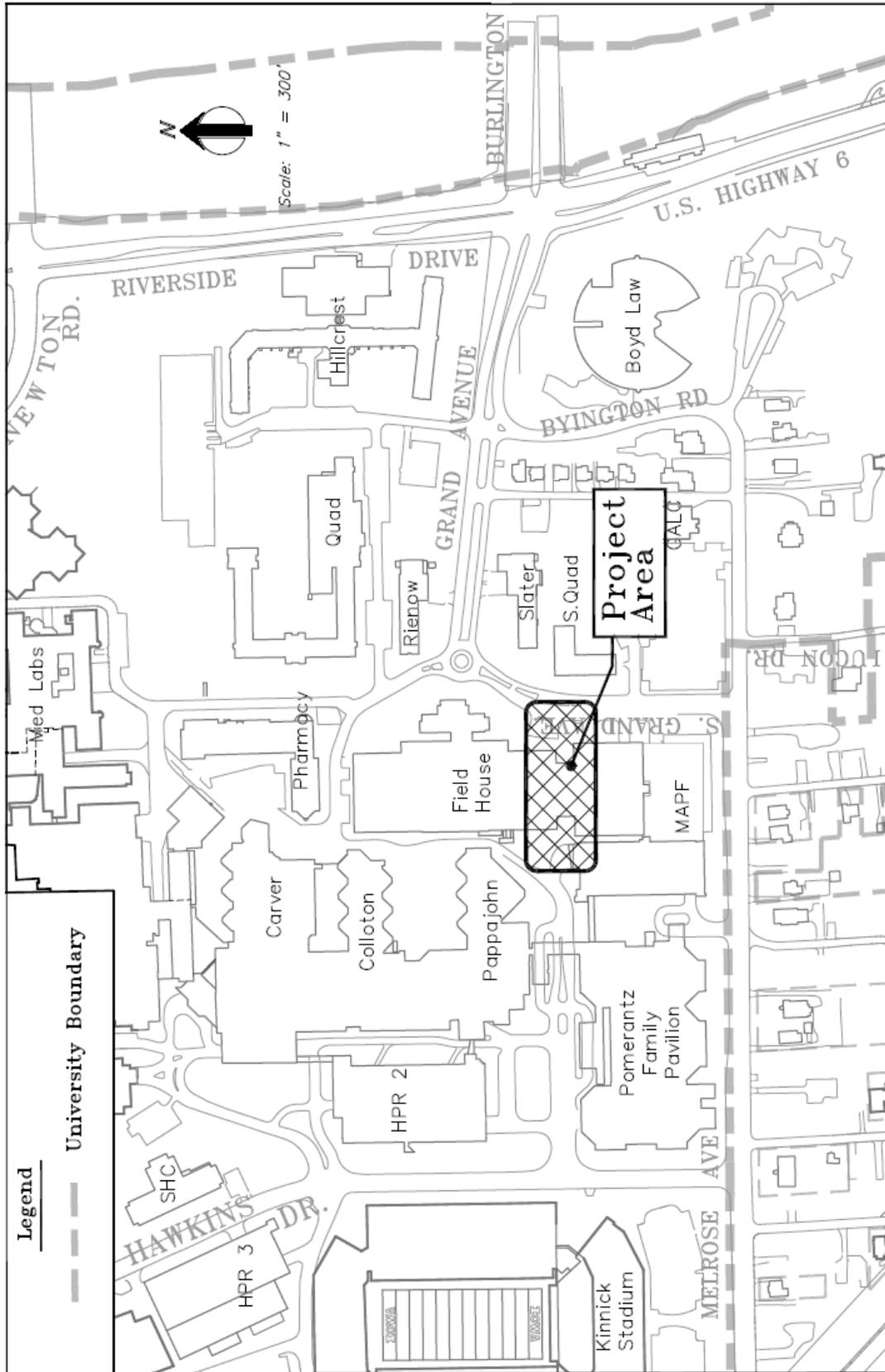
In examining various siting options for the proposed residence hall, convenient access to food service facilities is critical. Few potential sites are adjacent to existing food service facilities. While the Burge dining facility is at full capacity, the Hillcrest dining facility has capacity that will account for the students to be housed in the new hall. In recent years, the University has conducted two studies that concluded the Hillcrest area could meet the housing needs as proposed in Phase 1 and future phases as well. As the site is UI-owned, it will allow immediate progress and a shorter period of time to occupancy – an important factor given the UI enrollment pattern.

Impact on other Facilities and Square Footage: None.

Financial Resources for Construction Project: Residence System Revenue Bonds.

Financial Resources for Operations and Maintenance: Operating and maintenance funding, as is the case for all UI Housing facilities, will be provided by revenues generated by the Housing system. As the new residence hall will be built to current UI standards, including construction as a LEED-Silver (minimum) Certified building, energy savings as compared to others halls is expected.

External Forces Justifying Approval: The University proposes a phased approach for development in this area, in order to address both short and long-term UI housing needs. Adding capacity to UI housing stock will also allow existing halls to be taken partially off-line so that they can be modernized to meet student and institutional needs.



Location Map:  
Field House – Modify for UIHC Entry Access

UNIVERSITY OF IOWA - UNIVERSITY HOUSING & DINING  
PRO FORMA FINANCIAL SUMMARY INCLUDING NEW 501-BED RESIDENCE HALL

	Actual FY2011	Revised Estimate FY2012	Preliminary Budget FY2013	Estimated FY2014	Estimated FY2015	Estimated FY2016	Estimated FY2017	Estimated FY2018	Estimated FY2019	Estimated FY2020
<b>Occupancy Assumptions:</b>										
University Apartments	584	578	578	578	578	578	578	578	578	578
Residence Halls-Existing On-Campus	5,627	5,646	5,622	5,603	5,592	5,582	5,582	5,582	5,582	5,582
Residence Halls-Leased Properties	172	288	288	288	288	-	-	-	-	-
Proposed New Residence Hall	-	-	-	-	-	501	501	501	501	501
Total Residence System Occupancy	<b>6,383</b>	<b>6,512</b>	<b>6,488</b>	<b>6,469</b>	<b>6,458</b>	<b>6,661</b>	<b>6,661</b>	<b>6,661</b>	<b>6,661</b>	<b>6,661</b>
<b>Residence Hall Rate Increase Assumptions:</b>										
Due to Inflation (Estimated)	1.40%	4.96%	3.75%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
In Excess of Inflation	2.25%	0.00%	0.00%	2.50%	2.50%	1.00%	0.00%	0.00%	0.00%	0.00%
Total Rate Increase	<b>3.65%</b>	<b>4.96%</b>	<b>3.75%</b>	<b>5.50%</b>	<b>5.50%</b>	<b>4.00%</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>
Room & Board Contract Revenues-Current Operations	\$ 48,634,165	\$ 51,639,808	\$ 53,097,262	\$ 55,664,582	\$ 58,335,593	\$ 60,358,011	\$ 61,941,372	\$ 63,572,234	\$ 65,252,021	\$ 66,982,202
Add for Proposed New Residence Hall	-	-	-	-	-	4,237,397	4,312,469	4,389,794	4,469,438	4,551,472
Reduce for Discontinuation of Leased Properties	-	-	-	-	-	(2,371,661)	(2,371,661)	(2,371,661)	(2,371,661)	(2,371,661)
Total Room, Board & Apartment Contract Revenues	\$ 48,634,165	\$ 51,639,808	\$ 53,097,262	\$ 55,664,582	\$ 58,335,593	\$ 62,223,747	\$ 63,882,180	\$ 65,590,367	\$ 67,349,798	\$ 69,162,013
Interest Income	624,462	604,721	594,012	630,775	651,925	647,764	659,249	668,122	673,094	677,333
Other Revenues	4,363,633	11,117,700	11,085,886	11,085,886	11,085,886	11,085,886	11,085,886	11,085,886	11,085,886	11,085,886
<b>Total Revenues</b>	<b>53,622,260</b>	<b>63,362,229</b>	<b>64,777,160</b>	<b>67,381,243</b>	<b>70,073,404</b>	<b>73,957,398</b>	<b>75,627,316</b>	<b>77,344,375</b>	<b>79,108,778</b>	<b>80,925,232</b>
Operating Expenses-Current Operations	37,808,037	48,454,423	50,519,729	52,020,818	53,573,046	55,172,604	56,755,965	58,386,826	60,066,614	61,796,795
Add for Proposed New Residence Hall	-	-	-	-	-	2,502,412	2,577,484	2,654,808	2,734,453	2,816,486
Reduce for Discontinuation of Leased Properties	-	-	-	-	-	(2,393,912)	(2,393,912)	(2,393,912)	(2,393,912)	(2,393,912)
Total Operating Expenses	37,808,037	48,454,423	50,519,729	52,020,818	53,573,046	55,281,104	56,939,537	58,647,723	60,407,154	62,219,369
<b>Net Revenues from operations</b>	<b>15,814,223</b>	<b>14,907,806</b>	<b>14,257,431</b>	<b>15,360,425</b>	<b>16,500,358</b>	<b>18,676,294</b>	<b>18,687,779</b>	<b>18,696,652</b>	<b>18,701,623</b>	<b>18,705,863</b>
Debt Service- Existing	4,788,061	4,703,627	4,742,118	4,762,418	4,769,618	4,763,918	4,780,693	4,791,853	4,811,353	4,893,458
Proposed Additional Debt Service	-	-	1,814,099	1,814,099	3,824,892	3,824,892	3,824,892	3,824,892	3,824,892	3,824,892
Total Debt Service	4,788,061	4,703,627	6,556,217	6,576,517	8,594,510	8,588,810	8,605,585	8,616,745	8,636,245	8,718,350
University Overhead Charges	482,052	575,676	598,934	610,740	622,854	636,555	649,286	662,272	675,517	689,027
Improvements from Reserves	8,681,345	11,526,942	6,625,000	8,624,100	8,999,460	8,877,005	8,989,599	9,169,391	9,178,224	9,189,485
Net Inc/Dec in Voluntary Reserves	1,862,765	(1,898,439)	477,281	(450,931)	(1,716,465)	573,925	443,310	248,244	211,638	109,001
Voluntary Reserve Balances 7/1/xx	12,579,052	14,441,817	12,543,378	13,020,659	12,569,727	10,853,262	11,427,187	11,870,497	12,118,741	12,330,379
<b>Voluntary Reserve Balances 6/30/xx</b>	<b>\$ 14,441,817</b>	<b>\$ 12,543,378</b>	<b>\$ 13,020,659</b>	<b>\$ 12,569,727</b>	<b>\$ 10,853,262</b>	<b>\$ 11,427,187</b>	<b>\$ 11,870,497</b>	<b>\$ 12,118,741</b>	<b>\$ 12,330,379</b>	<b>\$ 12,439,581</b>
<b>Debt Service Coverage Ratios:</b>										
Current Year Debt Service	4,788,061	4,703,627	6,556,217	6,576,517	8,594,510	8,588,810	8,605,585	8,616,745	8,636,245	8,718,350
<b>Net Revenues as a % of Current Debt Service</b>	<b>330%</b>	<b>317%</b>	<b>217%</b>	<b>234%</b>	<b>192%</b>	<b>217%</b>	<b>217%</b>	<b>217%</b>	<b>217%</b>	<b>215%</b>
Maximum Future Debt Service	4,893,458	4,893,458	6,707,557	6,707,557	8,718,350	8,718,350	8,718,350	8,718,350	8,718,350	8,718,350
<b>Net Revenues - % of Max Future Debt Service</b>	<b>323%</b>	<b>305%</b>	<b>213%</b>	<b>229%</b>	<b>189%</b>	<b>214%</b>	<b>214%</b>	<b>214%</b>	<b>215%</b>	<b>215%</b>