Actions Requested: Consider recommending to the Board approval of the following actions for the **Finkbine Golf Course Clubhouse and Support Facility – Construct New Building** project; a major capital project as defined by Board policy:

- Accept the Board Office review and recommendation that the project meets the capital project evaluation criteria for Board consideration; and
- Approve the schematic design, project description, and budget with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Executive Summary: This project would replace the 52-year-old, 5,400 square foot existing clubhouse with a new two-level, 23,000 square foot clubhouse and support facility (see Attachment A for the location and schematic design). The space would include larger and more equitable men’s and women’s locker rooms, fully accessible retail pro shop, full kitchen, dining, banquet event space, and an administrative office. Accommodations for the golf cart fleet would be on the lower level. The existing clubhouse would be razed once the new facility is occupied. The project budget of $9,950,000 would be funded by Athletics Department gifts.
Background:

<table>
<thead>
<tr>
<th>Permission to Proceed with Project Planning</th>
<th>Amount</th>
<th>Date</th>
<th>Board Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Review and Consideration of Capital</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Project Evaluation Criteria</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Design Professional Selection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(BSB Design, Inc., West Des Moines)</td>
<td></td>
<td></td>
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<tr>
<td>Design Professional Agreement</td>
<td>$ 878,895</td>
<td>May 2017</td>
<td>Not Required*</td>
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<td>(Pre-Design through Record Documents)</td>
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<tr>
<td>Program Statement</td>
<td></td>
<td>Jun. 2017</td>
<td>Not Required*</td>
</tr>
<tr>
<td>Schematic Design</td>
<td></td>
<td>Aug. 2017</td>
<td>Requested</td>
</tr>
<tr>
<td>Project Description and Budget</td>
<td>9,950,000</td>
<td>Aug. 2017</td>
<td>Requested</td>
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</tbody>
</table>

* Approved by Executive Director, consistent with Board policy.

Completion of this project would provide University of Iowa Athletics with a suitable and peer-comparable facility, in conjunction with the long-established Finkbine golf course, that would provide a conference and regional championship-level tournament venue needed for hosting NCAA collegiate golf events. This facility upgrade would also allow Finkbine to increase revenue options by securing larger, more lucrative state and national amateur tournaments, golf fundraisers, and social events. It would provide an exceptional venue for UI relationship building including recruiting activities, donor interactions, and alumni activities.

Safety is a major concern for golf in the Midwest due to weather-related conditions like severe storms, lightning, and tornadoes. The new facility would provide proper shelter and safety for daily play customers and tournament participants.

**Project Program**

<table>
<thead>
<tr>
<th></th>
<th>Approved Building Program</th>
<th>Schematic Design</th>
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</thead>
<tbody>
<tr>
<td>Total Net Assignable Space</td>
<td>17,715</td>
<td>17,715</td>
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<tr>
<td>Anticipated Gross Square Feet</td>
<td>23,050</td>
<td>23,050</td>
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<tr>
<td>Anticipated Net-to-Gross Ratio</td>
<td>77 percent</td>
<td>77 percent</td>
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</table>

**Project Budget**

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Planning, Design &amp; Management</td>
<td>$ 1,445,000</td>
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<tr>
<td>Construction</td>
<td>7,125,000</td>
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<tr>
<td>Furniture &amp; Equipment</td>
<td>675,000</td>
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<tr>
<td>Contingency</td>
<td>705,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$ 9,950,000</strong></td>
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Source of Funds: Athletics Department Gifts
Schedule: Start Construction, Spring 2018
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Project Location
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Site Plan

1. Finkbine Drive
2. Existing Parking
3. New Clubhouse Drop-off
4. Bag Drop
5. Clubhouse Entrance
6. Pro Shop Entrance
7. Cart Staging
8. Cart Storage Entrance
9. Driving Range Cart Access
10. Putting Green
11. Grab-n-Go Round About
12. Service Drive
13. Fire Pit
14. Existing Cart Storage

Clubhouse Site Plan
22 June 2017

New Clubhouse

New Circle Drop-off

Existing Finkbine Drive

Existing Parking Lot - Reconfigured

North
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Exterior Renderings

View from the northwest corner

View from the southwest corner (main entrance off circle drive)
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Interior Renderings

A view in the restaurant / dining area

A view in the restaurant / lounge area
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Lower Level Floor Plan
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Main Level Floor Plan

1. Pro Shop Merchandise Area
2. Office
3. Work Room
4. Pro Shop Storage
5. Administration Office
6. Women’s Restroom
7. Men’s Restroom
8. Single User Restroom
9. Janitor’s Closet
10. Lobby
11. Nagle Conference Room
12. Bar
13. Dining
14. Fireplace
15. Outdoor Dining
16. Service Station
17. Kitchen
18. Mechanical
19. Table and Chair Storage
20. Main Clubhouse Entrance
21. Pro Shop Entrance
22. Stairs to Putting Green

North