

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** University of Iowa Student Life Facilities: Proposed Recreational Services and Iowa Memorial Union Facility Improvements

**Date:** September 1, 2004

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**Recommended Actions:**

1. Receive the report on the Master Plan for Student Services at the University of Iowa (see Attachment A, pages 16 through 18).
  2. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
    - a. **East Campus Recreation Center/Field House Renovation** project (see pages 5 through 9).
      1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (pages 7 through 9);
      2. Consider the proposed project and the University's request for permission to proceed with project planning, including the architectural selection process, within the context of the Master Plan for Student Services.
    - b. **West Campus Tennis-Recreation Center and Sports Activity Fields** project (formerly Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields project) (see pages 10 through 15).
      1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (pages 14 and 15);
      2. Consider the proposed project and the University's request for approval of the program statement and architectural agreement with Neumann Monson Architects, Iowa City, Iowa (\$958,000) within the context of the Master Plan for Student Services.
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## **Executive Summary:**

### Requested Actions

The Board is asked to receive the University's report on the Master Plan for Student Services as presented in the "Overview: Improving Quality of Life Facilities for Students at the University of Iowa," which is included as Attachment A to this memorandum.

- The Master Plan report is provided in response to Board action in April 2004; at that time, the Board directed the University to provide a comprehensive plan for development of campus recreational facilities, including an east campus recreation facility, for Board review prior to considering further the proposed development of west campus tennis/recreation facilities.

The Board is asked to consider the following actions within the context of the Master Plan for Student Services:

Permission to proceed with project planning for the **East Campus Recreation Center/Field House Renovation** project; this major capital project would construct an indoor recreation facility and renovate Field House recreation facilities to improve the University's recreational offerings for students, faculty and staff (see page 5).

Program statement and architectural agreement with Neumann Monson Architects, Iowa City, Iowa (\$958,000) for the **West Campus Tennis-Recreation Center and Sports Activity Fields** project (formerly Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields project); this major capital project would develop modern facilities to serve the needs of recreation, physical education instruction, and men's and women's intercollegiate athletics (see page 10).

- The University has modified the proposed location of the facilities at the far west campus site from the site presented in April to preserve the University's Housing Services building. (A site map is included as Attachment B.)
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## **Background and Analysis:**

### **Master Plan for Student Services**

#### Overview

Attached for Board review is the "Overview: Improving Quality of Life Facilities for Students at the University of Iowa." The summary report of the University's Master Plan for Student Services was prepared by the University (see Attachment A).

The Master Plan report is provided in response to Board action in April 2004 when the University presented the Campus Recreation Facility Planning and the West Campus Master Plan, and its request for approval of the program statement for the **Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields** project.

- At the April meeting, the Board expressed concerns regarding the location of the proposed facilities at the far west campus site which would require the demolition of existing buildings. The Board also requested information on the University's plan for development of an east campus recreation facility before considering further a west campus tennis/recreation facility.
- Accordingly, the Board directed the University to return with a comprehensive recreation facility plan that includes a prioritization of the campus recreation projects, a financing plan, timetable for completion of the projects (including the relocation of the Klotz Tennis Courts), and a determination of how the projects would be accomplished, before a proposed west campus tennis/recreation project would be further considered. The Board also requested that the outdoor tennis courts be sited in a way that would not require removal of the Housing Services Building.

A study completed by the National Intramural Recreational Sport Association (NIRSA) found that the availability of intramural and recreational sports is one of the primary factors in a student's choice of a university; student participation in recreational sports programs and activities was also found to have a positive correlation with student retention rates as well as students' overall college satisfaction and success.

The University of Iowa reports 8.7 square feet of indoor recreation space per student; this is significantly below the national and regional averages of 11.8 and 18.4 square feet, respectively, as identified in the NIRSA study.

- Construction of a new indoor recreation facility, proposed at 150,000 gross square feet, would increase the square footage of indoor recreation space to approximately 13.9 square feet per student.

In addition, a 2000 University of Iowa study completed by Brailsford and Dunlavey identified a severe shortage of recreation space per student, particularly on the east campus.

Most of the University's recreation space, including the only campus pool, is currently located in the 74 year old Field House. The University reports that the current facilities do not meet the student demand for recreational services; in addition, the pool is in a deteriorated condition and has a limited life expectancy.

The University wishes to increase the availability of campus recreation facilities to improve students' quality of life as well as student recruitment and retention.

The University's Master Plan report outlines the following proposed projects, based on University priorities, the University's overall debt capacity, and the availability of funds through the implementation of additional student fees:

- **East Campus Recreation Center/Field House Renovation** project with an estimated cost between \$50 million and \$55 million; the University anticipates funding the project with the sale of revenue bonds to be supported by student fees, as well as non-student user fees.
- **West Campus Tennis-Recreation Center and Sports Activity Fields** project with an estimated cost of \$12 million; the project would be funded by recreation building fees currently being collected, Athletic Department gifts and earnings, and parking revenues.
  - Of the \$12 million cost, the relocation of the Klotz Tennis Courts is estimated at \$1.7 million, of which \$1 million is included in the **Kinnick Stadium Renovation** project.
- **Iowa Memorial Union Renovation—Phases 1 and 2** projects with a total estimated cost of \$30 million; the projects would be funded by the sale of revenue bonds.
  - In November 2002, the Board approved a new \$29 mandatory building fee per student per academic year to support debt service payments for a future bond issue of approximately \$10 million for the Phase 1 renovation of the Union.

The University's proposal requires no increase in existing student building fees to support the **West Campus Tennis-Recreation Center and Sports Activity Fields** and the **Iowa Memorial Union Renovation—Phase 1** projects.

However, student building fee increases would be required to support debt service payments for the **East Campus Recreation Center/Field House Renovation** and the **Iowa Memorial Union Renovation—Phase 2** projects.

- The University's Master Plan report outlines the projected impact on student building fees to support these construction projects.
- The University's projections are based on current enrollment and the

issuance of 25 year bonds with a 5.5 percent interest rate.

- The University projects an increase from the current building fee of \$119 per student per academic year (which would remain in effect through the 2005-2006 academic year), to \$291 per student per academic year in the 2011-2012 academic year.
- The University's overview also shows a projected East Campus Recreation Center operations and maintenance fee of \$44 per academic year beginning in the 2010-2011 academic year.

Included with the Board agenda materials is a campus map, "Master Plan for Recreational Services Development—Main Campus," which indicates the existing and proposed locations of the University's recreational facilities, with photographs.

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### **East Campus Recreation Center/Field House Renovation**

#### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Receive Report
Permission to Proceed		Sept. 2004	Requested

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#### Background

As indicated above, 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; the University reports that these facilities do not correspond with the current student demand for recreational services.

The Field House pool, which is the only pool remaining on campus, is original to the building's construction and is deteriorating; the pool requires continual maintenance and has a limited life expectancy.

The University wishes to increase the availability of campus recreation facilities so that the amount is more consistent with its peer institutions. Additional facilities would improve students' quality of life, as well as student recruitment and retention.

#### Project Scope

Consistent with Master Plan for Student Services, the University proposes to construct an east campus Recreation Center, and renovate portions of the Field House existing recreation facilities. The facilities would serve the recreational and wellness needs of the student population, as well as University faculty and staff.

The proposed project would include the following components:

- 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 proposed project site.

The east campus Recreation Center would emphasize “drop-in” fitness activities such as aquatics and individual fitness and wellness programs.

- The aquatics function would replace the deteriorating Field House pool, which would be decommissioned.

The Field House would continue to focus on court sports, team sports and intramural activities.

- The University plans to evaluate the conversion of the Field House pool area for improved fitness and wellness functions.

The University believes the development of an east campus Recreation Center and improvements to the Field House would have a positive impact on the recruitment and retention of students.

Recreation  
Center Proposed  
Site

Based on a site feasibility study, the University has identified a proposed east campus site for the Recreation Center at the southwest corner of Burlington and Madison Streets, directly south of the Library. (A site map is included as Attachment C.) The feasibility study concluded that this site would best meet the objectives of the proposed Recreation Center and would accommodate future expansion of the facility.

- As indicated on the site map, the Recreation Center would be located in the northern half of the block between Burlington and Court Streets; a parking area for 140 vehicles would be developed in the southern half of this block.
- An additional parking area for 175 vehicles is proposed for development to the south of Court Street.
- At this time, the University proposes funding the construction of the parking areas with parking system improvement funds.

A number of University structures are currently located at these locations. Included are shops, service and storage buildings, Public Safety offices, and the former laundry building.

Anticipated Cost/  
Funding

Based upon preliminary square footage estimates and historical cost data, the University estimates the cost for both the construction of the east campus Recreation Center and the renovation of the Field House at between \$50 million and \$55 million. (This estimate includes the relocation costs for the existing units at the proposed Recreation Center site.)

The University anticipates funding the project with the sale of revenue bonds to be supported by student fees, as well as non-student user fees. (See proposed fee estimates included with the overview on page 18.)

The estimated project cost would be refined during project planning with the assistance of a design consultant.

Design Services

The University wishes to proceed with the architectural selection process and proposes to engage the services of a design team, led by an Iowa-based architectural firm, with expertise in the planning, programming and design of student recreational facilities. The University would return to the Board for approval of the selected design consultant.

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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 new east campus Recreation Center and improvements to the Field House would play an important role in the recruitment and retention of students. A study completed by the National Intramural Recreational Sport Association (NIRSA) found that intramural and recreational sport is one of the primary factors in a student's choice of a university. The NIRSA study also found that participation in recreational sports programs and activities is correlated with overall college satisfaction and success. Utilization of recreational facilities has repeatedly been found as one of the biggest factors in college persistence. Establishing membership and a sense of belonging in a community is a critical component of retention.

This project will permit the University to provide programs, services, and facilities that encourage personal development, community interaction, and educational experiences through enjoyable sport and recreational opportunities while serving a very diverse population. The NIRSA study also found that the national average for indoor recreation space is 11.8 feet per student, the regional average is somewhat greater at 18.4 square feet per student. The University of Iowa has 8.7 square feet per student. This project will bring the University of Iowa recreation facilities closer to the national and regional averages of peer institutions.

In addition to simply providing more square footage, the new facility and renovation of the Field House will improve the quality of recreational space available to students, faculty and staff. The vast majority of recreation space on the UI campus is located in the 74 year old Field House. Although the Field House was renovated in conjunction with the construction of Carver-Hawkeye Arena, significant changes to recreation

and the ways students use recreation facilities have occurred over the past several decades. This project will provide recreational services that are appropriate, modern, and are demanded by today's students.

This project is also in keeping with the University's overall recreation plan. The new east campus recreation center will emphasize "drop-in" fitness activities - aquatics and individual fitness/wellness programs. The Field House will continue to focus on court sports, team sports and intramural activities. The west campus tennis and recreation center will focus upon "destination" activities such as soccer, rugby and tennis; activities which require a large expanse of land not available on the central campus.

Other Alternatives Explored

A study completed by Brailsford & Dunlavey in 2000 found that the University had a severe shortage of recreation space per student, particularly on the east side of campus. Prior to the conversion of a limited amount of space in Halsey Hall (located directly east of the IMU), there was no generally accessible recreation space on the east campus. The University considered constructing a new recreation facility on the site of the city of Iowa City water plant (located directly north of the IMU) which was recently acquired by the University. It was concluded however that a facility at this location would bring too much traffic into an already overly congested area of campus. Further, this site was determined to be too small to accommodate future expansion. The site currently under consideration for a new facility would better serve students living on both the east and west sides of campus and would accommodate future expansion. Construction of a comprehensive facility replacing all functions currently located in the Field House was considered. It was concluded that areas of the Field House could yet be effectively programmed and should remain in service. This project will evaluate and renovate existing space in the Field House to complement the activities provided in the new east campus facility. The focal point for the renovation will be the space housing the deteriorating pool.

Impact on Other Facilities and Square Footage

The Brailsford & Dunlavey study indicated that a single, new comprehensive recreation facility would require more than 300,000 gross square feet of space to address current student recreation needs. Based upon top priorities identified by UI students in surveys and through focus groups, it is the University's intent at this time to construct a complementary recreation facility of approximately 150,000 gsf that will contain new aquatics and fitness components and to maintain the primary components of the Field House except for aquatics. With the exception of the pool area, which will be decommissioned upon completion of the new facility, the Field House courts (basketball, racquet ball, badminton etc), activity and club rooms, and locker room areas will be maintained for their current functions. The pool area will be studied for potential conversion to improved fitness and wellness functions. Existing space in the Field House assigned to academic functions will be maintained for those uses.

A more precise answer to this question will be developed as the planning, programming and design process begins.



Financial Resources for Construction Project	The estimated cost of the proposed east campus Recreation Center and the renovation of the Field House is in the vicinity of \$50-\$55 million. Included in this preliminary projection are relocation costs of units located on the proposed site – University Public Safety offices (temporary trailers) and University shops. The project will be funding through revenue bonds supported by an increase in the current student building fee and user fees paid by non-students. Students have repeatedly provided a strong message to the University that they are willing to support an increased in student fees to secure modern recreation facilities that are in high demand.
Financial Resources for Operations and Maintenance	The new east campus facility operations will be designed to be self-supporting through additional student services fees and the continued collection of “pay for play” fees, and the use of user fees for non-student participants. With the construction of a new east campus recreational center, the University intends to study whether or not to change fundamentally the way in which recreational services is funded. Currently, all users, including students, “pay for play.” Under the proposed method, students would incur no additional charges to access most recreational programs and services by virtue of an increased mandatory student services fee. Discussions have been held with student leaders on this subject, and the University administration will continue this dialog prior to bringing any new proposal to the Board on this matter. In either case, the fee will be supplemented by revenue from faculty/staff and public who will be required to pay a yearly or daily usage fee. A business plan will be developed in anticipation of building operating costs (e.g.: utilities) as well as programming costs that must be covered in the operation of recreation service activities.
External Forces	See response to question #1 above. In recent years peer institutions with which we compete for students have expended millions of dollars to improve campus recreation facilities. Both UNI and ISU have considerably newer and more expansive recreation space than exist on the UI campus. The east campus Recreation Center will feature a new aquatics facility that will replace the deteriorating Field House pool. The Field House pool is 74 years old and is the only pool remaining on campus. Its continued maintenance has become extremely difficult. It is simply a matter of time before the filter system, pipes, and bulkhead fail and the pool has to be taken off line.

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**West Campus Tennis-Recreation Center and Sports Activity Fields**

(formerly Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields project)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		March 2004	Deferred
Program Statement		March 2004	Deferred
Architectural Agreement—Programming and Final Design Services (Neumann Monson Architects, Iowa City, IA)	\$ 958,000	March 2004	Deferred
Initial Review and Consideration of Capital Project Evaluation Criteria		April 2004	Received Report
Program Statement		April 2004	Not Approved
Architectural Agreement—Programming and Final Design Services (Neumann Monson Architects, Iowa City, IA)	958,000	April 2004	Not Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Receive Report
Program Statement		Sept. 2004	Requested
Architectural Agreement—Programming and Final Design Services (Neumann Monson Architects, Iowa City, IA)	958,000	Sept. 2004	Requested

Background

In February 2000, the Board approved the master plan and program statement for the **Hawkeye Athletic/Recreation Facilities Complex** project for the development of athletic and recreation facilities on the University's far west campus to meet the growing need for student athletic and recreational space.

The University has completed the Phase 1 project, which included construction of the Roy G. Karro Athletics Hall of Fame, development of a soccer field, installation of utility infrastructure, construction of a roadway and parking area, and site grading at a cost of \$9,653,000.

The University's original plan for the Phase 2 project, as approved by the Board in December 2000, would have constructed a 150,000 gross square foot Athletic/Recreation Building with a natatorium for instructional and competitive swimming and diving, six indoor and 12 outdoor tennis courts, general purpose recreation and fitness space, and the remaining site improvements at an estimated cost of \$26,847,000.

- This project was deferred by the University following approval of the schematic design and project budget in December 2000 due to the limited availability of funding.

Prior to deferral of the project, the University determined that the tennis courts planned for the Athletic/Recreation Building would replace the indoor tennis courts in the existing Recreation Building located near Kinnick Stadium.

- The shared use of the existing Recreation Building for tennis and track and field activities did not sufficiently accommodate the University's intercollegiate and recreational tennis programs.
- Based on the anticipated relocation of the tennis courts from the Recreation Building, the flooring of the facility was replaced for use for track and field competition and general student recreation activities.

In March 2004, the University received approval of the schematic design and project description and budget (\$86,825,000) for the **Kinnick Stadium Renovation** project, which includes replacement of the south bleacher area and expansion of the plaza area south of the stadium at the current location of the Klotz Tennis Courts.

- These 16 outdoor tennis courts, which are used for recreational, instructional and competitive purposes, were constructed in 1968.

The stadium renovation project requires removal of the existing tennis courts at this site (to accommodate both the stadium expansion and construction activities). In August 2004, the Board authorized proceeding with the construction contracts for demolition of the south end zone and the Klotz Tennis Courts; construction is anticipated to begin immediately following the 2004 football season.

In April 2004, the University presented a report on Campus Recreation Facility Planning and the West Campus Master Plan to provide an overview of the University's plans for development of improved student recreation facilities, and plans for the recreation, athletic, and residential use of the west campus area.

The University also requested approval of the program statement for the **Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields** project, which proposed the development of modern indoor and outdoor facilities to serve the needs of recreation, physical education instruction, and men's and women's intercollegiate teams for tennis and other sports.

- The proposed location for development of the facilities, on the University's far west campus, was at the site currently occupied by the University Housing Services and Storage building.

The Board expressed concerns regarding the location of the proposed facilities and requested that the outdoor tennis courts be sited in a way that would not require removal of the Housing Services Building. The Board also addressed the need to consider the University's comprehensive plan for the development of campus recreation facilities before it could reconsider this project.

Project Scope	<p>The current proposed Phase 2 project would develop modern indoor and outdoor facilities to serve the needs of recreation, physical education instruction, and men’s and women’s intercollegiate teams for tennis and other sports. The facility would be staffed and managed by the Department of Recreational Services.</p> <p>In contrast to the drop-in fitness and court activities envisioned for the east campus Recreation Center and the Field House, the west campus tennis and recreation center would focus on “destination” activities (soccer, rugby and tennis), which require a large expanse of land not available on the central campus.</p>
Program Statement	<p>The facility would house a total of eight indoor tennis courts and associated support space (locker rooms, restrooms, office and storage areas). An additional 12 outdoor tennis courts would be developed with the facility, providing a total of 20 tennis courts.</p> <ul style="list-style-type: none"> <li>• The proposed tennis courts would replace the indoor tennis courts formerly located in the existing Recreation Building, and the outdoor Klotz Tennis Courts.</li> <li>• The proposed facility would, for the first time, permit the consolidation of the indoor and outdoor components of the tennis program.</li> </ul> <p>The facility would provide additional indoor recreation activity space to accommodate field activities and organized recreation and fitness classes.</p> <p>The project would also construct two outdoor sports activity fields to meet recreational and athletic needs for soccer, field hockey, and other outdoor sports.</p> <ul style="list-style-type: none"> <li>• This would allow relocation of field hockey activities from the main campus, allowing reassignment of the field to student recreational use.</li> </ul> <p>The building would also house the Touch the Earth Program, an outdoor recreation and education program of University Recreational Services, which conducts a number of recreational outreach courses for students.</p> <p>The project would also develop parking areas adjacent to the facility.</p>
Project Site	<p>The building would be constructed on the University’s far west campus. The University has modified the proposed location of the facilities from the site plan presented at the April Board meeting; the current proposal preserves the University’s Housing Services building at the site. The indoor facility, outdoor tennis courts, and a parking area would surround the east, west and south sides of the Housing Services Building. (A site map is included as Attachment B.)</p>

Anticipated  
Cost/Funding

Approximately \$12 million; of this amount, the cost to relocate the Klotz Tennis Courts is approximately \$1.7 million, of which \$1 million are included in the Kinnick Stadium Renovation project budget.

The remainder of the project cost would be funded from recreation building fees, Athletic Department gifts and earnings, and parking revenues.

- Since the revenue from the building fee would still need to be collected after construction has been completed, the University plans to utilize Income from Treasurer's Temporary Investment funds to provide bridge financing.

Square Footage  
Table

The following table lists the project components and the detailed square footages for the facility, all of which are identical to the program presented in April.

Detailed Building Program

Facility (Indoor Areas)

Tennis Courts (8)	50,960	
Recreational Turf Area	24,000	
Locker Rooms and Support Areas	11,918	
Touch the Earth	3,800	
Fitness Center	<u>3,000</u>	
Total Net Assignable Space		93,678 nsf
Total Gross Square Feet		105,000 gsf
Net-to-Gross Ratio = 89 percent		

Outdoor Areas

- Tennis Courts (12)
- Competition Field Hockey Field (1)
- Soccer Practice and Recreation Field (1)

Design Services

The agreement with Neumann Monson would provide programming and design services based on the current project scope for a fee of \$958,000, including reimbursables.

- With permission to proceed with the project in May 2003, the Board authorized the University to waive provisions of the Board's Policy Manual which require the selection of an architectural firm for projects of \$1 million or more by an institutional Architectural Selection Committee.
- The University was authorized to retain one of two firms, including the firm to be selected for the Kinnick Stadium Renovation project; Neumann Monson was selected for the Kinnick Stadium project in June 2003.

- Neumann Monson was selected for the **Hawkeye Recreation/Athletic Facilities Complex, Phase 2** project based on its experience and technical qualifications; in addition, the firm's role as project architect for the Kinnick Stadium project is expected to optimize coordination and construction phasing of the projects.
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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 This project is in keeping with the University's intent to develop modern facilities that serve the needs of recreation, physical education instruction and men's and women's intercollegiate teams. The west campus area (just west of Finkbine Golf Course) has been identified as the best location for such facilities. The project is in accord with the Master Plan for the west campus area most recently reviewed and approved by the Campus Planning Committee in April 2004. A study completed by Brailsford & Dunlavey in 2000 found that the University of Iowa has one of the smallest amounts of recreation space per student when compared with peer, competitive institutions in the Midwest including ISU and UNI. The development of new and improved recreation facilities is a component of the University's strategy to maintain and improve our competitive position in the recruitment and retention of students.

Other Alternatives Explored The Kinnick Stadium improvement project will result in the removal of the 16 outdoor tennis courts located at that facility that are used for recreation, instruction and competition. The original Hawkeye Recreation/Athletic Facilities Complex - Phase 2 project, approved by the Board in December 2000, identified the west campus area as the optimal location for these courts. Due to continued development and the value of on-campus land, open areas on the main campus are no longer readily available. In addition, the five tennis courts within the 30 year old Recreation Building do not meet recreational needs or intercollegiate athletics standards in regard to quality or number. The Recreation Building space has been redeveloped for other indoor recreation that is in high demand from students, faculty and staff, most particularly running, jogging and track. The west campus area will be programmed intensely to satisfy the needs of recreation, physical education and intercollegiate play but will not solve the current problem of providing swimming facilities as was originally envisioned within this phase.

This project is also in keeping with the University's overall recreation plan. The proposed new east campus recreation center will emphasize "drop-in" fitness activities - aquatics and individual fitness/wellness programs. The Field House will continue to focus on court sports, team sports and intramural activities. The west campus tennis and recreation center will focus upon "destination" activities such as soccer, rugby and tennis; activities which require a large expanse of land not available on the central campus.

Impact on Other Facilities and Square Footage	The sixteen outdoor courts at Kinnick Stadium are no longer available and will be replaced by the courts within this proposed west campus project. The tennis facility will have 12 outdoor courts and 8 indoor courts. Grant Field, the current field hockey venue located northwest of the Recreation Building will be available for recreational use after the completion of the new Hawkeye Area sports activity fields. Grant Field will require a complete turf replacement for continued use as an intercollegiate field hockey site. However, the existing turf will be an appropriate venue for intramural activities (flag football, soccer, ultimate frisbee) as well as club sports such as lacrosse that are sponsored by Recreational Services.
Financial Resources for Construction Project	The estimated cost of the proposed west campus tennis–recreation center and sports activity fields project is \$12 million, reduced from the Phase 2 project budget of \$27 million originally envisioned and approved. It has now been tailored to what can be accomplished utilizing only the existing building fee, Athletic Department gifts and earnings, and parking revenues (for that portion of the project).
Financial Resources for Operations and Maintenance	Current Athletic Department maintenance staff will maintain the outdoor field hockey and soccer practice fields as is done now. The new tennis and recreation facility will be maintained by the Facilities Services Group Operations and Maintenance staff and will be managed by the Department of Recreational Services. Any operations and maintenance costs beyond those presently budgeted will be prorated to Recreation Services and the Department of Athletics. The Recreational Services component will be met by user fees – court fees and rental of the indoor turf area. Faculty, staff and the public will be charged for access to this facility.
External Forces	The Kinnick Stadium improvements project will replace the deteriorating South End Zone seating. With necessary increases in the stadium footprint to allow for this replacement, and with the staging and construction activities expected in the area, the adjacent Klotz tennis courts will be demolished and removed. Ongoing challenges in maintaining the aging courts (constructed in 1968) also support their replacement. A replacement tennis facility is needed for recreation, instruction and competition.

  
Sheila Doyle

Approved:   
Gregory S. Nichols

## **Overview: Improving Quality of Life Facilities For Students at the University of Iowa**

**September 2004**

The Master Plan for Student Services (1999) provides a framework for future planning to meet student needs at the University of Iowa. Subsequent studies and planning for recreational facilities (2000, 2003, 2004) and the Iowa Memorial Union (1999, 2004) established the necessity to expand and/or renovate existing facilities to meet current and future student needs. These studies confirmed student desire to improve current facilities and a willingness to support these projects with increased student fees. UI desires to improve the quality of life of its students by improving its recreational/wellness facilities and its student union. This roadmap is being provided to the Board of Regents, State of Iowa, to provide a direction for accomplishing this goal.

The Board of Regents, State of Iowa, has previously given the University permission to proceed with planning for the renovation of the Iowa Memorial Union (January 2003) and for a west campus recreation facility (May 2003). Based upon University priorities, the University's overall debt capacity and the availability of funds through the imposition of additional student fees, the following plan for capital projects affecting Recreational Services and the Iowa Memorial Union (IMU) is proposed:

1. East Campus Recreation Center / Field House Renovation – Permission to Proceed (September 2004)
2. West Campus Tennis – Recreation Center and Sports Activity Fields – Program Statement (September 2004)
3. IMU Renovation Phase 1 – Program Statement (November 2004)
4. IMU Renovation Phase 2 – Consolidate remaining program features into a second renovation phase (November 2004)

It is estimated that the cost of the east campus recreation center and Field House renovation project will be between \$50 million and \$55 million, the west campus tennis and recreation project is budgeted at \$12 million, and the project cost for the Iowa Memorial Union Phase 1 and 2 renovations is estimated at \$30 million. The University recognizes that these projects and the accompanying student fees must be phased-in over a period of time. As can be seen from the attached proposed fee schedule, the University is proposing that these projects and the accompanying fees be accomplished over a 6 year period. Over this period of time, student building fees would need to rise by \$177 per year. No increase in the current student building fee would be required to accomplish IMU Renovation Phase 1 or the West Campus Tennis – Recreation Center and Sports Activity Fields.



It is the University's intent to construct a new east campus recreation center which will be complementary with the existing Field House and proposed west campus tennis – recreation center. The east campus facility would contain approximately 150,000 gross square feet that will feature a new aquatics area and individual fitness components. The Field House will continue to emphasize intramural and team activities, and court sports (basketball, racquet ball, badminton etc). The pool area of the Field House will be decommissioned and this space will be studied for potential conversion to improved fitness and wellness functions. Existing space in the Field House assigned to academic functions will be maintained for those uses. The west campus tennis – recreation center will serve as a destination facility for tennis and turf sports, consistent with other land-intensive activities currently at the west campus (e.g.: soccer, rugby). (Please refer to evaluation criteria documents for these recreation projects.)

With the construction of a new east campus recreational center, the University intends to study whether or not to change fundamentally the way in which recreational services is funded. Currently, all users, including students, “pay for play.” Under the proposed method, students would incur no additional charges to access most recreational programs and services by virtue of an increased mandatory student services fee. Discussions have been held with student leaders on this subject, and the University administration will continue this dialog prior to bringing any new proposal to the Board on this matter. In either case, the fee will be supplemented by revenue from faculty/staff and public who will be required to pay a yearly or daily usage fee. A business plan will be developed in anticipation of building operating costs (e.g.: utilities) as well as programming costs that must be covered in the operation of recreation service activities.

The IMU renovations will provide additional study/dining space for students and will address deferred maintenance items throughout the structure. A new River Terrace will be built facing the Iowa River which will provide a commons area for students to gather and a small venue for concerts and plays. Food service operations will be reviewed in the programming phase of the project, retail space is likely to be expanded and way-finding improvements will be made to assist visitors to the IMU as they navigate throughout the building.

The University understands that it is asking the Board and UI students to make a significant investment in student-centered facilities. We believe that the return on this investment will be student satisfaction and success – increased persistence toward graduation, improved general student wellness and enhanced recruitment efforts. Students are enthusiastic about this investment and commitment to their welfare and college experience.

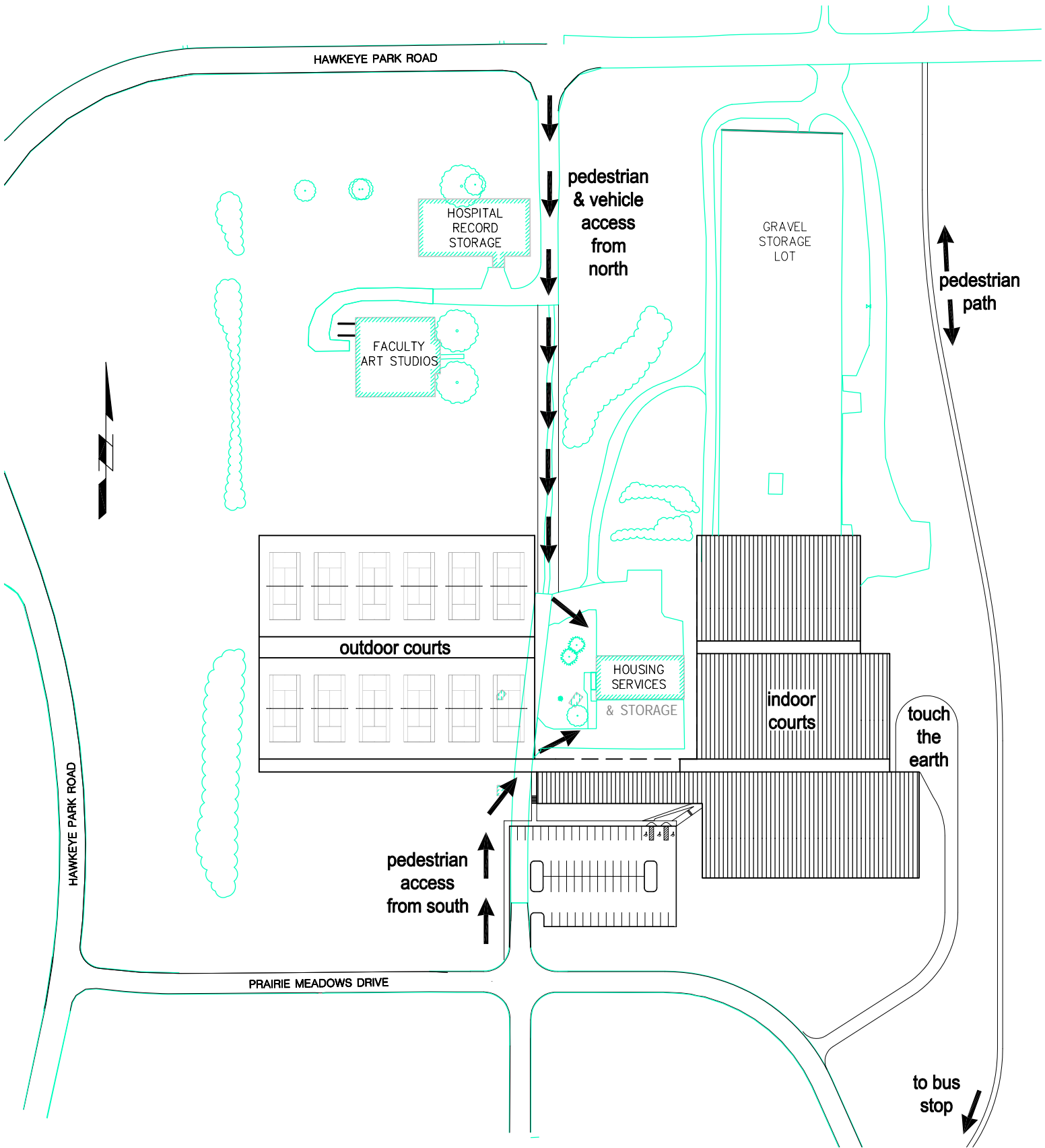
**Recreation / IMU  
Planning Overview\***

	<b>Perm to Proceed</b>	<b>Program</b>	<b>Schematic/Budget Fee Commitment</b>	<b>Fee Approval</b>
West Campus - \$12m (existing fee)	☑	Sep-04	Nov/Dec-04	NA
IMU 1 - \$10m (existing fee)	☑	Nov/Dec-04	May-05	NA
IMU 2 - \$20m (\$66 fee)	☑	Nov/Dec-04	May-05	Feb-06 (eff fall '06)
East Campus - \$40m (\$132 fee)	Sep-04	Mar-05	Dec-05	Feb-06 (eff fall '08)
Field House - \$10m (\$33 fee)	Sep-04	Mar-05	Dec-06	Feb-07 (eff fall '10)
East Campus O&M (\$44 fee)	NA	NA	NA	Feb-10

**Building Fee Impact**

	<b><u>Current</u></b>	<b><u>2005-06</u></b>	<b><u>2006-07</u></b>	<b><u>2007-08</u></b>	<b><u>2008-09</u></b>	<b><u>2009-10</u></b>	<b><u>2010-11</u></b>	<b><u>2011-12</u></b>
<b><u>Current</u></b>	119							
<b><u>2005-06</u></b>		119						
<b><u>2006-07</u></b> add 1/2 IMU 2 (\$33)			152					
<b><u>2007-08</u></b> add 1/2 IMU 2 (\$33) deduct Rec Bldg (\$5)				180				
<b><u>2008-09</u></b> add 1/2 East Campus (\$66) deduct IMU-1988 (\$26)					220			
<b><u>2009-10</u></b> add 1/2 East Campus (\$66)						286		
<b><u>2010-11</u></b> No change to building fee add East Campus O&M (\$44) - Add to Student Services Fee							286	
<b><u>2011-12</u></b> deduct West Campus (\$28) add Field House (\$33)								291

\* Amounts shown other than for West Campus and IMU phase 1 are projections subject to more intensive planning.



West Campus Tennis - Recreation Center

