

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to proceed with project planning, including the architectural/engineering selection process, for the **Old Music Building – Renovate Facility** project, a major capital project as defined by Board policy.
 - 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.
2. Schematic design and project description and budget (\$8,150,000) for the **Replacement Services Complex** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment B);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design and project description and budget (\$8,150,000) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
3. Project description and budget (\$6,900,000) for the **North Chilled Water River Crossing** project.

Executive Summary: The **Old Music Building – Renovate Facility** project would renovate and restore the facility, located at the southwest corner of Jefferson and Gilbert Streets adjacent to Seashore Hall. (A map indicating the location of the facility is included as Attachment C.) The building was constructed in 1915 as the hospital isolation ward of the University Hospital (now Seashore Hall). Following relocation of the hospital isolation function to the west campus in 1928, the facility was converted for use by the School of Music, which remained in the building until 1971 when it relocated to the Voxman Music Building. Since that time, the building has been used for graduate painting studios and is now nearly decommissioned due to its age and condition.

The facility has been evaluated on several occasions for possible re-use and rehabilitation. According to the University, the most recent facilities audit suggests maintaining and renovating the building for University use. Rehabilitation of this historic facility, including the correction of deferred maintenance, would enable University use of this centrally-located resource while maintaining a source of University community heritage.

The structure is being considered for use with the adjacent Seashore Hall's proposed development and programming. Two programs under consideration for relocation to the Old Music Building include the Department of Urban and Regional Studies, increasing its profile in a prominent location and historic structure, or the Graduate College School of Library and

Information Science, to foster interdisciplinary research and graduate study in computer imaging and information systems, consistent with the College of Liberal Arts intent to house similar programs in the adjacent Seashore Hall.

The anticipated project cost of \$4.2 million would be funded by anticipated state appropriations or bonding authorization. The project is included in the Board's FY 2008 capital request approved by the Board in September 2006.

The **Replacement Services Complex** project would construct a one-story, industrial-type structure to house the University Facilities Management service and trade shops to be relocated from the site of the future Campus Recreation and Wellness Center. The building would be constructed on the University's south campus as a 39,700 square foot addition to the existing 8,700 square foot metal shops building located at 624 South Madison Street. (A map indicating the location of the facility, and a site plan of the existing building and proposed addition, are included as Attachments D and E.)

The project would consolidate a total of 16 Facilities Management functions in one location for greater operational efficiencies. The building would be in close proximity to the Facilities Management offices in the University Services Building which would encourage interaction and collaboration among the various departments.

The proposed location requires minor remodeling to the 624 South Madison Street structure to accommodate the addition, and demolition of the outdated metal storage building located at 620 South Madison Street. The University anticipates that construction will begin in spring 2007 for completion at the end of the calendar year.

The project cost of \$8,150,000 would be funded by Income from Treasurer's Temporary Investments, the Campus Recreation and Wellness Center project, Facilities Management Operations and Maintenance Reserves, and the insurance settlement (for tornado damage) for the Motor Pool Building. The University reports that its insurance policy does not require use of the insurance proceeds specifically for the damaged property. The University has chosen to invest insurance funds in the south campus replacement facilities, a portion of which would be located on the former motor pool site, while it continues to study future motor pool options.

The University's comprehensive study of its campus chilled water system (presented to the Board in December 2004) projected chilled water demand for the east campus facilities to exceed existing production capacity in 2007. The **North Chilled Water River Crossing** project would extend chilled water lines under the Iowa River to connect the east and west campus chilled water distribution systems. This would allow the West Campus Chilled Water Plant, with its expanded chilled water capacity from recent upgrades, to supply the immediate east campus chilled water demand.

The chilled water lines would be installed west from Madison Street and north of Iowa Avenue to the Iowa River; they would cross under the river between the CRANDIC railroad bridge and the Iowa Avenue bridge and connect with the west campus distribution system at Newton Road near the Nursing Circle Drive. (A map indicating the location of the water lines is included as Attachment F.) The University plans to bid the project with two add alternates for the installation of additional chilled water lines on the west campus; the University indicates this would provide optimal performance for the river crossing. Alternate #1 would install chilled water lines from the Eckstein Medical Research Building north to the Medical Education and Biomedical Research Facility; Alternate #2 would install chilled water lines near the Medical Education and Biomedical Research Facility east to Newton Road.

The project cost of \$6,900,000 would be funded by Utility System Revenue Bonds.

Details of Projects:

Old Music Building – Renovate Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Nov. 2006	Requested
Permission to Proceed		Nov. 2006	Requested

Replacement Services Complex

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2006	Received Report
Permission to Proceed		Feb. 2006	Approved
Project Manager Selection – OPN Architects, Cedar Rapids, IA		Feb. 2006	Approved
Program Statement		Oct. 2006	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2006	Requested
Schematic Design		Nov. 2006	Requested
Project Description and Total Budget	\$ 8,150,000	Nov. 2006	Requested

Illustrations of the proposed north and west building elevations are included as Attachment G. The new shops facility would consist of a steel-frame structure with pre-finished metal siding and pre-cast concrete panels, and overhead doors at the north and south. The industrial aesthetic of the facility is consistent with other nearby industrial areas, including the adjacent railroad right-of-way and water tank. The facility would be located at the southernmost point of campus and would serve as buffer between the Iowa City industrial areas and the University.

The building interior would feature a higher interior clearance for the trade shop and utility functions, common locker space and a shared break area, and circulation space to connect the two facilities.

Project Budget

Construction	\$ 6,603,000
Design, Inspection, and Administration	
Consultants	451,000
Design and Construction Services	436,000
Occupancy	60,000
Contingencies	<u>600,000</u>
TOTAL	<u>\$ 8,150,000</u>
Source of Funds:	
Income from Treasurer's Temporary Investments	\$ 4,150,000
Campus Recreation and Wellness Center	2,000,000
Facilities Management Operations and	
Maintenance Reserves	1,000,000
Insurance Settlement	<u>1,000,000</u>
	<u>\$ 8,150,000</u>

North Chilled Water River Crossing

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2006	Approved
Project Description and Total Budget	\$ 6,900,000	Nov. 2006	Requested

Project Budget

Construction	\$ 5,663,000
Design and Administration	673,500
Contingencies	<u>563,500</u>
TOTAL	<u>\$ 6,900,000</u>
Source of Funds: Utility System Revenue Bonds	

**Old Music Building – Renovate 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: This project contemplates the renovation of the Old Music Building to accommodate the relocation of one, or perhaps two Graduate College units. The relocation of these units – Urban and Regional Studies and the School of Library and Information Science – fits the UI mission of providing high quality instruction at the graduate level as well as scholarly, research and service activities by the faculty, staff and students of the units. Both units offer professional oriented graduate programs that are unique to the Board of Regents system and the State of Iowa. The scholarly focus of the faculty is interdisciplinary in nature, which fosters intersections with multiple units on the UI campus. This project is consistent with the Regents capital improvement plan which emphasizes correction of deferred maintenance.

Other Alternatives Explored: The structure has been evaluated on several occasions for potential re-use and rehabilitation. Demolition of the building has also been considered. However, the most recent facilities condition audit conducted by the ISES Corporation indicates that value exists in maintaining and renovating the building for continued University use.

Impact on Other Facilities and Square Footage: No space would be demolished or abandoned. However, relocating Urban and Regional Studies to the Old Music Building would permit the vacation of space within the proposed Pentacrest Renewal area (Jessup Hall), supporting the eventual phased implementation of the Pentacrest renovation project. Relocating the School of Library and Information Science would make available space in the Main Library for re-assignment.

Financial Resources for Construction Project: The Board recently approved a state appropriations request in the amount of \$4.2 million in FY 2008 for the Old Music Building renovation project.

Financial Resources for Operations and Maintenance: Old Music is currently a general fund facility and will remain so after the renovation project. New Operations and Maintenance cost estimates will be developed during the planning process.

External Forces: The Old Music Building, built in 1915 as a hospital isolation ward, contains 17,303 GSF and is located at the corner of Jefferson and Gilbert Streets. Due to its age and condition, the building is now nearly decommissioned with only the first of its four floors occupied. The structure has been evaluated on several occasions for potential re-use and rehabilitation. The most recent facilities condition audit conducted by the ISES Corporation indicates that value exists in maintaining and renovating the building for University use. The structure is a part of the site adjacent to the Seashore Hall complex and its use is being considered in conjunction with Seashore Hall's proposed development and programming.

Rehabilitation of the facility will enable the University to take advantage of this centrally located resource while maintaining a source of University community heritage.

Replacement Services Complex
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 project has become necessary due to facility dislocations related to the new Campus Recreation and Wellness Center. The new recreation facility and associated parking will require the relocation of the Operations & Maintenance trades shops and grounds units, and Utilities & Energy Management units. These functions must be relocated with expediency and the new Services Facility must be completed prior to construction of the recreation facility. The proposed Shops Facility project will consolidate and modernize the outdated shops structures and will establish a services complex that will provide improved service to the greater campus through improved operational and management efficiencies.

This project need results from the University capital plan for development and improvement of student service facilities close to the campus center and the appropriate stewardship of the campus O&M and utilities enterprise. The location of the units to be dislocated has been identified as one strategic to the development needs of the campus. The proposed Shops Facility location also fits the University strategic model for consolidating services functions at the campus edge. This provides for both effective growth of functions core to the University mission and also ensures efficient campus access and growth potential for University services.

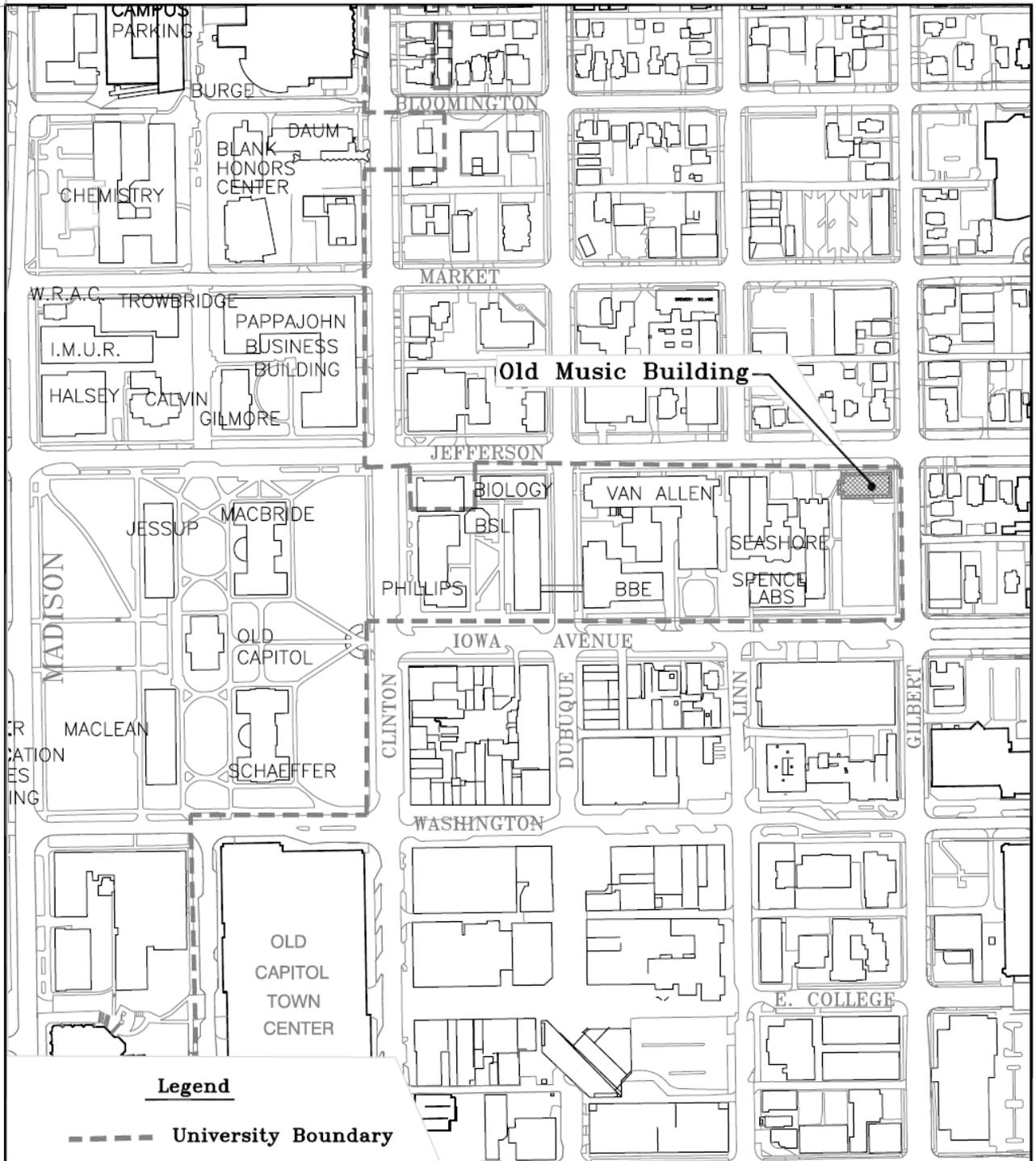
Other Alternatives Explored: The selection of the site for the Campus Recreation and Wellness Center was determined to be the most advantageous for University objectives after a significant study of many on-campus locations. The selection of this site was approved with knowledge that it would require relocation of the aforementioned service units. Facilities Management's success in providing services to the University relies on appropriate proximity and access to the campus. Several site and building acquisitions have been explored but none have risen to a viable solution. Flaws including cost, proximity and timing have hampered any potential purchase options. The unique building types associated with maintenance trades shops make the functions of these units a difficult fit in most cases. Additionally, the proposed site accomplishes what other studied options have not: a consolidation and modernization of University services on land proximate to and owned by the University.

Impact on Other Facilities and Square Footage: The aging 620 S. Madison storage building will be demolished to accommodate the new facility.

Financial Resources for Construction Project: Campus Recreation and Wellness Center project, Facilities Management O&M Reserves, Insurance Settlement from Motor Pool Building, and Treasurer's Temporary Investments

Financial Resources for Operations and Maintenance: Operating and Maintenance facilities proposed will be approximately equal to the existing facilities.

External Forces: This is a project that both fits into the planning and timing of the approved Campus Recreation and Wellness Center, and also creates the opportunity to provide for a long-term and modernized services core defining the south edge of the campus. This project fits well into the long-range planning objectives of the University.



Legend

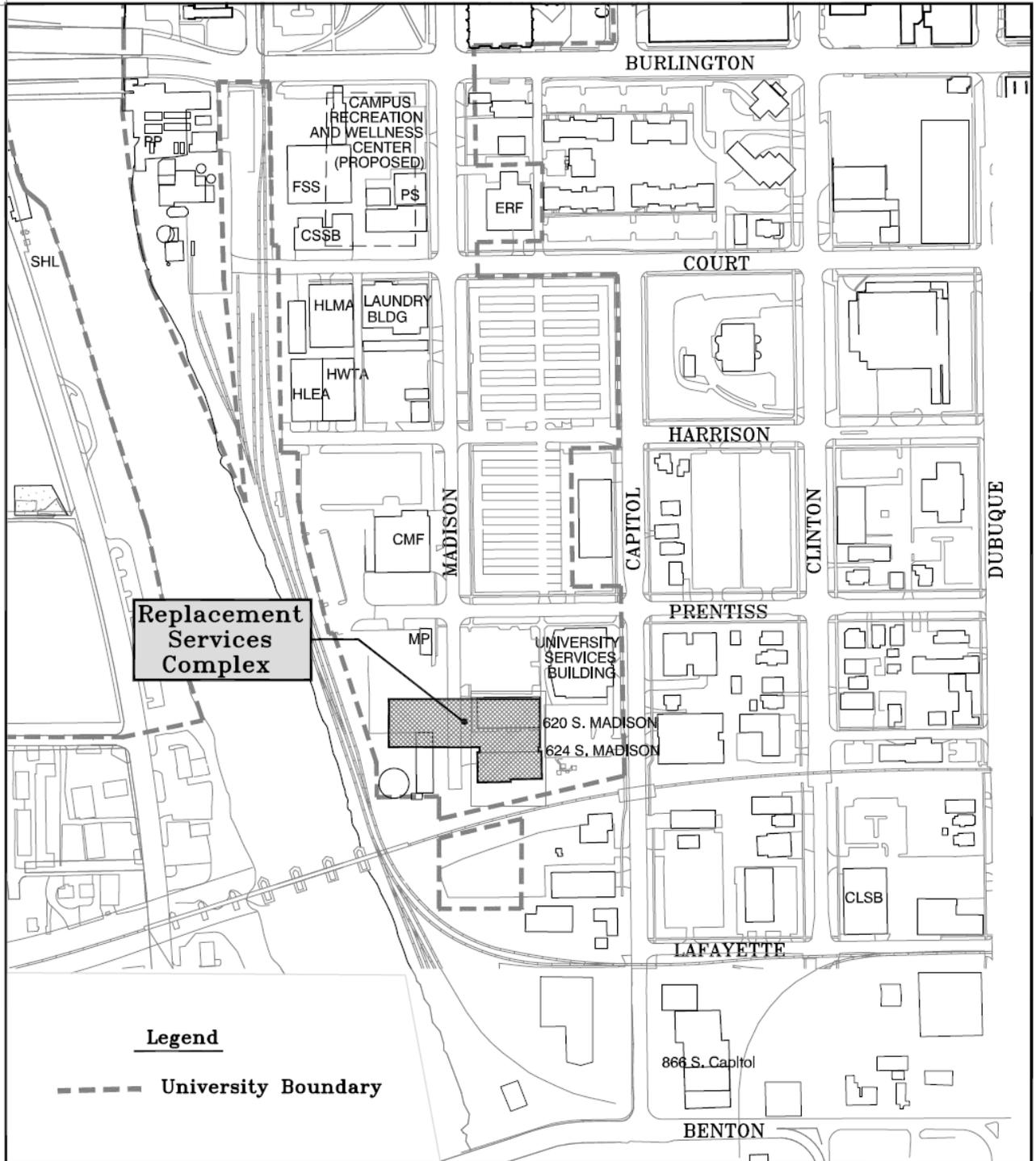
--- University Boundary



THE UNIVERSITY OF IOWA
3-Exhibits\BOR\
Old Music Block.dwg
Plotted: October 4, 2006

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Scale: 1" = 300'

Location Map
Old Music Building
Renovate Facility



Replacement
Services
Complex

Legend

--- University Boundary



THE UNIVERSITY OF IOWA

3-Exhibits\BOR\
Services Facility Sept2006.dwg

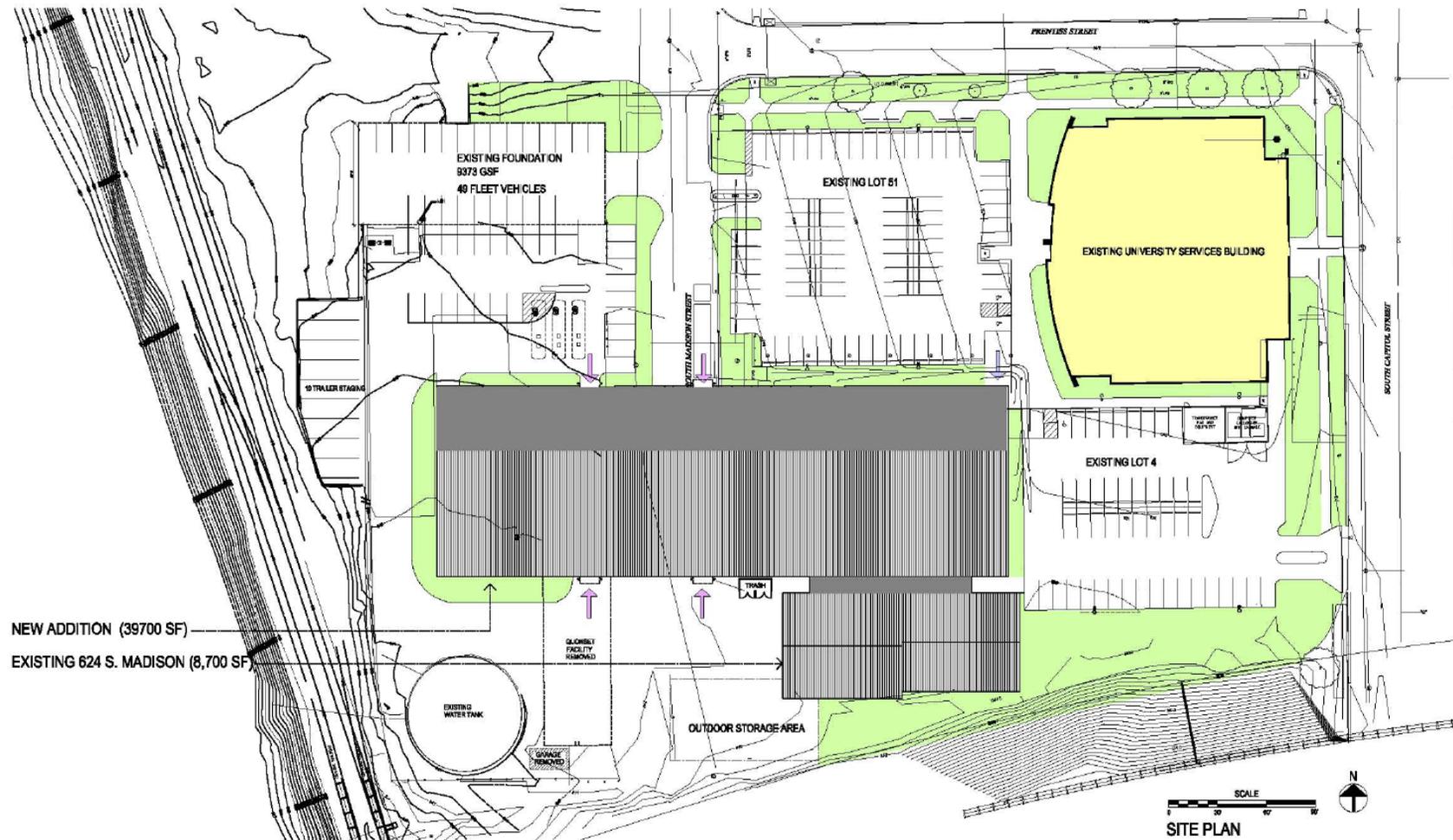
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Location Map

Replacement Services Complex



UNIVERSITY OF IOWA - REPLACEMENT SHOPS FACILITY

PROJECT NO. 05206-A

OCTOBER 2006





NORTH ELEVATION



WEST ELEVATION



UNIVERSITY OF IOWA - REPLACEMENT SHOPS FACILITY

OCTOBER 2006

PROJECT NO. 05206-A

