

Contact: Sheila Doyle

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

**Actions Requested:** Consider approval of:

1. Schematic design and project description and budget for the **Old Music Building – Renovate Facility** project (\$6,400,000), 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 A);
  - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
  - c. Approve the schematic design and project description and budget for the **Old Music Building – Renovate Facility** project, with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
2. Project description and budget for the **Daum Hall – Restroom Renovation – Phase 1** project (\$1,992,232).
3. Ratification of revised project budget for the **Cretzmeyer Track and Field Complex Renovation** project (\$2,400,464).

**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 B.) 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 University proposes to renovate the facility to house the Clinical Psychology graduate training program of the Department of Psychology. The program, which includes approximately 30 students, provides active research in health psychology, personality disorders and assessment, anxiety disorders, depression, child abuse and neglect, and other areas. The project would provide a more visible and accessible destination for the program's patients and subjects, and would consolidate the Clinical Psychology research laboratories in one location, directly adjacent to existing Psychology units in Seashore Hall and Spence Laboratories.

The project budget of \$6.4 million would be funded by Academic Building Revenue Bonds (authorized by the 2007 General Assembly), Building Renewal Funds, and private gifts.

The **Daum Hall – Restroom Renovation – Phase 1** project would renovate the restrooms on levels five through eight of Daum Residence Hall. The restrooms are original to the building's construction (1964) and are in need of repair. In response to student demand, the project would construct seven individual restrooms on each of the four levels, rather than one large restroom on each level for multiple student use.

The project budget of \$1,992,232 would be funded by Residence System Funds.

The **Cretzmeyer Track and Field Complex Renovation** project is providing needed improvements to the track and field areas for use by the University's men's and women's track and field programs. The improvements are necessary for the University's Track and Field Complex to be sanctioned for NCAA meets.

The Cretzmeyer Track and Field Complex received extensive damage from the June 2008 flood. The revised budget of \$2,400,464, an increase of \$400,464, was approved by the Executive Director for replacement of the track surface and additional repairs necessitated by flood damage to the site. A change order to the construction contract was approved for the additional needed work.

The budget increase will be funded by insurance proceeds and/or federal grants in support of flood recovery.

**Details of Projects:**

**Old Music Building – Renovate Facility**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital			
Project Evaluation Criteria		Nov. 2006	Approved
Permission to Proceed		Nov. 2006	Approved
Program Statement		Sept. 2008	Not Required
Final Review and Consideration of Capital			
Project Evaluation Criteria		Dec. 2008	Requested
Schematic Design		Dec. 2008	Requested
Project Description and Total Budget	\$ 6,400,000	Dec. 2008	Requested

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

The building totals five levels. The basement level would house building support functions, and the ground floor would consist primarily of clinic areas; the main entrance to the building would be at this level. The first floor would include research laboratories, along with testing and meeting areas, and the second and third floors would consist almost entirely of research laboratories.

The project would also restore the building exterior with brick replacements and tuckpointing, dormer repairs, and window replacements.

The square footages in the schematic design are identical to the approved building program.

Detailed Building Program

Individual Research Laboratories			
Office Areas	2,151		
Workstations	<u>1,964</u>	4,115	
Clinic and Research Suite			
Therapy/Testing Areas	2,200		
Office Areas	1,122		
Library	157		
Storage	<u>21</u>	3,500	
Testing, Meeting, and Support Space		<u>2,768</u>	
Total Net Assignable Space		10,383	nsf
Total Gross Square Feet		20,055	gsf
Anticipated Net-to-Gross Ratio = 52 percent			

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The University plans to begin construction in May 2009 for completion by July 2010.

Project Budget

Construction	\$ 5,012,708
Planning and Design	930,600
Contingencies	<u>456,692</u>
TOTAL	<u>\$ 6,400,000</u>
Source of Funds:	
Academic Building Revenue Bonds	\$ 4,200,000
Building Renewal Funds	1,200,000
Private Gifts	<u>1,000,000</u>
	<u>\$ 6,400,000</u>

**Daum Hall – Restroom Renovation – Phase 1**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2008	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2008	Approved
Architectural Selection (Rohrbach Associates, Iowa City, IA)			Not Required
Project Description and Total Budget	\$ 1,992,232	Dec. 2008	Requested

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Project Budget

Construction	\$ 1,546,621
Planning and Design	291,092
Contingencies	<u>154,519</u>
<b>TOTAL</b>	<b><u>\$ 1,992,232</u></b>
Source of Funds: Residence System	

**Cretzmeyer Track and Field Complex – Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 2,000,000	March 2008	Approved
Revised Project Budget	2,400,464	Dec. 2008	Ratification

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Project Budget

	<u>Initial Budget March 2008</u>	<u>Revised Budget October 2008</u>
Construction	\$ 1,700,740	\$ 1,882,601
Planning and Design	210,038	329,777
Project Contingency	<u>89,222</u>	<u>188,086</u>
<b>TOTAL</b>	<b><u>\$ 2,000,000</u></b>	<b><u>\$ 2,400,464</u></b>

Source of Funds: Intercollegiate Athletics Gifts and Earnings, and  
Insurance Proceeds/Federal Flood Recovery Grants

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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: The Old Music Building will be renovated to accommodate Clinical Psychology in the Department of Psychology. Clinical Psychology is a graduate training program that includes active research in health psychology, personality disorders and assessment, anxiety disorders, depression, child abuse and neglect, eating disorders and body image, psychophysiology and substance abuse and marital and family dysfunction.

The relocation of the Clinical Psychology graduate program will provide a more visible destination to patients, consolidate the clinical psychology research laboratories in one location and move the clinic functions to a location directly adjacent to other existing Psychology units in Seashore Hall and Spence Laboratories. The Department closely integrates practicum experience in clinic with course work and supervised research experience. There are approximately 30 graduate students in the clinical program.

This project is also consistent with the Regents capital improvement plan which emphasizes correction of campus deferred maintenance needs.

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 within the Old Music Building. New building support rooms such as the mechanical and electrical rooms will be constructed in unused space within the building's existing basement. The construction of these rooms will increase the building's gross square feet to 20,055.

The newly renovated space will result in faculty/researcher relocations from spaces within Seashore Hall, Spence Laboratories and the Jefferson Building. The vacated spaces within Seashore and Spence will be planned for re-assignment to future faculty positions planned for within the College of Liberal Arts & Sciences. Vacated rooms within the Jefferson Building will revert to a general university space pool.

Financial Resources for Construction Project: The Board of Regents approved a State appropriations request in the amount of \$4.2 million in FY 2008 for the Old Music Building renovation project. That request was funded by the state. Other funding sources include College of Liberal Arts and Sciences gifts (\$1.0 million) and Building Renewal funds (\$1.2 million).

Financial Resources for Operations and Maintenance: Old Music is currently a general fund facility and will remain so after the renovation project.

External Forces: The Old Music Building, built in 1918 as part of the original UI hospitals complex, serves as an attractive, well-scaled structure that provides an effective transition from UI buildings to the adjacent historic Iowa City neighborhood to the north. While its condition in recent years limited uses and led to much of the building being vacated, careful study revealed that the building can be renovated to both eliminate considerable deferred maintenance needs and to help consolidate dispersed Psychology units.

Re-establishing the Old Music Building is a first step in addressing deferred maintenance needs in the centrally located Seashore Hall complex area.

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

