

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE KINNICK STADIUM RENOVATION PROJECT WILL TAKE PLACE AT THE MARCH MEETING

G.D. 4a

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Iowa Capital Improvement Business Transactions for Period of January 14, 2004, Through February 19, 2004

Date: March 1, 2004

Recommended Actions:

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
 - a. **Kinnick Stadium Renovation** project (see pages 6 through 21).
 1. Approve the modified program statement;
 2. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria, and accept the Board Office recommendation that the project meets the necessary criteria for final Board consideration (pages 18 through 21); and
 3. Approve a schematic design option;
 - a. If Option E, the University's recommended design option, is selected, approve the project description and budget (\$86,825,000), subject to a financing plan recommended by the Banking Committee, with the understanding that this will constitute final Board approval and authorization to proceed with construction;
 - b. If another design (Option B, B-1, C or D) is selected, defer approval of the project description and budget until a financing plan for the approved design is reviewed and recommended by the Banking Committee.
 4. Based on the selected schematic design option, approve or defer approval of the consultant agreements;
 - a. If design Option E is selected, approve the architectural agreement with Neumann Monson Architects, Iowa City, Iowa (\$7,676,454), and construction manager agreement with Mortenson, Minneapolis, Minnesota (\$761,372).
 - b. If another design (Option B, B-1, C or D) is selected, defer approval of the two consultant agreements until the fees are renegotiated based on the approved project scope.

- b. **Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields** project (see pages 22 through 28).
1. Defer action on the evaluation criteria, program statement and architectural agreement with Neumann Monson, Iowa City, Iowa (\$958,000) until a later date (pages 26 through 28);
 2. Request that the University present information on the project, including information to address the capital project evaluation criteria, at a future Board meeting.
- c. **Chemistry Building Renovation** project (see pages 28 through 33).
1. Acknowledge receipt of the University's submission of information to address the Board's capital project evaluation criteria (pages 31 through 33);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the program statement.
- d. **University Hospitals and Clinics—Ambulatory Surgery Center and Procedure Suite Development** project (see pages 33 and 34).
1. Approve the architectural agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa (\$1,677,710).
 2. Approve Change Order #23 (not to exceed \$1,600,000) to the construction contract with Knutson Construction Services for the **University Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence** project (see pages 35 and 36).
 - The project was under construction prior to the Board's adoption of the policy for major capital projects in June 2003; therefore, the Board's capital project evaluation criteria do not apply to this project.
 3. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for the University of Iowa.
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Executive Summary:

Requested
Actions

The University requests approval of the following items for major capital projects (new construction or renovation projects with estimated budgets of \$1 million or more):

Modified program statement, schematic design, and Option E project description and budget (\$86,825,000) for the **Kinnick Stadium Renovation** project which would address the most critical deficiencies with the stadium, including replacement of the south end zone bleacher area and west side press box; renovation of the concourse, concession and restroom areas; and replacement of mechanical, plumbing, and electrical systems (see page 6).

- Construction for Option E would be phased, with the most disruptive work to be undertaken between football seasons:
 - Pre-phase 1 would begin in the summer of 2004 to prepare the site.
 - Phase 1 would begin at the conclusion of the fall 2004 football season and would focus on replacement of the south end zone stands and concourse improvements and Klotz Tennis Courts relocation; and
 - Phase 2 would begin at the conclusion of the fall 2005 football season and would include replacement of the press box structure and west concourse improvements.
- The University proposes to fund the project with the issuance of up to \$100 million in bonds, which would be issued in a series of individual borrowings within a two-year period.
- The Financial Plan (discussed in detail in B.C. 8) includes repayment of the debt service on the bonds with revenue from the following sources:
 - Private funds to be raised for the project;
 - Premium seating areas and priority seating programs to be developed within the stadium; and
 - Increased concession sales.
- The Board is asked to approve schematic design Option B, B-1, C, D or E for the project.
 - The Banking Committee is expected to review and make a recommendation on the financing plan for Option E, the University's recommended design option, at its meeting on Wednesday, March 10; a report on the Banking Committee's recommendation for the financing of Option E will be provided for Board consideration on Wednesday, March 10.

- Board approval of the project description and budget of \$86,825,000 is only requested if design Option E is selected by the Board.
- Should another design (Option B, B-1, C or D) be selected by the Board, approval of the project description and budget would be deferred until a financing plan for the approved design is reviewed and recommended by the Banking Committee at a subsequent meeting.
- If design Option E is selected, the Board is also asked to approve the architectural agreement with Neumann Monson Architects, Iowa City, Iowa (\$7,676,454), and construction manager agreement with Mortenson, Minneapolis, Minnesota (\$761,372).
 - If another design (Option B, B-1, C or D) is selected, the Board is asked to defer approval of the two consultant agreements until the fees are renegotiated based on the approved project scope.
- The schematic design booklet detailing the design for Option E is included with the Board's docket materials.

Program statement and architectural agreement with Neumann Monson, Iowa City, Iowa (\$958,000) for the **Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields** project, which would develop modern facilities to serve the needs of recreation, physical education instruction, and men's and women's intercollegiate athletics on the University's far west campus (see page 22).

- **The Board is asked to defer action on this project at the March meeting and request the University to present information on the project, including information to address the capital project evaluation criteria, at a future Board meeting.**

Program statement for the **Chemistry Building Renovation** project which would provide a modern, code-compliant instructional and research facility for the Department of Chemistry, and general university classroom space, through the demolition and renovation of existing space, construction of new space, and upgrade of building systems (see page 28).

Architectural agreement with Herbert Lewis Kruse Blunck, Des Moines, Iowa (\$1,677,710) for the **University Hospitals and Clinics—Ambulatory Surgery Center and Procedure Suite Development** project which would finish approximately 62,000 gross square feet of space on the fourth level of the Pomerantz Family Pavilion to house the UIHC Ambulatory Surgery Center, and surgical functions of the Department of Obstetrics and Gynecology In Vitro Fertilization Program and the Department of Dermatology (see page 33).

Change Order #23 (not to exceed \$1,600,000) to the construction contract with Knutson Construction Services for the **University Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence** project to accommodate the installation of the specified treatment and imaging equipment (see page 35).

The University requests approval of the following project descriptions and budgets for projects with budgets between \$250,000 and \$1 million:

Bowen Science Building—Replace Aluminum Wiring project (\$746,000) which would replace the building's electrical distribution system aluminum wiring with copper wiring in accordance with fire safety codes (see page 37).

Boyd Tower Hydronic System Upgrade project (\$725,000) project which would upgrade the chilled and heating water systems that serve Boyd Tower and the General Hospital (see page 38).

Pharmacy Building—Remodel Rooms 201 and 211 project (\$590,000) which would upgrade a laboratory and office area to support modern research efforts of the College of Pharmacy (see page 39).

Indoor Practice Facility—Replace Turf project (\$589,000) which would replace the deteriorated artificial turf in the facility (see page 40).

Library—South Entrance Plaza Reconstruction and Repair project (\$403,000) which would replace the deteriorated concrete stairs and approach ramps at the library south entrance (see page 41).

Becker Communications Studies Building—Replace Roofs project (\$300,000) which would replace the building's roofing materials which have deteriorated, posing a risk for water entry into the building (see page 42).

The University presents for Board ratification the project description and budget (\$1,386,000) and engineering agreement with Shive-Hattery, Iowa City, Iowa (\$59,188) for the **Emergency Steam and Condensate Replacement—UIHC Main Entrance** project which will replace deteriorated steam and condensate lines that provide service to University Hospitals and the Health Science Campus facilities (see page 43).

- Executive Director approval of these items, under Board policy, was granted on February 13, 2004, to facilitate timely completion of the work.
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Kinnick Stadium Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Approved
Architectural Selection (Neumann Monson Architects, Iowa City, IA)		June 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria, Subject to Further Review with Master Plan		July 2003	Received Report
Architectural Agreement—Programming, Master Planning and Schematic Design Services (Neumann Monson Architects, Iowa City, IA)	\$ 1,599,000	July 2003	Approved
Authorization for Use of Construction Manager Services		Sept. 2003	Ratified ¹
Construction Manager Selection (Mortenson, Minneapolis, MN)		Sept. 2003	Approved
Authorization for Executive Director to Approve Negotiated Construction Manager Agreement		Sept. 2003	Approved
Master Plan Presentation		Dec. 2003	Received
Interim Review and Consideration of Capital Project Evaluation Criteria		Dec. 2003	Preliminarily Approved
Program Statement		Dec. 2003	Preliminarily Approved
Modified Program Statement		March 2004	Requested
Final Review and Consideration of Capital of Project Evaluation Criteria		March 2004	Receive Report
Schematic Design		March 2004	Requested
Project Description and Total Budget	86,825,000	March 2004	Requested ²
Architectural Agreement—Design Development and Construction Phase Services (Neumann Monson Architects, Iowa City, IA)	7,676,454	March 2004	Requested ³
Construction Manager Agreement— Preconstruction Services (Mortenson, Minneapolis, MN)	761,372	March 2004	Requested ³

¹ Authorized by Executive Director

² Approval requested for schematic design Option E

³ Approval requested only if schematic design Option E is selected

Background

Kinnick Stadium was constructed in 1929, and much of the stadium has received few improvements since that time. (A map of the Kinnick Stadium area is included as Attachment A.)

A recent analysis of the south end zone structural system has estimated its remaining life expectancy at less than five years.

The stadium's plumbing systems are original to the facility's construction and require extensive maintenance.

The number of men's and women's toilet facilities and concession stands is inadequate for the stadium population.

The stadium press box, constructed in the mid-1950s, suffers from awkward elevation changes and low ceiling heights; its heating, cooling, and plumbing systems are original to the structure and in need of replacement.

When permission to proceed with project planning was granted, the University indicated its intent to develop a master plan for the major renovation of the Stadium.

Master Plan Overview

The recommendations of the master plan for the Kinnick Stadium Renovation project presented to the Board in December 2003 are based on the following objectives and needs:

- Maintaining and increasing safety for all fans and student athletes;
- Improving access and egress for all fans and student athletes;
- Achieving an acceptable level of fan service and comfort;
- Providing a game-day experience that encourages fans and University supporters to return;
- Respecting the history and architecture of Kinnick Stadium;
- Improving functional and visual experiences for both game-day and non-game-day activities within the entire project site;
- Improving the site design to better represent a major campus entry point; and
- Funding the project with additional revenues to be gained from stadium enhancements and private donations from supporters of the University of Iowa football program.

Program
Statement and
Modifications

The master plan grouped the work proposed for the Kinnick Stadium Renovation project into three general components; a program statement was developed for each component, as summarized below.

- Stadium Rehabilitation and Long-Range Stewardship

This component consists of the repair and modernization of outdated stadium components that serve both fans and student-athletes:

- Replacement of the deteriorating South End Zone seating area, with a concourse area, restrooms, concession stands, and locker rooms below.
- Renovation of the east and west concourse areas to improve accessibility and traffic flow and to meet current code requirements for restrooms and concession stands.
- Replacement of the outdated plumbing infrastructure.
- Replacement of the stadium turf and improvements to the east and west concourse bench seats; these items have been incorporated into the program statement since the December meeting.
 - The specific scope of the turf replacement has yet to be determined.
 - The seating improvements would include replacement of the deteriorating structural supports, and waterproofing to seal the concrete joints below the seating areas.

- Revenue Generating Facility/Press Box

This component consists of construction of a larger press box facility which would provide a variety of premium seating areas consisting of suites, indoor and outdoor club seats, and indoor club space.

- Stadium Surroundings

This component consists of site work to improve vehicle and pedestrian circulation in the vicinity of Kinnick Stadium:

- Creation of a South Plaza stadium entrance area which would function as a major campus entrance and as a main entry to Kinnick Stadium from Melrose Avenue on game days, and provide additional pedestrian circulation space to address security and safety concerns.
- Paving enhancements throughout and around the Kinnick Stadium site to improve pedestrian and vehicular traffic circulation.
- Extension of underground utility lines from the West Campus Chilled Water Plant through the existing Parking Lot 43, and replacement of the parking lot to increase the number of parking spaces.
- Relocation of the Klotz Tennis Courts, located directly south of the stadium, to provide the construction staging area for the stadium renovation.

Square Footage
Table

The following table provides the square footage information for the project.

Detailed Building Program and Schematic Design (Option E)

South End Zone (New Construction)

Seating Bowl	66,000	
Main Concourse	38,000	
Locker Rooms/Support	<u>18,800</u>	
		122,800 nsf

Press Box (New Construction)

Main Concourse Level	19,000	
Mezzanine Space (mechanical, service and support space)	24,200	
Level 1 Suite/Indoor Club Level Seating	17,500	
Level 2 Outdoor Club Level Seating	22,500	
Level 3 Upper Suite Level Seating	12,900	
Level 4 Press Level	<u>14,500</u>	
		110,600 nsf

East and West Concourse Areas (Renovation)

	<u>84,600</u>	nsf
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Total Net Assignable Space 318,000 nsf

Anticipated Gross Square Feet 373,600 gsf

Net-to-Gross Ratio = 85 percent

Proposed Project Phasing and Schedule	<p>To accomplish the project without disruption to the Kinnick Stadium football schedule, the work would be undertaken in two major phases, with a total of 20 to 30 construction packages. These packages would be scheduled to optimize productivity and on-site coordination, while maintaining a safe environment for both game-day and non-game-day activities in and around the stadium.</p> <ul style="list-style-type: none">• The major, most disruptive construction work in each phase would be undertaken between football seasons during the months of December through August.• The less disruptive construction work would continue throughout the football seasons, but would be scheduled so that no interruptions in game-day activities occur.
Current Cost Estimate and Proposed Funding	<p>Based on the current cost estimate of \$86.8 million for Option E, the University anticipates the issuance of not more than \$100 million in revenue bonds from January 2005 through September 2006.</p> <p>The Financial Plan for the project is discussed in detail in B.C. 8.</p>
Project Options	<p>The University has presented five options (with the addition of Option B-1) for the renovation of Kinnick Stadium:</p> <p><u>Option A</u></p> <p>This option would replace the south end zone bleachers only with a prefabricated metal seating system in a configuration similar to the existing bleachers.</p> <ul style="list-style-type: none">• The University has indicated that this option would not meet current code requirements with respect to accessibility, restroom fixture counts, and design. Since this is not a viable option, no cost estimates have been prepared.

Option B

This option would replace the south end zone without locker facilities and would include:

- Installation of a permanent prefabricated metal seating and support system at the south end zone; the exterior of the system would be exposed at the south elevation (no brick veneer).
- South end zone concourse improvements limited to construction of free-standing restroom, concession and ticket buildings.
- Removal of the Klotz Tennis Courts and modest upgrades to the parking/plaza area to the south and west of the stadium.
- Installation of new south end zone scoreboards/videoboards.
- Modification/waterproofing of east and west concourse bench seats, and turf replacement.
- No renovation of the east and west concourses or the press box.

Budget for Option B

Construction Costs	
South End Zone Seating Replacement	\$ 12,900,000
Plaza Upgrades	1,500,000
Klotz Tennis Court Relocation	1,000,000
Installation of Scoreboard/Videoboards	1,000,000
Modification/Waterproofing of East and West Concourse Bench Seats	
	2,700,000
New Turf	1,000,000
Site Utilities	2,000,000
Furnishings, Fixtures and Equipment	500,000
Professional Services Costs	3,390,000
Contingencies	2,260,000
Art in State Buildings	<u>113,000</u>
 TOTAL	 <u>\$ 28,363,000</u>

Option B-1

This option would replace the south end zone without locker facilities and would include:

- Installation of a permanent prefabricated metal seating and support system at the south end zone; the exterior of the system would be exposed at the south elevation (no brick veneer).
- South end zone concourse improvements limited to construction of free-standing restroom, concession and ticket buildings.
- Modest upgrades to the parking/plaza area to the south and west of the stadium.
- Installation of new south end zone scoreboards/videoboards.
- No renovation of the east and west concourses or the press box.

Budget for Option B-1

Construction Costs	
South End Zone Seating Replacement	\$ 12,900,000
Plaza Upgrades	1,000,000
Klotz Tennis Court Relocation	0
Installation of Scoreboard/Videoboards	1,000,000
Modification/Waterproofing of East and West Concourse Bench Seats	0
New Turf	0
Site Utilities	500,000
Furnishings, Fixtures and Equipment	250,000
Professional Services Costs	2,350,000
Contingencies	1,565,000
Art in State Buildings	<u>78,000</u>
TOTAL	<u>\$ 19,643,000</u>

Option C

This option would provide a full replacement of the south end zone and install additional restrooms in the east concourse as follows:

- Installation of a permanent prefabricated metal seating and support system at the south end zone with brick veneer at the south elevation to respond to the design integrity of the stadium.
- Construction of sub-grade space to house new locker rooms which would replace existing locker rooms in the east concourse.
- Construction of two additional east concourse restroom facilities at the location of the vacated locker rooms.
- Removal of the Klotz Tennis Courts and modest upgrades to the parking/plaza area to the south and west of the stadium.
- Installation of new south end zone scoreboards/videoboards.
- Modification/waterproofing of east and west concourse bench seats and turf replacement.
- No additional renovation of the east concourse, and no renovation of the west concourse or the press box.

Budget for Option C

Construction Costs	
South End Zone Seating Replacement	\$ 18,800,000
East Concourse Locker Room/Restroom Renovation	3,000,000
Plaza Upgrades	1,500,000
Klotz Tennis Court Relocation	1,000,000
Installation of Scoreboard/Videoboards	1,000,000
Modification/Waterproofing of East and West Concourse Bench Seats	2,700,000
New Turf	1,000,000
Site Utilities	2,000,000
Furnishings, Fixtures and Equipment	1,000,000
Professional Services Costs	4,800,000
Contingencies	3,200,000
Art in State Buildings	<u>160,000</u>
TOTAL	<u>\$ 40,160,000</u>

Option D

This option would provide a full replacement of the south end zone and improvements to the east and west concourses as follows:

- Installation of a permanent prefabricated metal seating and support system at the south end zone with brick veneer at the south elevation to respond to the design integrity of the stadium.
- Construction of sub-grade space to house new locker rooms which would replace existing locker rooms in the east concourse.
- Reconstruction of the east and west concourses to include circulation improvements, installation of additional restroom facilities and concession stands, and replacement of plumbing systems.
- Removal of the Klotz Tennis Courts and upgrades to the south and west parking and plaza areas.
- Installation of new south end zone scoreboards/videoboards
- Modification/waterproofing of east and west concourse bench seats, and turf replacement.
- No renovation of the press box.

Budget for Option D

Construction Costs	
South End Zone Seating Replacement	\$ 18,800,000
East and West Concourse Renovation	8,600,000
Plaza Upgrades	2,000,000
Klotz Tennis Court Relocation	1,000,000
Installation of Scoreboard/Videoboards	1,000,000
Modification/Waterproofing of East and West Concourse Bench Seats	2,700,000
New Turf	1,000,000
Site Utilities	2,000,000
Furnishings, Fixtures and Equipment	1,500,000
Professional Services Costs	5,565,000
Contingencies	3,710,000
Art in State Buildings	<u>185,000</u>
TOTAL	<u>\$ 48,060,000</u>

Option E (University Recommended Option)

This option would provide a full replacement of the south end zone, improvements to the east and west concourses, and replacement of the press box as follows:

- Replacement of the press box with revenue-generating seating areas.
- Installation of a permanent prefabricated metal seating and support system at the south end zone with brick veneer at the south elevation to respond to the design integrity of the stadium.
- Construction of sub-grade space to house new locker rooms which would replace existing locker rooms in the east concourse.
- Reconstruction of the east and west concourses to include circulation improvements, installation of additional restroom facilities and concession stands, and replacement of plumbing systems.
- Removal of the Klotz Tennis Courts and upgrades to the south and west parking and plaza areas.
- Installation of new south end zone scoreboards/videoboards.
- Modification/waterproofing of east and west concourse bench seats and turf replacement.

Budget for Option E

Construction Costs	
Press Box/Suite Replacement	\$ 28,500,000
South End Zone Seating Replacement	18,800,000
East and West Concourse Renovation	8,600,000
Plaza Upgrades	2,500,000
Klotz Tennis Court Relocation	1,000,000
Installation of Scoreboard/Videoboards	1,000,000
Modification/Waterproofing of East and West Concourse Bench Seats	
West Concourse Bench Seats	2,700,000
New Turf	1,000,000
Site Utilities	2,000,000
Furnishings, Fixtures and Equipment	3,000,000
Professional Services Costs	10,465,000
Contingencies	6,910,000
Art in State Buildings	<u>350,000</u>
TOTAL	<u>\$ 86,825,000</u>

Schematic
Design

The following are highlights of the schematic design for Option E, the University's recommended option:

South End Zone

The seating bowl would provide seating for 13,638, which includes 134 fully-accessible seats for individuals with mobility impairments.

The ground level would provide women's restrooms along the concourse perimeter, men's restrooms along the concourse interior, and six concession stands along both sides of the concourse. This level would also provide two ticket offices, a first aid station and security area.

The western half of the field level would house the home team locker and training rooms, officials' dressing areas, and shower and restroom facilities. The eastern half would house the visiting team locker and training rooms, media areas, and additional shower and restroom facilities.

Press Box

The expanded press box would consist of four levels and would house the revenue-generating seating areas consisting of a total of 40 suites with seating for 681, and 310 indoor and 1,150 outdoor club seating areas with lounges. The press box would also house press areas, restrooms and concession areas. Each level of the press box would be accessible by four elevators and four stairways.

Level 1, the Lower Suite Level, would house a centrally-located indoor club seating area for 310 individuals and a lounge. A total of 16 suites, with seating for 288 individuals, would be located on each side of the indoor club area. Restrooms would be located along the interior corridors directly to the west of the suites.

Level 2, the Outdoor Club Level, would house the outdoor club seating area for 1,150 individuals and adjacent indoor lounge. Restrooms would be located immediately adjacent to the lounge area.

Level 3, the Upper Suite Level, would house a total of 23 suites with seating for 376 individuals; small lounge areas would be provided for the suites at each end of this level. The President's suite would also be housed on this level. Restrooms would be located along the interior corridors directly to the west of the suites.

Level 4, the Press Level, would house the media and staff suites, and one additional revenue-generating suite with seating for 17 individuals. Restrooms would be located to the west of the interior corridor.

Concourse Areas

The west concourse would provide three main entry points to the stadium. A total of eight concession areas would be located along the west side of the concourse, and restrooms would be located along the east side.

The east concourse would provide restrooms along the west side, and four concession areas along the east side.

Restrooms

The restrooms would provide a total of 507 female toilet fixtures and 166 female lavatories, and 78 male toilet fixtures, 125 urinals, and 89 male lavatories.

Exterior

The exterior elevations of the south end zone, press box and west concourse would be consistent with Kinnick Stadium's original architecture and materials.

South End Zone

- The south end zone would be constructed primarily of brick masonry with pre-cast concrete at the top of the seating bowl.
- The south entry areas would be centrally located and identified by three arches to replicate the existing stadium arches.
- The scoreboard would be constructed as a permanent fixture of the south end zone; the scoreboard exterior would be constructed of metal panels and would feature University logos.

Press Box/West Concourse

- Replacement of the press box would require construction of an addition to the west concourse to support the expanded press box above.
- The addition would extend approximately 60 feet west from the existing facility and would be constructed of brick masonry with glass.
- The west elevation of the addition, which has been designed to maintain views of the existing west concourse façade, would provide three main entry areas.
- The expanded press box, which would extend the length of the field from each goal line, would be constructed of metal panels and glass; the central glass curtain wall would provide daylight for the club lounge areas.

Design Agreement The agreement with Neumann Monson Architects, Iowa City, Iowa, would provide design development and construction phase services for the Option E project scope for a fee of \$7,676,454, including reimbursables.

Construction Manager Agreement The agreement with Mortenson, Minneapolis, Minnesota, would provide preconstruction services for the Option E project scope for a fee of \$761,372, including reimbursables.

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 a NCAA Division 1-A institution and a member of the Big Ten Conference, the University of Iowa Athletic Department maintains a top-notch collegiate football program. The Hawkeye football team draws more than 400,000 fans and University of Iowa supporters to Kinnick Stadium each year. The football program and its athletes serve as a symbol for the University. Saturdays at Kinnick Stadium serve as an epicenter, not only for student life on campus, but also for many from throughout the state. As such, Kinnick Stadium itself must remain a facility that is first and foremost safe. And despite its age of 74 years, it must also create a place that makes the game day experience for visitors enjoyable while presenting our commitment to excellence to both our Hawkeye fans as well as the visitors from other states and schools.

The University of Iowa Athletic Department mission statement reads:

“The mission of the Department of Intercollegiate Athletics is to provide the administrative and coaching support, facilities, resources and equipment necessary for student-athletes to graduate from the University of Iowa while participating in broad-based championship-caliber athletic competition. The overall well being of the participant and integrity of the program will be paramount in all that we do.”

The University's commitment to providing opportunities for success to its student-athletes, regardless of the sport, rests predominantly with the largest and highest revenue-generating program: football. A Kinnick Stadium project that corrects the many long-standing deferred maintenance issues and addresses current facility shortcoming will ensure a long-term commitment to the success of our student-athletes.

Other Alternatives
Explored

Kinnick Stadium was built in 1929. Its history is rich, but apart from a significant and permanent reconstruction of the north bleachers roughly 20 years ago, much of the stadium has been untouched since its original construction 74 years ago. The University has carried out ongoing maintenance of the masonry portions of the structure, including phased tuck pointing in recent years.

The University has for some time engaged a structural engineer to perform an annual analysis of the structural system that supports the south bleacher portion of the stadium. This portion of the stadium remains the only seating area not supported by a permanent structure. The south end zone's wooden plank seating and walkways are supported by tubular steel framing, which has been in place for more than 20 years. The annual report identifies areas that have become damaged by rust and corrosion, and those areas are repaired before each season in order to provide a safe structural loading capacity. In recent years the report has identified a probable remaining life span for the south end zone structural system. Currently, the structural system has been assigned an effective life span of less than 5 years. There remains no option other than the replacement of the system in total. Additionally, the configuration of the south end zone creates crowd egress difficulties and does not provide easy access for persons with disabilities.

Based on standards of stadiums that are similar to the size and function of Kinnick Stadium, the number of both men's and women's toilet facilities are severely inadequate. Additionally, typical stadium standards call for a concession stand point-of-purchase (a cash register) for every 300 – 400 stadium seats. Currently, there are approximately 1,200 seats per point-of-purchase in Kinnick, resulting in long lines and congestion within the concourse areas. Below and through the concourse areas, maintenance needs are high due to plumbing systems and piping that have been in place since the building's original 1929 construction.

The press box has been in place since the mid-1950s and has been expanded to the extent possible within the limits created by the original structure. The resultant structure suffers from awkward elevation changes within the floors of the structure and ceiling heights that are below comfortable standards. Heating, cooling, and plumbing systems remain original to the structure. Only one elevator serves the entire press box, resulting in overloaded and inconvenient access to and egress from the structure.

These most pressing needs led the University to explore options for improvement. The one option that exists outside of renovating the existing stadium is relocation. Based on projects of similar scale and type throughout the country in recent years, the construction of a new 70,000-seat football stadium would most likely cost more than \$400 million, in addition to land acquisition and connecting transportation infrastructure costs. Additionally, and apart from the difficulties of appropriate land acquisition, the relocation of the stadium would sacrifice

the collegiate and unique atmosphere that has been a part of Iowa Football events for many decades. Completing improvements to Kinnick Stadium will address safety and quality concerns and will ensure that the structure continues to serve the needs of the University for the foreseeable future, will allow for the rich history of Iowa Football and the legend of Nile Kinnick to remain intact for future generations.

Impact on Other
Facilities and
Square Footage

The proposed design will replace the existing south seating bowl and while driven by current codes and ADA regulations, the seating capacity in the south bowl will remain nearly the same. At completion of Schematic Design, the south bowl seating capacity will be 13,855, as compared to the existing 15,199 seats in that area.

The current schematic design will increase the number of toilet fixtures and concession stands within the east and west concourses and in the newly formed south concourse. Existing spaces will be redesigned to provide efficient layouts, optimum use of available space and code compliant standards for service. The existing square footage to be renovated or removed as part of the project is as follows:

South concourse –

6,982 square feet of existing on grade space will be demolished (including restrooms, concessions, first aid office and support). All current functions will be replaced within the proposed design.

East concourse –

19,499 square feet of existing on grade space will be renovated (including restrooms, concessions, team locker rooms and support). All current functions will be replaced within the proposed design. According to the submitted schematic design, the team lockers and associated support will be relocated to sub-grade space in the south bowl area.

West concourse –

12,419 square feet of existing on grade space will be renovated (including restrooms, concessions, storage, security and support). All current functions will be replaced within the proposed design.

North concourse –

No changes to this area – all current square footage to remain.

All associated design and replacement of functions within the existing concourses is detailed within the schematic design as submitted for review by the Board.

The existing and outdated Press Box will also be replaced. An increase in useful and revenue-generating spaces within the press box is expected to result in a larger enclosed space. Currently, the press box occupies 17,859 gross square feet. As identified in the Program Statement and in the submitted Schematic Design, the enclosed space within the press box replacement will total 110,600 square feet and will include spaces that will be used for year-round functions and revenue generation. This square footage is made up of 4 functional and revenue-generating floors extending above the existing west seating bowl, a mezzanine and support space behind the seating bowl, and ground floor space for entry and circulation. The design of each floor is detailed in the Schematic Design booklet submitted for the Board's review.

Financial
Resources for
Construction
Project

The project will be driven by gifts to the Athletic Department and from revenue generated in spaces mainly contained within the renovated Press Box and premium seating areas. This added revenue and a planned major gift campaign are programmed to support the sale of revenue bonds that will be needed as a part of the financing. The University has completed both marketing and financial plan review of the project and associated funding. The resulting Financial Plan has been submitted for review.

Financial
Resources for
Operations and
Maintenance

Current operating costs are programmed at approximately \$130,000 for utility costs and roughly \$5,000 for periodic and game-related cleaning. Operations and Maintenance completes a once-a-year cleaning of the entire press box facility and that activity will continue. All other maintenance costs are arranged by Athletics and paid for by revenue from programmed spaces. The increase in square footage, within the Press Box and in the concourses will be off-set by new and easier spaces and finishes to clean. Annual operations costs for repairs will also be reduced through replacement of antiquated systems. It is expected that utility costs for the new spaces will be approximately \$250,000 and cleaning costs will be roughly \$15,000 annually.

External Forces

Requirements of the Americans with Disabilities Act (ADA) remain a challenge at Kinnick Stadium. The University has made numerous physical changes in order to assure that minimum ADA requirements are met. The renovation of the Press Box and the south bleachers will improve accessibility and will bring Kinnick Stadium closer to a barrier-free environment. The safety of fans in the south bleachers is the motivating factor for its replacement.

Hawkeye Recreation/Athletic Facilities Complex, Phase 2—Tennis, Recreation and Sports Activity Fields

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	Receive Report*
Program Statement		March 2004	Requested*
Architectural Agreement—Programming and Final Design Services (Neumann Monson Architects, Iowa City, IA)	\$ 958,000	March 2004	Requested*

* The University requests Board approval, but the Board Office recommends deferral of action at the February meeting.

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 Phase 2 project, as approved by the Board, included construction of 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.

- The Phase 2 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 Recreation Building.

- The shared use of the 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 solely for use for track and field competition and general student recreation activities; therefore, the facility is no longer available for tennis use.

In March 2003, the University received permission to proceed with project planning for the **Kinnick Stadium Renovation** project; one proposed component of the project is 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. (A map of the area is included as Attachment A.)

- These 16 outdoor tennis courts, which are used for recreational, instructional and competitive purposes, were constructed in 1968; the University reports that the courts require increasing maintenance due to their age.

Since Options B, C, D and E of the proposed stadium renovation project would require removal of the existing tennis courts at this site (to accommodate both the stadium expansion and construction activities), the University wishes to complete the relocation of the tennis courts prior to proceeding with the Kinnick Stadium renovation project.

- The University anticipates demolishing the courts in the late fall of 2004 to accommodate the stadium renovation.

Project Scope

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.

The building would be constructed on the University's far west campus and would be integrated with the existing **Hawkeye Athletic/Recreation Facilities Complex—Phase 1** facilities at that location (Hall of Fame building, soccer field, utility infrastructure, and roadways and parking areas). (A map showing the proposed location for the project is included as Attachment B.)

- The proposed project site is currently occupied by the University Housing Services and the Hawkeye Storage buildings.
- Both structures have exceeded their useful lives; the University plans to relocate the existing functions and raze the buildings to accommodate the construction project. (The building demolitions would require Board approval.)

The Phase 2 project no longer provides for construction of a natatorium on the far west campus, which allows the University to further evaluate the facilities needs of swimming and diving and recreational water sports.

The University has been developing the Phase 2 project scope with the assistance of students; both the Student Government leadership and the student Recreational Services Charter Committee have endorsed the project, recognizing the importance of these activities to students.

Program
Statement

The facility would house a total of 20 doubles tennis courts (eight indoor and 12 outdoor) and associated support space (locker rooms, restrooms, office and storage areas), for use in the University's recreation programs, physical education instruction, and men's and women's intercollegiate athletics.

- The proposed tennis courts would replace the indoor tennis courts formerly located in the Recreation Building, and the outdoor Klotz Tennis Courts south of Kinnick Stadium.
- The proposed facility would, for the first time, permit the consolidation of the indoor and outdoor components of the tennis program, in an area identified for University recreation-based student activity.

The facility would provide additional indoor recreation activity space to accommodate field activities and organized recreation and fitness classes.

The project would construct two outdoor sports activity fields to meet recreational and athletic needs for soccer, field hockey, and other outdoor sports.

- This would allow relocation of field hockey activities from the main campus, which would allow reassignment of the space for student recreational use.

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.

The project would also develop parking areas adjacent to the facility.

Anticipated
Cost/Funding

Approximately \$12 million, to be funded from recreation building fees, Athletic Department gifts and earnings, and parking revenues.

The sum of \$1 million is included in the project budget for Kinnick Stadium renovation options B, C, D and E for the relocation of the Klotz Tennis Courts.

The University has advised the Board Office that the total cost to relocate the Klotz Tennis Courts is approximately \$1.7 million.

Square Footage
Table

The following table lists the project components and the detailed square footages for the indoor areas of the facility.

Detailed Building Program

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 final 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.

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 Hawkeye Area (West Campus, 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 Hawkeye Area, as authorized by the Board in February of 2000. 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 impending 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 Hawkeye Area as the optimal location for these courts. Due to continued development, open areas on the main campus are no longer readily available. In addition, the five tennis courts within the 1970's era 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. The Phase 2 Hawkeye Area project 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. Further interaction with students and student leadership has made it clear that they wish the swimming facility to be on the main campus and coupled with other complementary recreation improvements.
Impact on Other Facilities and Square Footage	The sixteen outdoor courts at Kinnick Stadium will no longer be available and will be replaced by the courts within the proposed Phase 2 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 required an 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 now proposed Phase 2 projects 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	<p>The University has begun planning for improvements to Kinnick Stadium including the replacement of the deteriorating South End Zone. 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. Current schedules anticipate demolishing the Klotz courts during the late fall of 2004. A replacement tennis facility is needed for recreation, instruction and competition.</p> <p>The University's indoor tennis courts, as well as the UI track and field programs have been housed in the Recreation Building since 1969. Increasing conflicts between the uses and surface needs of the two programs, increasing recreation demand for other activities, and a need to replace the 30-year-old flooring resulted in dedicating the Recreation Building to track and field competition and general student recreation activities. The new tennis facility will, for the first time, permit the consolidation of the indoor and outdoor components of the program and will be located in an area that has been identified for University recreation-based student activity.</p> <p>The artificial playing surface of Grant Field is the original surface and has been in use since 1989. The seams on the field are failing as well as the tufted part of the artificial carpet has been reduced down to the backing in many areas as a result of play over the years. These conditions, especially the seams, preclude the continued use of this field for intercollegiate field hockey competition. Additionally, this relocation would allow this area near Carver-Hawkeye Arena to be programmed for recreational purposes. This turf will be an appropriate venue for intramural activities (flag football, soccer, ultimate frisbee) as well as club sports such as lacrosse.</p>

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.

A presentation on the proposed Hawkeye Recreation/Athletic Facilities Complex - Phase 2 project was made to the full UI Student Senate. The project has been reviewed in greater detail with the UI Student Government Executive Board which has endorsed the project. The University's Charter Committee on Recreational Services has likewise endorsed this Phase 2 project.

Chemistry Building Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Selection (Brooks Borg Skiles, Des Moines, IA)		Jan. 2003	Approved
Negotiated Architectural Agreement— Programming and Schematic Design (Brooks Borg Skiles, Des Moines, IA)	\$ 649,000	April 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received with Capital Request
Interim Review and Consideration of Capital Project Evaluation Criteria Program Statement		March 2004 March 2004	Receive Report Requested

Background

The Chemistry Building, located adjacent to the T. Anne Cleary Walkway on the east campus, houses the majority of the teaching, research, and administrative functions of the Department of Chemistry. (A map indicating the location of the facility is included as Attachment C.)

- The Department of Chemistry is a core University department which supports many University academic programs including medicine and other health-related sciences, engineering, physical sciences and education.

A large portion of the Chemistry Building was constructed in the 1920s; much of the building, including the instructional laboratories, is functionally obsolete and the plumbing; electrical; and heating, ventilating and air conditioning systems are in need of replacement.

The poor condition of the teaching and research space in the Chemistry Building has been detrimental to the retention and recruitment of faculty.

- The number of existing tenured/tenure-track Chemistry faculty is only sufficient to teach 45 percent of the Chemistry Department's student credit hours; the remaining 55 percent of the credit hours are taught by visiting assistant professors and lecturers.
- The University's goal is to increase the faculty size to allow faculty instruction for approximately 80 percent of the Chemistry Department's credit hours.

The Chemistry Building master planning study completed by Rohrbach Carlson analyzed the building's capability to accommodate research, instructional laboratories, and classrooms, and recommended a combination of renovation and new construction to modernize the building.

The renovation of the Chemistry Building was the University's top project priority for FY 2005 capital appropriations funding; the project is included in the multi-year bonding proposal for Regent academic buildings approved by the Board in December 2003.

Project Scope/
Program
Statement

The project would include the following:

- Relocation of Chemical Stores (which provides bulk chemical storage for the instructional laboratories) to address existing code deficiencies, and demolition of the rooftop greenhouse and replacement of the roof at that location to alleviate water penetration into the building.
 - The University has indicated that these are the most urgent project components.
- Demolition of the Chemistry Building central core area and the Chemistry–Botany Annex, and construction of new space at these locations within the central building core.
 - The Board approved the demolition of the Chemistry-Botany Annex in October 2003.
- Replacement of undergraduate chemistry instructional laboratories with modern, code-compliant laboratories designed to provide state-of-the-art instruction and training, and construction of computer laboratories and other departmental instructional areas.
 - The project would provide a total of 10 instructional laboratories (six for general chemistry and four for advanced chemistry courses), one lecture room to accommodate 125 students, four computer laboratories to accommodate 22 to 24 students each, and associated support areas; the Chemistry Center Suite would provide tutoring areas.

- Replacement of existing chemistry research laboratories with 17 modern research laboratories, and associated support areas, to better support current research efforts.
- Construction of administrative office areas which would provide a total of 42 offices (for faculty, department chair, and graduate and post-doctoral students), two conference rooms, and office support space.
- Construction of a Chemistry and Geosciences Library.
- Construction of general university classroom areas consisting of one auditorium, four classrooms with seating for up to 50 students each, and one classroom with seating for 34 students.
- Upgrade of mechanical, electrical, plumbing and communications infrastructure, and other building-wide upgrades to improve egress routing and correct code deficiencies.
- Replacement of windows.

Square Footage
Table

The following table provides a summary of the square footages for the project.

Detailed Building Program

Research Laboratories and Support	21,078
Instructional Laboratories and Support	17,100
Administrative Offices	12,740
General University Classrooms	9,415
Library	7,660
Chemical Stores	<u>2,895</u>
Total Net Assignable Space	<u>70,888</u> nsf

Anticipated Cost/
Source of Funds

The estimated project cost is approximately \$35 million to \$39 million. The University anticipates the use of internal funding, to the extent possible, to supplement the requested state appropriations or bonding authorization. The Board's approved Five-Year Capital Plan (FY 2005-FY 2009) includes \$32.7 million for the project.

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 Much of the Chemistry Building is obsolete functionally and the core infrastructure of the building – plumbing, HVAC, electrical service – is in need of replacement.

Renovation of the Chemistry Building will replace undergraduate instructional laboratories built three generations ago with modern laboratories that are designed with effective teaching in mind. Modern laboratories provide more effective line-of-sight for demonstrations and instructions, are safer due to less crowding and enhanced ingress/egress, and are constructed with utilization of technology – particularly computerized data acquisition and display – in mind.

The College of Liberal Arts and Sciences has long had the goal of increasing the size of the Chemistry faculty to 30–32 FTE (a goal based on recommendations from the 1994 and 2000 reviews of the Department.) At its present size, the tenured/tenure-track Chemistry faculty cover only 45% of the student credit hours taught in Chemistry. A much higher proportion of students need to be enrolled in tenure-track faculty-taught courses, particularly at the introductory and intermediate levels. By restoring the Department to a faculty size of 30-32 FTE, the proportion of faculty-taught student credit hours could increase to at least 80%.

There is not enough quality research space currently available to the Department of Chemistry to allow both faculty growth through new faculty hiring, and retention and growth of the current faculty research programs. The poor condition of the teaching and research space in the Chemistry Building has been a major factor in the Department's difficulty in recruiting new faculty as current faculty retire, and in convincing faculty to stay at Iowa in the face of an external opportunity.

As a core discipline, the Department of Chemistry is highly central to the University's teaching mission. It is among the top three departments in the College of Liberal Arts and Sciences in the number of course seats it offers (~7500/year). Undergraduate majors and programs that *require* Chemistry for their plans of study include:

- Biochemistry
- Biological Sciences
- Environmental Sciences
- Exercise Science
- Geoscience
- Microbiology
- B.S. in Geography
- Pre-medical
- Pre-dental
- Pre-pharmacy and pharmacy

- Clinical Medical Sciences Program
- Engineering
- College of Education teacher certification in the sciences
- Natural sciences component of the General Education Program of the College of Liberal Arts and Sciences.

In addition, the Department of Chemistry teaches courses that are taken by graduate students in the Colleges of Liberal Arts and Sciences, Pharmacy, Engineering, and Medicine.

Political, industry and civic leaders have emphasized the need to attract highly trained people to the state, and to keep those who we train here, for employment in technology-oriented industries. States that have been most successful in attracting high-technology industries have offered a core of expertise and resources centered on high-quality university science programs.

The renovation will allow the University to systematically address the safety issues surrounding the storage and transportation of chemicals for research and teaching.

Other Alternatives Explored A master planning study authorized by the Board office and completed in 2002 by the Iowa City architecture firm Rohrbach Carlson PC, evaluated appropriate use of space that will be vacated in CB and determined that it was more cost-effective to reuse this space for modern research laboratories, as well as for teaching and office uses.

The master plan and a companion implementation study, also completed by Rohrbach Carlson, considered new construction but ultimately recommended renovation of the building as the best alternative. These studies suggested that while the facility has obvious code, accessibility, and building system challenges, a properly funded and executed series of major renovation projects could result in a modern, functional instruction/research facility for many years to come.

Impact on Other Facilities and Square Footage Space in Chemistry Building is being abandoned by the move of a portion of Biological Sciences to the renovated Biology Building, and by the replacement of lecture hall 300 with a new 400-seat lecture hall in the Pomerantz Center. This is providing a tremendous opportunity to begin remodeling the Chemistry Building.

Space will be assigned to meet needs for additional faculty and graduate student laboratories; for larger, safer instructional laboratories; for safer laboratory support areas; and for shared study and collaboration spaces.

Financial Resources for Construction Project The project will be primarily funded from state appropriations or the proceeds of academic building revenue bonds. It is currently the highest priority construction project on the Regents capital request list for the University of Iowa.

Financial Resources for Operations and Maintenance	The University General Fund currently funds the operations and maintenance of the Chemistry Building. O&M costs are not expected to increase, but utility costs will increase marginally due to air change requirements.
External Forces	The renovation of the Chemistry Building will substantially improve the building's compliance level with a number of requirements, including the areas of fire safety, environmental, and accessibility for persons with disabilities. It will also facilitate the recruitment of Chemistry faculty who are expected to successfully compete for external grants and who are needed to meet core teaching responsibilities for the UI. (see also response to Institutional Mission/Strategic Plan)

University Hospitals and Clinics—Ambulatory Surgery Center and Procedure Suite Development

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Dec. 2003	Received Report
Permission to Proceed with Project Planning		Dec. 2003	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 1,677,710	March 2004	Requested

Background	<p>This project would finish approximately 62,000 gross square feet of space on the fourth level of the Pomerantz Family Pavilion to house the UIHC Ambulatory Surgery Center (ASC), and surgical functions of the Department of Obstetrics and Gynecology In Vitro Fertilization Program and the Department of Dermatology.</p> <ul style="list-style-type: none"> • The ASC would relocate from the Colloton Pavilion to better accommodate projected patient growth. • The Department of Obstetrics and Gynecology functions would relocate from the General Hospital, South Wing and Medical Research Facility, and the Department of Dermatology functions would relocate from the Boyd Tower; the consolidation of these surgical functions would provide a number of functional and operational efficiencies.
Anticipated Cost/Funding	Estimated at \$22.5 million, to be funded University Hospitals Revenue Bonds and Building Usage Funds.

Design Services Expressions of interest to provide design services for the project were received from 11 firms. Three firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of Herbert Lewis Kruse Blunck, Des Moines, Iowa, to provide design services for the project.

- The firm was selected based on its extensive experience and the quality of its proposed design.

The agreement with Herbert Lewis Kruse Blunck would provide pre-design through construction administration services, equipment planning, and operational analysis for a fee of \$1,677,710, including reimbursables.

University of Iowa Hospitals and Clinics—Center of Excellence in Image Guided Radiation Therapy, and Three-Story Building Shell Above the Center of Excellence

<u>Project Summary</u>				
	<u>Amount</u>		<u>Date</u>	<u>Board Action</u>
<u>Center of Excellence</u>				
Permission to Proceed			Oct. 2000	Approved
Architectural Agreement— Architectural Services Only (HLM Design USA, Iowa City, IA)	\$ 1,175,000	est	Dec. 2000	Approved
Program Statement			Sept. 2001	Approved
Revised Architectural Agreement— Full Design Services (HLM Design USA)	2,104,575	est	March 2002	Approved
Architectural Amendment #1 (HLM Design USA, Iowa City, IA)	62,365		June 2002	Approved
Architectural Amendment #2 (HLM Design USA, Iowa City, IA)	730,650		July 2002	Approved
Architectural Amendment #3 (HLM Design USA, Iowa City, IA)	35,000		Oct. 2002	Approved
<u>Three-Story Building Shell Above Center of Excellence</u>				
Permission to Proceed			July 2002	Approved
<u>Combined Projects</u>				
Schematic Design			Sept. 2002	Approved
Project Description and Total Budget	39,644,000		Sept. 2002	Approved
Construction Contract Award (Knutson Construction Services)	26,675,000		Jan. 2003	Ratified
<u>Construction Change Orders</u> (Knutson Construction Services)				
Change Orders #1 - #6	86,449			Not Required*
Change Order #7	63,706		July 2003	Not Required**
Change Orders #8 - #10	83,823			Not Required*
Change Orders #11 & #12	175,362		Sept. 2003	Not Required**
Change Orders #13 - #22	125,021			Not Required*
Construction Change Order #23 (Knutson Construction Services)	1,600,000	est	March 2004	Requested

* Approved by University in accordance with Board procedures.

** Approved by Executive Director in accordance with Board procedures.

Background

The Center of Excellence in Image Guided Radiation Therapy will be developed in the lower level of a new wing under construction adjacent to the Pomerantz Family Pavilion.

- The Center will provide state-of-the-art radiation systems for use by the Department of Radiation Oncology, and will correct serious space deficiencies in the existing Radiation Oncology Center located in the General Hospital.

The wing will consist of six levels totaling 218,000 gross square feet.

- This will include the Center of Excellence in 40,400 gross square feet of space (21,000 net square feet) on the lower level, a mezzanine and basement level below.
- Three levels of shell space above the Center, which will be finished at future dates, will be constructed to provide expanded facilities to meet the need for additional patient care space for UIHC ambulatory clinical services.

Construction
Change Order

Change Order #23, not to exceed \$1.6 million, would modify the generic design of the Center's linear accelerator vaults and imaging area to accommodate installation of the specified linear accelerators, PET-CT scanner and MRI.

- The construction contract was bid to allow the Department of Radiation Oncology to postpone specific equipment decisions to ensure the installation of state-of-the-art technologies; a decision on the equipment has now been made.
 - The change order was anticipated at the time of bid and is essential to make the facility operational.
-

Bowen Science Building—Replace Aluminum Wiring

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Architectural Agreement (Design Engineers, Cedar Rapids, IA)	\$ 86,000	June 2003	Approved
Project Description and Total Budget	746,000	March 2004	Requested

Background The existing electrical distribution aluminum wiring in the Bowen Science Building must be replaced to meet current fire safety codes.

Project Scope The project would replace the aluminum feeder wires with new copper wiring. Included would be the replacement of associated equipment and the emergency power distribution system.

Funding Building Renewal Funds and/or Income from Treasurer's Temporary Investments.

Project Budget

Construction	\$ 513,600
Design, Inspection, and Administration	181,400
Contingencies	<u>51,000</u>
TOTAL	<u>\$ 746,000</u>

Boyd Tower Hydronic System Upgrade

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Engineering Agreement (Design Engineers, Cedar Rapids, IA)	\$ 58,500	Oct. 2003	Ratification*
Project Description and Total Budget	725,000	March 2004	Requested

* Approved by Executive Director in accordance with Board procedures.

Background	The existing chilled and heating water pumps that serve the Boyd Tower and General Hospital are 28 years old and suffer from leaks, resulting in increased water usage and high operating, maintenance and energy costs.
Project Scope	The project would replace the chilled and heating water pumps, piping, and associated equipment that serve Boyd Tower and the General Hospital with higher efficiency pumps with variable frequency drives, which would match input power to the demand for power. The project would increase the reliability of the heating and cooling systems, simplify maintenance, and reduce energy costs.
Funding	University Hospitals Building Usage Funds.

Project Budget

Construction	\$ 580,000
Professional Fees	58,000
Planning and Supervision	29,000
Contingencies	<u>58,000</u>
TOTAL	<u>\$ 725,000</u>

Pharmacy Building—Remodel Rooms 201 and 211

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 590,000	March 2004	Requested

Background The College of Pharmacy laboratory and office areas are in need of upgrading to remedy existing space deficiencies and to support modern research efforts.

Project Scope The project would upgrade a total of 2,360 net square feet of laboratory and support space in Rooms 201 and 211 of the Pharmacy Building.

Work in Room 201 would include removal of all laboratory fixtures and finishes, the installation of new laboratory equipment and finishes, and the upgrade of mechanical and electrical services. In Room 211, the entrance would be relocated, and the reception area and the office would be reconfigured.

Funding College of Pharmacy Gifts and Earnings.

Project Budget

Construction	\$ 447,000
Design, Inspection, and Administration	
Consultants	56,000
Design and Construction Services	43,000
Contingencies	<u>44,000</u>
TOTAL	<u>\$ 590,000</u>

Indoor Practice Facility—Replace Turf

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 589,000	March 2004	Requested
Background	<p>The existing artificial turf in the Indoor Practice Facility was installed in 1984 and has reached the end of its useful life.</p> <p>The surface has lost its resiliency and the seams are exposed in many locations, creating a tripping hazard.</p>		
Project Scope	<p>The project would remove the artificial turf and install a new synthetic turf surface, with padding.</p>		
Funding	<p>Gifts to Athletic Department.</p>		
	<u>Project Budget</u>		
	Construction		\$ 493,125
	Design, Inspection, and Administration		
	Consultants		34,000
	Design and Construction Services		12,000
	Contingencies		<u>49,875</u>
	TOTAL		<u>\$ 589,000</u>

Library—South Entrance Plaza Reconstruction and Repair

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 403,000	March 2004	Requested
Background	<p>The main steps and concrete deck of the approach ramps at the library south entrance are badly deteriorated due to winter salt use, moisture penetration, and age.</p> <p>One of the two approach ramps was closed to pedestrian traffic due to exposure of the steel reinforcements and potential structural deficiencies.</p>		
Project Scope	<p>The project would replace the south entrance concrete stairs, remove the existing concrete bridges and sidewalk connecting the south entrance with Madison Street to the east, and construct an on-grade, fully accessible walkway connection from the south entrance to Madison Street.</p>		
Funding	<p>Building Renewal Funds and/or Income from Treasurer's Temporary Investments.</p>		

Project Budget

Construction	\$ 312,000
Design, Inspection, and Administration	
Consultants	49,500
Design and Construction Services	10,000
Contingencies	<u>31,500</u>
TOTAL	<u>\$ 403,000</u>

Becker Communications Studies Building—Replace Roofs

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 300,000	March 2004	Requested
Background	<p>The existing roof of the Becker Communication Studies Building, which totals approximately 18,300 square feet, was installed with construction of the building in 1984.</p> <p>The roofing materials have deteriorated and pose a risk for water entry into the building.</p>		
Project Scope	<p>The project would replace the entire roof area with a rubber membrane material.</p> <ul style="list-style-type: none"> • The material was selected based on its durability, the University’s past experience with the material, and its life expectancy (15 years). 		
Funding	<p>Building Renewal Funds and/or Income from Treasurer’s Temporary Investments.</p>		

Project Budget

Construction	\$ 246,050
Design, Inspection, and Administration	
Consultants	16,162
Design and Construction Services	12,933
Contingencies	<u>24,855</u>
TOTAL	<u>\$ 300,000</u>

Emergency Steam and Condensate Replacement—UIHC Main Entrance

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 1,386,000	March 2004	Ratification*
Engineering Agreement (Shive-Hattery, Iowa City, IA)	59,188	March 2004	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background The direct buried steam and condensate lines near the UIHC main entrance, which provide steam and condensate for the West Campus Chilled Water Plant, are deteriorated and suffer from major leaks.

The University reported that the lines must be replaced prior to the spring 2004 operation of the West Campus Chilled Water Plant; delaying this work would have a detrimental impact on the chilled water service for University Hospitals and the Health Sciences Campus facilities.

Project Scope The project will install 550 feet of replacement steam and condensate lines and construct a new steam vault on the east side of Hawkins Drive.

Design Services The engineering agreement with Shive-Hattery, Iowa City, Iowa, will provide full design and construction administration services for a fee of \$59,188, including reimbursables.

Executive Director Approval The University requested Executive Director approval of the project description and budget and engineering agreement to facilitate timely completion of the work.

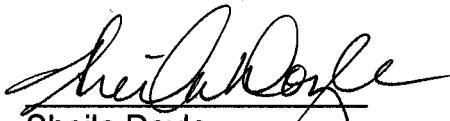
- The Board's Policy Manual authorizes the Executive Director to act on behalf of the Board on capital procedure actions, subject to Board ratification, when failure to take immediate action would have an adverse impact on institutional programs, cause an unnecessary delay in the program, result in increased cost, or when it is otherwise in the public interest.

Funding Utility Renewal and Improvement Funds.


Project Budget

Construction	\$ 800,000
Materials	360,000
Design, Inspection, and Administration	110,000
Contingencies	<u>116,000</u>
TOTAL	<u>\$ 1,386,000</u>

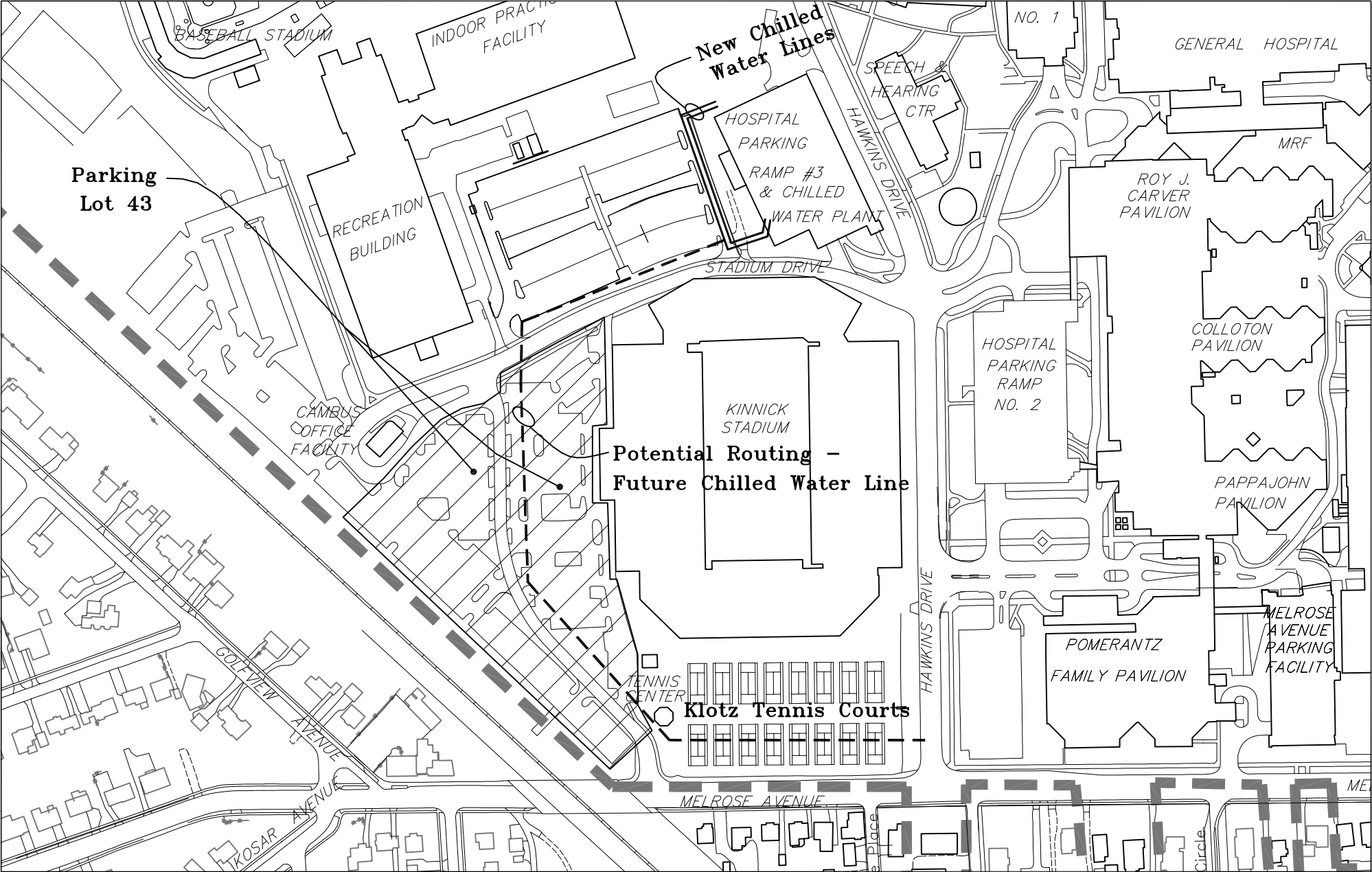
Also presented for Board ratification are five project budgets less than \$250,000, five construction contracts awarded by the Executive Director or the University, and the acceptance of seven completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.



Sheila Doyle

Approved: 

Gregory S. Nichols



Parking
Lot 43

Potential Routing -
Future Chilled Water Line

Klotz Tennis Courts



**THE UNIVERSITY
OF IOWA**

PLOTTED 12-04-03
Kinnick Stadium-rev2.dwg

Legend

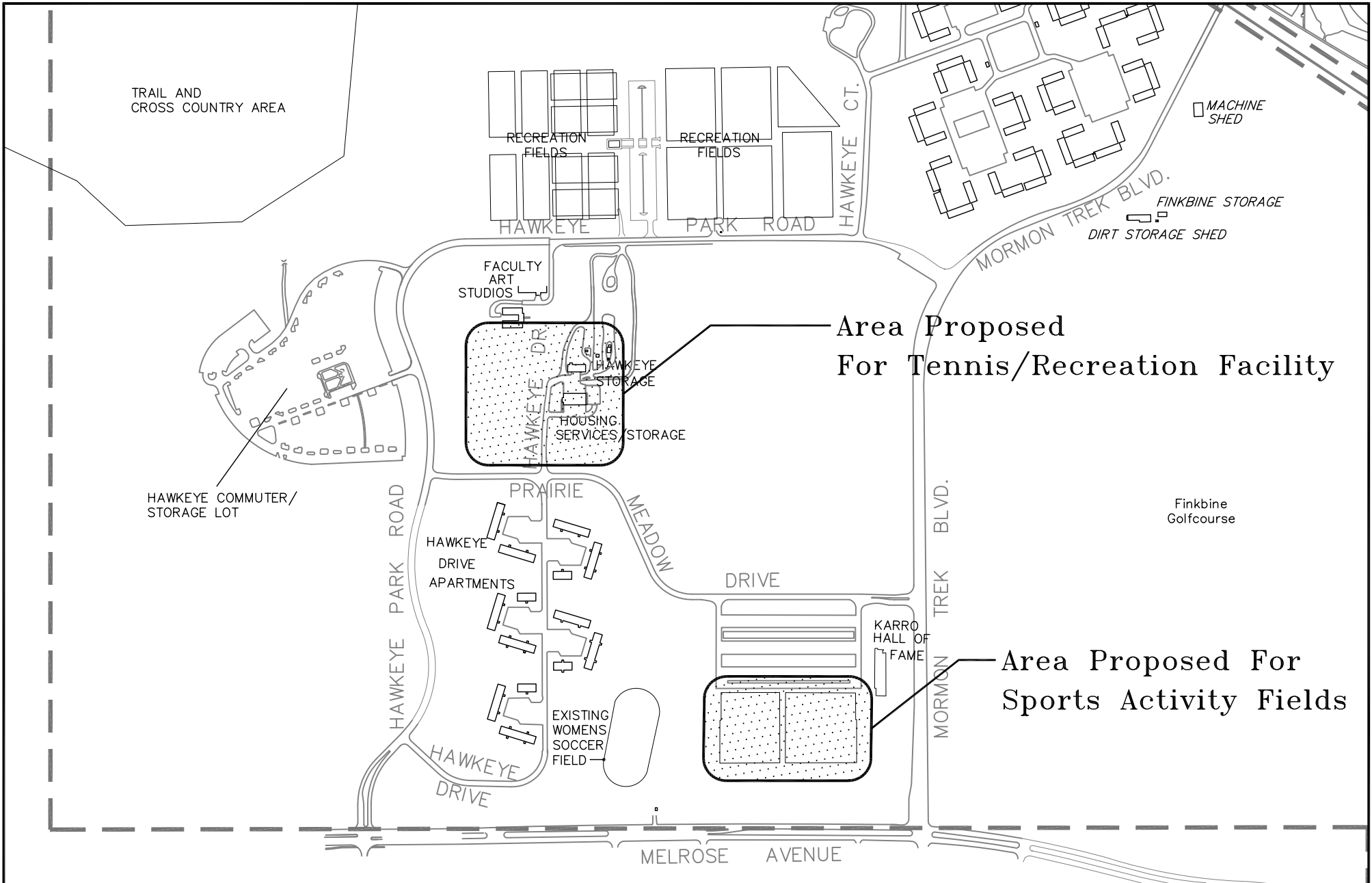
— University
Property Line

LOCATION MAP

Kinnick Stadium Area Map



Scale: 1" = 250'



THE UNIVERSITY OF IOWA

PLOTTED 11-19-03
SportsActivityFields.dwg

Legend

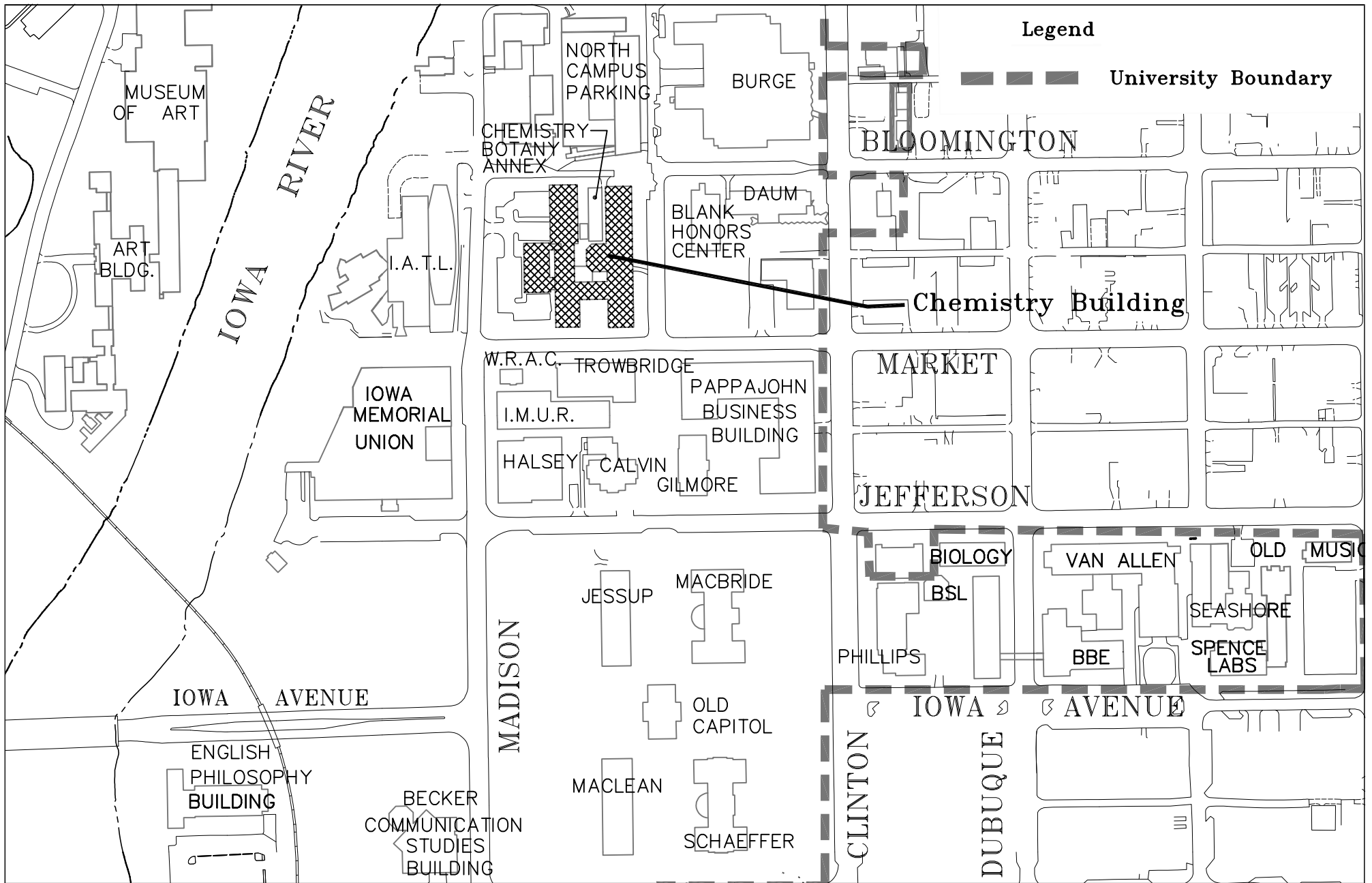
— — — University Property Line

LOCATION MAP

Hawkeye Recreation/Athletic Facilities Complex—Phase 2 Tennis, Recreation and Sports Activity Fields



Scale: 1" = 600'



THE UNIVERSITY OF IOWA

*CBrenovation.dwg
 Plotted: February 17, 2004*

Location Map:

Chemistry Building Renovation

Scale: 1" = 300'