

Contact: Sheila Doyle

REGISTER OF UNIVERSITY OF IOWA CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to proceed with project planning, including the architectural/engineering selection process, for the **Southeast Campus Utility Extension** project.
2. Permission to proceed with project planning for the **Library – High-Density Book Storage Facility**, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including investigation of the feasibility of acquiring the storage facility through a private developer.
3. Project description and budget for the **Electrical Substation U – Capacity Improvements** project (\$4.8 million).

Executive Summary: The **Southeast Campus Utility Extension** project would extend University utility services to the southeast portion of the campus, including the site for the Campus Recreation and Wellness Center. The project is necessary to provide utilities for the new facility and to upgrade utility services for existing buildings in the area. The project would also reconstruct a structurally-deficient portion of an existing steam tunnel within the utility extension area to avoid failure of the tunnel and the loss of steam service to the east campus. The anticipated project cost of \$7.5 million would be funded by the sale of Utility System Revenue Bonds.

The **Library – High-Density Book Storage Facility** project would construct or acquire a facility to provide long-term, environmentally-controlled storage space for lesser-used books, archives, and other materials of the University Libraries. The project would address the Libraries' overcrowded conditions and need for additional book stack space. The proposed facility would consist of approximately 22,000 gross square feet of space, on a site outside of the central campus area, with appropriate temperature and humidity control to extend the useful life of the building contents.

The University reports that the University Libraries have severely overcrowded book stacks relative to national standards. The Main Library, which has served as collection storage for all University libraries, and the Hardin Library for the Health Sciences, are at full capacity. These libraries have eliminated user seating to accommodate the book stacks, and there is no expansion space available for new services and growing technology needs. The Law Library will soon be at full capacity and is in need of storage space to accommodate the growth of its collection.

The University intends to investigate the feasibility of acquiring the storage facility through a private developer that would build or provide a facility according to the University's specifications. The University proposes to solicit proposals from qualified developers for the purchase and development of property within a reasonable radius of the Main Library. This approach would provide the University with options for a lease-purchase, a turnkey purchase, or the more traditional purchase of

land with University construction of the facility. The developer would be required to provide options for ownership and financing of the property, which may include build/lease, lease with option to purchase, or development for a fee.

The anticipated project cost of \$7.5 million (excluding land costs) would be funded by building renewal funds, equipment funds, and Income from Treasurer’s Temporary Investments.

The **Electrical Substation U Capacity Improvements** project (\$4.8 million) would install a third electrical transformer to expand the capacity of the electrical substation located near the Kenyon Practice Field on the West Campus (see Attachment B for map). The substation provides the electrical interface with MidAmerican Energy Company for the purchased power consumed on the West Campus. Without this expansion, the increasing west campus electrical demand could cause one of the two existing transformers to fail, resulting in insufficient electrical capacity to support University Hospitals and other buildings on the West Campus. The project would be funded by the sale of Utility System Revenue Bonds.

Details of Projects:

Southeast Campus Utility Extension

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2006	Requested

Library – High-Density Book Storage Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2006	Requested

Electrical Substation U Capacity Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Approved
Project Description and Total Budget	\$4,800,000	August 2006	Requested

**Library – High-Density Book Storage 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 University of Iowa Libraries have always been the intellectual center of the University, enabling innovative teaching, cutting-edge research, and excellence in service. Historically they have fulfilled this mission by purchasing, storing, preserving, and making accessible the world's publications, largely in printed format. Over the course of their nearly 150 year history, the Libraries have acquired considerable collections-over 4 million volumes.

The University Libraries currently have severely overcrowded book stacks (beyond what is considered acceptable by national standards). The basement of the Main Library, which has been serving as collection storage for all libraries, is now full. Similarly, storage in the Hardin Library for the Health Sciences is full. Each year, user seating has had to be eliminated to accommodate book stacks, making it very inconvenient for those consulting the collections to find nearby workspace.

According to the mission statement, the University Libraries "provide leadership in the creation, transmission, and preservation of knowledge to advance intellectual discovery and encourage life-long learning." This knowledge is recorded in books and publications in various formats. Many of these publications, while important, are not heavily used on a daily basis and could be housed in and retrieved from less expensive, off-site storage when needed. In addition, this kind of storage can be maintained at consistent temperature and humidity levels, ideal for the long-term preservation of print.

Goal Four of the 2005-2010 Strategic Plan for the University calls for the strengthening of the University's intellectual and community vitality. The library system is central to this goal. Included in the "vitality" targets and indicators is a direction to maintain the University Libraries' rank as one of the top 15 public research libraries. Maintaining the size of the collection and providing space to house that collection are essential steps to the accomplishment of this goal.

The University of Iowa Law School Library has one of the largest collections compared with other law school libraries, a fact that is often cited as one of the central reasons that many law school applicants consider the College of Law one of their top choices. Providing off-site storage capacity will enable the Law Library to maintain that national reputation.

In order to support the University's teaching, learning, research, and creative activity, the Libraries must acquire, make accessible, and preserve a wide range of publications in print and other formats. The long-term acquisitions and preservation of collections of this size and scope requires considerable space to house them.

Other Alternatives Explored: There are three alternatives that have been discussed:

Leasing or purchasing existing space that was not specifically designed for collection storage (such as a former department store or warehouse) – the amount of space needed to handle a collection of this size, coupled with floor loading demands (books are very heavy), make this alternative less cost effective when compared to the cost of building and maintaining a high density storage facility specifically designed for this purpose. You simply cannot store books in any of these existing spaces as you can in a high density storage facility. In addition, it is difficult and costly to retrofit an existing building in order to provide appropriate temperature and

humidity control for long term storage of collections with buildings that were never designed for this purpose.

Adding on to the existing library – it would be much more expensive to add enough space to the existing Main Library to meet current and short-term storage needs of the Libraries (much less long-term needs.) Space in the central campus is a premium and the wisdom of using this space to store lesser-used collections is questionable.

Sharing a high-density storage facility with other institutions, such as the other two Iowa Regent Institutions – Iowa State University Libraries already has library storage on campus and it is not sufficiently large to accommodate the scope of the University of Iowa library storage needs along with their ongoing needs. The UNI Library does not currently need additional storage, nor do they expect to have such a need in the near future. Many of the CIC (Big Ten plus the University of Chicago) institutions already have high density storage facilities and have a need to expand their existing facilities to handle their own needs. When asked, there was no interest in sharing a facility. If the libraries did share such a facility with another university, it would likely be located farther away from the Iowa City campus, making it more costly to move materials to and from the campus.

Impact on Other Facilities and Square Footage: With the culmination of this project there will be a positive change in Library space back to seating and stack area. Greater attention will be able to be given to accommodating students and faculty within library facilities on campus. There will be no abandoned, transferred or demolished space. The square footage that is recovered will be restored to the seating and other user space that has had to be eliminated to accommodate the growth in collections over the years.

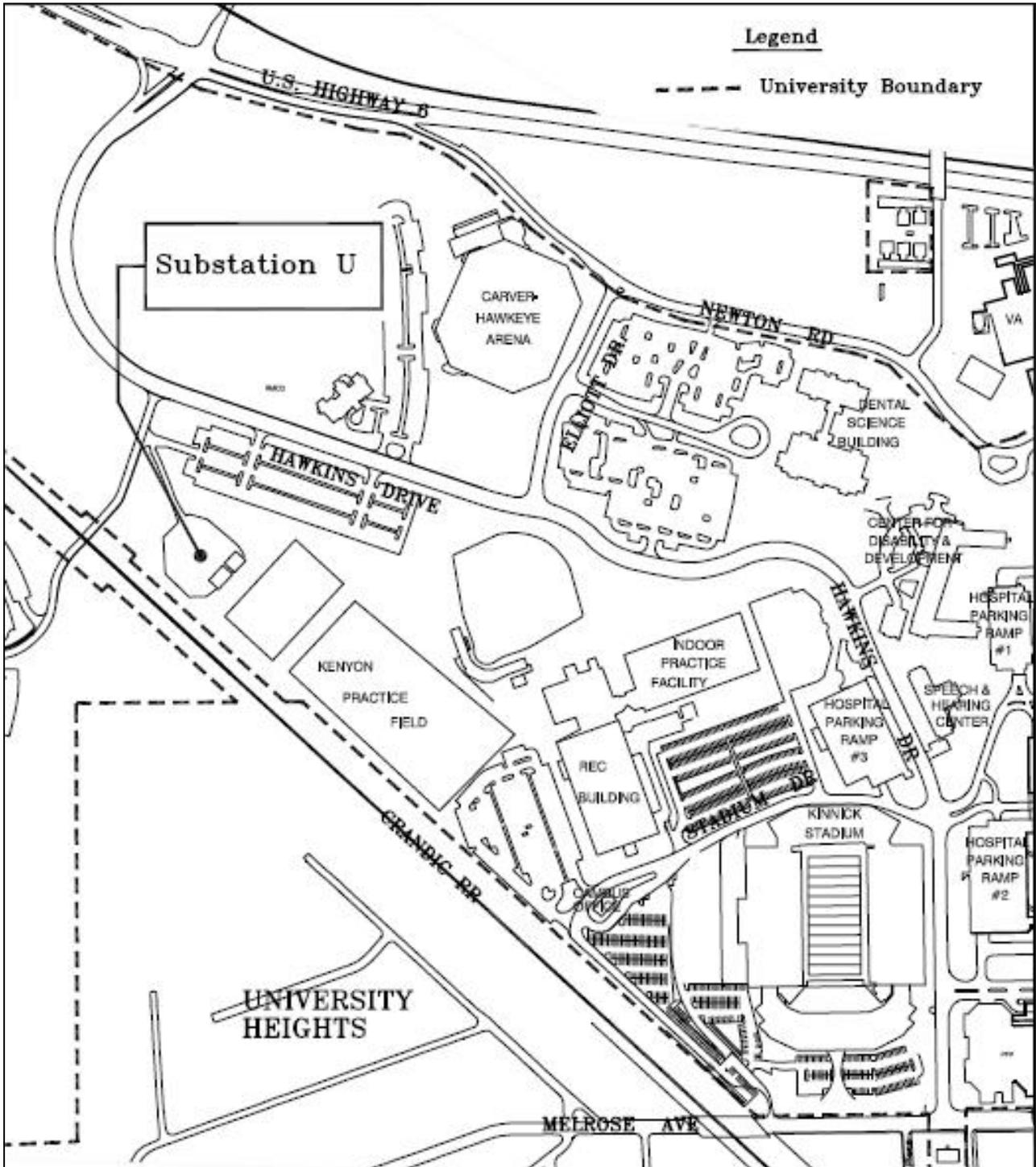
Financial Resources for Construction Project: Building Renewal, Equipment Funds and Treasurer's Temporary Investments.

Financial Resources for Operations and Maintenance: An "order of magnitude" estimate of the costs of operations and maintenance for a 6 aisle high density storage facility would be approximately \$140,000 and will be covered by the General Fund.

External Forces: The University of Iowa Libraries currently do not meet the national standards for collection storage and user seating.

Also, construction of an off campus storage facility is a critical first step in planning for the University Libraries to effectively house and manage the continual growth of research collections. Use of an offsite storage facility for collections that are consulted less frequently, will create critical new space in the central campus Library buildings for library users and the technology intensive services that have been crowded out as collections have grown.

High density storage facilities for library books and other materials are currently in use by 34 major universities, consortia or other institutions. These organizations currently use over 58 storage modules (buildings) that for the most part have capacities from one million to 2.7 million volumes.



 **THE UNIVERSITY OF IOWA**
3-Exhibits\BOR\
SubU 05-800961.dwg
Plotted: May 16, 2006


Scale: 1" = 400'

Location Map
Electrical Substation U
Capacity Improvements