

Contact: Joan Racki

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

**Actions Requested:** Consider approval of:

1. The following actions for the **College of Liberal Arts and Sciences – Psychology and Learning Center Building** and **Library – Learning Commons** projects, major capital projects 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 for **Psychology and Learning Center Building** and Attachment B for the **Learning Commons** project);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Authorize permission to proceed with project planning, including the architectural selection process for the **Psychology and Learning Center Building** and the selection of Smith Metzger Architects, Des Moines, IA for the **Library – Learning Commons** project.
2. Authorize permission to proceed with project planning, including the design professional selection process, for the **Hardin Library for the Health Sciences – Upgrade HVAC and Lighting** project.
3. The following actions for the **Iowa Memorial Union – Flood Mitigation and Permanent Recovery** and **Iowa Memorial Union – Remodel/Deferred Maintenance** projects, major capital projects as defined by Board policy.
  - a. Acknowledge receipt of the University’s final submission of information to address the Board’s capital project evaluation criteria (see Attachment C for **Flood Mitigation and Permanent Recovery** project and Attachment D for the **Remodel/Deferred Maintenance** project);
  - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
  - c. Approve the schematic designs, project descriptions and budgets (\$52,830,000 for the **Flood Mitigation and Permanent Recovery** project and \$22,000,000 for the **Remodel/Deferred Maintenance** project) and authorize proceeding with construction.
4. Approval of the project description and budget (\$2,400,000) for the **Supplemental Flood Mitigation – Utility System and Campus Recreation and Wellness Center** and ratification of Executive Director approval of the revised project description and budget (\$3,154,382) for the **Flood Mitigation – Sidewalk Modification** project.

**Executive Summary:** The University requests permission to proceed with project planning for the **College of Liberal Arts and Sciences – Psychology and Learning Center Building** project, which would construct a new building for the College of Liberal Arts and Sciences to address the needs of one of its largest departments – Psychology. Included in the project would be the construction of two new lecture halls, general assignment classrooms, departmental offices and

research space for the Department of Psychology. The new structure would also include shelled space for future expansion of the Department of Psychology.

The proposed site is the area currently occupied by Van Allen Hall Lecture Rooms 1 and 2 and extending south to Iowa Avenue. (See Attachment E for the proposed location.) Razing of this one story Van Allen facility would be part of the scope of work for the new building project. The anticipated project cost of \$26 million would be funded by Treasurer's Temporary Investment Income, General Education Fund Building Renewal and Equipment Funds, College of Liberal Arts and Sciences Gifts and Earnings, and University of Iowa Facility Corporation Bonds.

The **Library – Learning Commons** project, for which the University requests permission to proceed with project planning, would renovate approximately 30,000 to 40,000 square feet of space on the east side of the first floor in the Main Library (see Attachment F for a map) to create a technology-driven Learning Commons and classroom. The office functions currently housed within the project area would be relocated to upper floors of the building. The Learning Commons would offer University students a variety of study spaces and would include a newly developed classroom configuration that utilizes technology and flexible seating to increase student interaction, participation and performance. The estimated project cost of \$8 million would be funded by General Education Fund Building Renewal and Equipment Funds.

The University requests permission to waive the architectural selection process and to utilize the firm of Smith Metzger Architects of Des Moines, IA to provide design services. The University reports that the firm recently completed a similar TILE (Transform, Interact, Learn, Engage) classroom on the same floor of the Main Library. The University reports that the firm's understanding of the design expectations for the space and existing Library systems will enable it to directly apply knowledge from the completed and successful TILE project to this new project.

Built in 1974, the Hardin Library for the Health Sciences (see Attachment G for map) serves the combined information and research needs of the University of Iowa Colleges of Dentistry, Medicine, Nursing, Pharmacy, Public Health, the University of Iowa Hospitals and Clinics, and the Department of Communication Sciences and Disorders. The **Hardin Library for the Health Sciences - Upgrade HVAC and Lighting** project would upgrade the Heating/Ventilation/Air-Conditioning (HVAC) and lighting systems, offering better control and energy reduction during unoccupied hours. It would also address the building occupants' needs for improved lighting control and would help support book preservation through improved humidity control. The estimated project cost of \$2.5 million would be funded by an Office of Energy Independence grant (ARRA funding) and General Education Fund Building Renewal and Equipment Funds.

The University requests approval of schematic designs, and project descriptions and budgets for two projects in the **Iowa Memorial Union (IMU)**. (See Attachment H showing the location of the Memorial Union.) The **Flood Mitigation and Permanent Recovery** project would complete the recovery of the facility and mitigate it from future floods. The recovery component would abandon the basement except for utility entrances and sewer discharges. The ground floor would be restored to include the UI Bookstore, student activity spaces, food services, business operation offices, shell space for outside tenants (credit union) and building support spaces. Work would also include upgrades to meet ADA-related accessibility and current code requirements. The exterior flood mitigation component would construct a flood retaining wall around the perimeter of the building (minimum elevation of the 500 year flood level plus two feet). The interior flood mitigation component would relocate critical mechanical, electrical and communication systems from the basement and ground floors to the first floor and to a new

roof-top penthouse. The project cost of \$52,830,000 would be funded by a combination of flood insurance proceeds, Federal (FEMA) grant funding, and Academic Building Revenue Bond proceeds.

The **Iowa Memorial Union – Remodel and Deferred Maintenance** project, which will be undertaken in conjunction with the **Flood Mitigation and Permanent Recovery** project, would renovate and enhance portions of the upper floors of the IMU, including the Iowa House, and address accumulated deferred maintenance issues. The project budget of \$22,000,000 would be funded through a combination of net revenues from the IMU Enterprise, FY 2010 General Education Fund Supplemental Appropriation, Income from Treasurer’s Temporary Investments, and General Education Building Renewal and Equipment Funds.

The schematic design booklet for both projects is included with the Board’s agenda materials.

The **Supplemental Flood Mitigation – Utility System and Campus Recreation and Wellness Center** project would advance an additional flood protection plan for the site surrounding the new Campus Recreation and Wellness Center (see Attachment I for map showing the location) by creating de-watering stations to protect the utility tunnel and to prevent unusually high water table levels. The project budget of \$2.4 million would be funded through the Recreational Services Enterprise, Treasurer’s Temporary Investment Income, and the Utility System Enterprise.

The University requests ratification of Executive Director approval of a revised project budget of \$3,154,382 (an increase of \$469,382) for the **Flood Mitigation – Sidewalk Modifications** project. The revised project budget was approved to allow award of the construction contract which includes weather dependent work to be completed this fall to meet the project schedule. General education funds would cover the increased cost. Other fund sources for the project are insurance proceeds and/other state and federal grants. (Attachment J includes a map showing the location of the project.)

**Details of Projects:**

**College of Liberal Arts and Sciences – Psychology and Learning Center Building**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2010	Requested
Initial Review and Consideration of Capital			Receive
Project Evaluation Criteria		Oct. 2010	Report

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The new building and the shelled space would enable future plans to modify and raze portions of the antiquated Seashore Hall. A preliminary study indicates that the new facility would include roughly 20,000 square feet of general assignment class space, 30,000 square feet of Psychology space, and 10,000 to 20,000 square feet of shelled space. Ultimate space needs for the Department of Psychology are estimated at roughly 78,000 square feet, which would be accommodated by this project, the existing and adjacent Spence Laboratories building, the newly renovated Stuit Hall and future modernization of portions of Seashore Hall.

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**Library – Learning Commons**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2010	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Oct. 2010	Receive Report
Selection of Design Professional Smith Metzger Architects (Des Moines, IA)		Oct. 2010	Requested

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**Hardin Library for the Health Sciences - Upgrade HVAC and Lighting**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2010	Requested

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Based on a preliminary assessment and the Commercial Building Energy Consumption Survey (CBECS), the Hardin Library for the Health Sciences currently consumes three times more energy than most buildings of the same size within the Midwest. This project will rectify an ongoing concern related to the age of the current building systems and their operation.

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**Iowa Memorial Union – Flood Mitigation and Permanent Recovery**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning (waiver of Policy Manual provisions granted)		July 2008	Approved
Design Professional Selection (Rohrbach Associates, Iowa City, IA)		Aug 2008	Not Required*
Design Professional Agreement	\$2,860,000	April 2010	Not Required*
Program Statement		Sept. 2010	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Oct 2010	Receive Report
Schematic Design		Oct. 2010	Requested
Project Description and Budget	\$52,830,000	Oct. 2010	Requested

\*Approved by Executive Director consistent with Board policies

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The permanent recovery portion of the project will basically abandon the basement and restore the ground floor as detailed in the Executive Summary of this memorandum. The proposed locations of various functions on the ground floor are included in the schematic design booklet.

The design intent for the exterior mitigation component is for it to become an element that complements the existing character of the facility and while protecting the facility from future flooding, improves the functionality of the building and respects the existing architecture. A permanent flood wall is required on all sides. The wall will be a brick veneer with stone cap on three sides, east, south and west, while the face of the north wall will be stone. Where the perimeter wall is breached because of an entrance or the loading dock, removable flood panels will be used. On the north and west sides of the building, the grade of the flood wall system will be raised to meet the first floor level and will provide new programmable exterior space associated with the Main Ballroom and the River Room dining area.

The new west flood wall/patio will be brick-faced with design elements that will help to minimize the scale of the wall. Design of the wall will also recall elements of the original IMU design.

The new north entrance will be a glass box that will provide visual access to the existing IMU Lounge wall. Design of this element was refined through coordination and review by FEMA historians interested in respecting the original architecture of the building.

With the construction of the north flood wall, the east end of the IMU footbridge will be altered. Constructing a ramp/walkway from the east end of the bridge to Madison Street will improve accessibility to the bridge and snow removal operations and provide an emergency route across the river when other bridges may be closed.

The approved program statement and schematic design include 114,040 gross square feet.

The following is a summary of the recovery and mitigation work to be undertaken on each floor of the Union.

Basement	Abandoned with the exception of minimal building service equipment
Ground Floor	Recovery of student service and activity spaces, including the UI Bookstore and food service space.
First – Third Floors	Mitigation related to utility distribution shafts.
Fourth Floor - Penthouse	Mitigation related to utility distribution shafts and the placement of new mechanical systems replacing Basement Level units damaged during the flood.

It is anticipated that there would be three bid packages. Bookstore Recovery construction is scheduled to commence in early 2011, and will be completed in late 2011, ahead of the Spring Semester, 2012. Exterior Flood Mitigation/Steam Tunnel (tunnel underneath the new flood wall plaza and the loading dock) construction is scheduled to commence in the spring of 2011 with completion in the spring of 2012. Ground Floor Recovery/Mitigation construction is scheduled to commence in fall of 2011 and will be complete by late 2012.

Project Budget

Planning and Design	\$ 5,056,689
Construction – Iowa Memorial Union	34,595,263
Construction – Utility Tunnel	4,316,180
Construction – Ground Floor Remodeling	4,513,800
Contingency	4,321,488
Art in State Buildings (remodeling Portion)	<u>26,580</u>
<b>TOTAL</b>	<b><u>\$52,830,000</u></b>

Source of Funds:

Combination of Flood Insurance Proceeds, Federal (FEMA) Grant  
Funding and Academic Building Revenue Bonds

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**Iowa Memorial Union – Remodel/Deferred Maintenance**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		June 2010	Received Report
Selection of Design Professional (Rohrbach Associates, Iowa City)		June 2010	Approved
Design Professional Agreement	\$ 2,387,000	Sept. 2010	Not Required*
Program Statement		Sept. 2010	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Oct 2010	Receive Report
Schematic Design		Oct. 2010	Requested
Project Description and Budget	22,000,000	Oct. 2010	Requested

\* Approved by Executive Director consistent with Board policies

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The renovation/enhancement program, which will be done in conjunction with and will be complementary to the **Flood Mitigation and Permanent Recovery** project, involves the creation of a new corridor system on the first floor to connect the Hubbard Commons on the east side of the building to the River Room dining area on the west. A non-traditional Instructional Technology Center will be developed in the southeast corner of the first level. It will provide informal seating arrangements, computer use areas and a semi-enclosed glassed area for student study. On the second floor, the renovation/enhancement involves the expansion of the Student Organization Office Suite to accommodate additional student organizations, Student Legal Services Offices, and a conference room.

Some of the deferred maintenance items (distinguishable from the flood recovery project) identified to be corrected in this project on levels one through four of the building include:

1. Upgrade of interior stair handrails to meet building codes and standards.
2. Installation of lever style hardware on all doors and upgrade of public restrooms to meet the American with Disabilities Act (ADA)
3. Installation of lightning protection on the roof of the building.
4. Repair antiquated electrical panels and systems within the building.
5. Replace exit signs.
6. Install a sprinkler system in the renovated areas.
7. Install fire rated doors and frames in corridors of the building.
8. Remove asbestos in renovated areas.
9. Replace and centralize the Heating/Ventilating/Air Conditioning systems to be more energy efficient.
10. Replace antiquated water and drain piping in the building.
11. Install unballasted single ply membrane roofing over the entire building.
12. Tuck pointing and upgrading of the exterior facade of the building.

Deferred maintenance items to be corrected in the Iowa House portion of the IMU include:

1. New single ply membrane roofing over the entire building.
2. Tuck point and upgrade of the exterior facade of the building.
3. The complete fire alarm and sprinkler systems on all floor of the building for 100% protection when completed.
4. Repair or replacement of antiquated electrical panels and systems within the building.
5. Remove and replace of the Hot Water Recirculating system to all hotel bathrooms.
6. Replace of all windows.
7. Alternates to be considering
  - Replace existing two pipe heating or cooling system with a four pipe heating and cooling system.
  - Modernize two elevators to provide better access to the hotel rooms floors.

It is anticipated that this work will be bid in the fall of 2011, with completion scheduled for the summer of 2013.

Project Budget

Planning and Design	\$ 3,760,587
Construction	16,490,502
Contingency	1,640,320
Art in State Buildings	<u>108,591</u>
<b>TOTAL</b>	<b><u>\$22,000,000</u></b>

Source of Funds:

Combination of Net Revenues from the IMU Enterprise, FY 2010 General Education Fund Supplemental Appropriation, Income from Treasurer's Temporary Investments, and General Education Fund Building Renewal and Equipment

**Supplemental Flood Mitigation Utility System and Campus Recreation and Wellness Center Recreation Services Enterprise**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2010	Approved
Selection of Design Professional (Shive-Hattery, Iowa City)		August 2010	Approved
Project Description and Budget	\$2,400,000	Oct. 2010	Requested

This project would advance an additional flood protection plan for the site surrounding the new Campus Recreation and Wellness Center based on a study by Shive-Hattery. Site improvements would create dewatering stations to protect a utility tunnel located directly south of the new

building foundation. The proposed dewatering stations would also prevent unusually high water table levels from impacting the sub-grade foundation walls of the Campus Recreation and Wellness Center, allowing the building's sub-grade space to remain dry during any future flood events. The system is designed to address 500 year flood levels plus two feet.

Project Budget

Planning and Design	\$ 393,502
Construction	1,806,498
Contingency	<u>200,000</u>
Total	<u>\$2,400,000</u>

Source of Funds:  
Recreational Services Enterprise, Treasurer's Temporary Investment  
Income, Utility System Enterprise

**Flood Mitigation – Sidewalk Modifications**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2009	Approved
Design Professional Selections (Shive-Hattery, Iowa City, IA/ Sasaki Associates, Boston, MA)		April 2009	Approved
Project Description and Budget	\$2,685,000	June 2009	Approved
Revised Project Description and Budget	3,154,382	Oct. 2010	Requested

The **Flood Mitigation – Sidewalk Modifications** project is raising the existing campus sidewalks on each side of the Iowa River from near the Voxman Music Building and south to near the Main Library. The project is responding to the need for consistent sidewalk elevations for improved efficiencies to respond to changing river levels during a flood event. The increase in budget is due, in part, to design refinements needed during the second phase of the project. Coordination with other in-progress flood recovery projects, and adjustments to meet site constraints contributed to design changes. Additionally, the bids for the second/final phase came in higher than expected or budgeted. While many capital projects have been bidding below estimates over the last year, civil and paving projects have been less competitive and bid results have been higher than expected. This is primarily due to the volume of stimulus projects within the region that have been aimed at roadway and paving improvements

Project Budget

	Initial Budget (June 2009)	Revised Budget (Oct. 2010)
Planning and Design	\$ 300,000	\$ 465,496
Construction	2,165,000	2,562,466
Contingency	<u>220,000</u>	<u>126,420</u>
Total	<u>\$2,685,000</u>	<u>\$3,154,382</u>

Source of Funds:

Insurance Proceeds and/or Other State and Federal Grants, General Education Fund

College of Liberal Arts and Sciences – Psychology and Learning Center Building  
Evaluation Criteria

Fulfillment of Mission and Strategic Plan: The department of Psychology is a nationally prominent department making the very highest level of contributions in terms of research productivity, teaching, and service. A recent assessment by the Provost Office Task Force on Graduate Education placed Psychology in the very select, “exemplary” category for programs across the University. The department generates approximately \$7 million in external grant funding (2<sup>nd</sup> among all departments within CLAS) while providing 50,000 instructional credit hours per year and serving over 1,400 psychology majors (highest within the College).

Currently, the department of Psychology is housed in three buildings: Seashore Hall, Spence Laboratories, and the newly renovated Stuit Hall (Old Music Building). Seashore Hall was constructed in the early 1900’s as the University’s first hospital; Psychology has been assigned space in the facility since 1930. Both quality and quantity of space is inadequate to serve the teaching and research missions of the department. The building’s age and condition make it one of the campus’ highest deferred maintenance drains. It is essential that a new building be constructed for the department of Psychology in order for the department to continue to function at a high level, and to allow for much-needed improvements to Seashore Hall. The department of Psychology is the largest and among the most noted in the College of Liberal Arts and Sciences, and the current facilities will challenge the long-term success of this important department.

The Van Allen Hall lecture halls 1 and 2 are worn and dated with badly functioning and antiquated mechanical systems. The lecture hall proportions – narrow and deep – have created acoustic and sight line difficulties for students and faculty for years. This project will replace them with rooms that give students more comfortable and functional learning space. Other general assignment classrooms would be designed for newer, interactive teaching methods that cannot be adequately supported in the existing University classroom pool. These spaces will help to address the increase in student enrollment as well as better serve students currently accommodated in deficient classroom space.

The single story lecture halls currently occupy valuable University land near the core of the academic campus. The structure is a poor example of land use efficiency. This project would create a 6-7 story structure and add much needed classroom space in this important location. Adjacent to the remainder of the department of Psychology, the building will also serve as the new “front door” of the department.

Alternatives Explored: In August 2007, the University of Iowa commissioned OPN Architects, Cedar Rapids, Iowa to conduct a study on Seashore Hall. The purpose of the study was to determine the viability of keeping Seashore Hall as an integral building serving the University of Iowa. In addition to this study, OPN Architects and Sasaki Associates, Watertown, MA conducted a Master Planning evaluation and studied the possible options for the future use of the site area around Seashore Hall, Spence Labs, and Old Music Building (now Stuit Hall). The results of that study, completed in March 2008, indicated that sections of Seashore Hall cannot be renovated at a reasonable cost. Other sections of the building could be renovated for standard academic office space but would not accommodate modern research or classroom space.

The current project is an important first step in a longer-range plan to renovate Seashore Hall. It will permit the building to be vacated in order to permit selective renovations to occur. It will also replace those portions of the building that cannot be renovated.

Abandoned/Transferred/Demolished Space: Approximately 30,000 square feet of space within Seashore Hall will be vacated upon completion of the project.

Available Financial Resources and Source of Funds: Treasurer's Temporary Investment Income, General Education Fund Building Renewal and Equipment, College of Liberal Arts and Sciences gifts and earnings, UI Facility Corp bonds.

Available Operating and Maintenance Resources: Estimated annual operating and maintenance costs are \$400,000.

External Forces Justifying Approval: Failing to advance this project will negatively impact the department's ability to meet its teaching and research missions and will negatively impact the department's prominent national reputation. Facilities play a major role in faculty recruitment and retention, research productivity and external funding opportunities. Inadequate teaching and student space negatively impact instructional offerings and the recruitment of high achieving students.

Library – Learning Commons  
Evaluation Criteria

Fulfillment of Mission and Strategic Plan: One of the pillars in the new University of Iowa strategic plan is improving undergraduate education and fostering undergraduate student success. The UI Learning Commons project is being developed with the goal of encouraging student academic engagement, increasing retention, and encouraging timely graduation by providing appropriate study spaces and support centers that will best serve the changing needs of UI students. To that end, the proposed UI Learning Commons is envisioned as an academic parallel to the new Campus Recreation and Wellness Center as a focal point for academic wellness on campus.

The Main Library was last significantly remodeled 40 years ago. At that time, the facility offered to students what were considered the essential resources for academic success— individual study spaces and ready access to bound academic volumes and journals. The proposed UI Learning Commons seeks to offer the new essential resources for academic success in the 21<sup>st</sup> century.

The proposed Library Commons will create a flexible environment offering group study spaces as well as space for individual work. In addition, technology services, library/information resource assistance, and academic support services – essential resources for undergraduate student success – will be a product of this project.

Alternatives Explored: The University examined other strategies for providing effective undergraduate academic resources in a more decentralized fashion. The University concluded that a concentrated Learning Commons facility was the most effective means for meeting current and future campus needs, particularly in light of the location between the newly opened Campus Recreation and Wellness Center and the Iowa Memorial Union.

Abandoned/Transferred/Demolished Space: This project will not result in the abandonment, transfer or demolition of existing facilities. This area will remain under the management of Library Administration in partnership with Information Technology Services and the College of Liberal Arts and Sciences.

Available Financial Resources and Source of Funds: General Education Fund Building Renewal and Equipment will provide funding for this project.

Available Operating and Maintenance Resources: The Provost's office is currently evaluating ongoing operating costs of the UI Learning Commons with Library Administration, ITS and CLAS.

External Forces Justifying Approval: A 2010 survey of CIC institutions indicated that all but one of these UI peers have completed, or are in the process of completing, substantial facilities and technologies improvements to create a similar learning commons for student and faculty use.

These efforts are in direct response to student technology expectations and the growing integration of multimedia, technology and collaborative learning paradigms into undergraduate curriculums. Students choosing the University of Iowa expect to learn in settings that utilize high-collaboration teaching models such as those used in TILE classrooms across campus. The University is under pressure to provide additional campus spaces to enable student group work.

Evaluation Criteria

Fulfillment of Mission and Strategic Plan: The Iowa Memorial Union is the traditional campus student center and out of classroom learning laboratory for a myriad of experiential learning activities with essential emphasis on the development of leadership skills for students. It is the center for group meetings ranging from several to over a thousand people at a time. Meeting rooms are made available for faculty, staff, and students for interdepartmental and interdisciplinary gatherings for the many collaborative efforts that characterize a vibrant intellectual campus atmosphere. Prior to the flood, over 3,000,000 people entered the IMU annually. The auxiliary enterprises provided in the IMU are essential parts of the campus life environment that contribute to helping students maintain a connection to the collegiate experience.

Approximately 80,000 square feet on the Ground Floor of the IMU was impacted by the flooding, in addition to approximately 11,000 square feet of mechanical space in the sub-basement. The Ground Floor is the "Main Street" of the IMU. Before the flood, that space was occupied by a food court, a coffee shop, the University Book Store (the bookstore supplies approximately 70 to 80% of the required educational materials for classes), a convenience store, a credit union, the Student Activities Center, a computer lab, student programming space, and student lounge and student spaces. Also located on the Ground Floor were a copy center, the IMU Human Resources offices (the IMU hires 800 to 900 students each year, making it one of the largest student employers on campus), a maintenance shop, and food service receiving and storage.

As a result of the wide-spread impact of flooding on campus, there is a significant shortage of student space on campus. In particular, there is a shortage of student study/lounge space and food service outlets. In addition, there is an economic/efficiency impact of operating the University Book Store in a smaller space, and not having adequate food service options. For example, not having food service options in the IMU has increased the cash customers in Burge Hall causing long lines for students with board plans. Finally, restoring the Ground Floor will create synergy in the IMU, providing a one-stop location for food, books, and student activities. The IMU is the site for high school visit days, orientation, and community events. It is often the first impression one has of The University of Iowa. It is important that this facility presents a positive image for the UI.

Alternatives Explored: Federal Emergency Management Agency has determined that the Iowa Memorial Union can be mitigated from future flood hazards. No alternatives were explored.

Abandoned/Transferred/Demolished Space: In the Sub-basement Floor approximately 11,400 square feet will be abandoned consisting of several mechanical rooms and a transformer room except for requires sump pumps and piping. In the Ground Floor approximately 6,500 square feet of mechanical space will be repurposed. Equipment in the mechanical spaces will be moved to higher floors as part of the mitigation strategy. The Transformer Vault under the driveway will also be abandoned and a new transformer room constructed on Ground Floor level with primary and secondary switch gear located on First Floor level

Available Financial Resources and Source of Funds: A combination of flood insurance proceeds, Federal (FEMA) grant funding, and Academic Building Revenue Bonds will account for the funding of this project.

Available Operating and Maintenance Resources: The source operating and maintenance funds will be revenue from Iowa Memorial Union operations and the General Education Fund.

External Forces Justifying Approval: It is important that students have intentional, relevant, and meaningful out-of-classroom experiences. Empirical research has found that students' involvement outside the classroom and students' environments (i.e., the campus student union) are central and essential in students' learning and development. The IMU is the "out-of-classroom laboratory." It is a place where students have the opportunity to apply what they have learned in the classroom to real life situations, have the chance to listen and be challenged by lecturers and peers, and have the ability to interact with their fellow students and faculty and staff.

Iowa Memorial Union – Remodel/Deferred Maintenance  
Evaluation Criteria

Fulfillment of Mission and Strategic Plan: The Iowa Memorial Union (IMU) is the traditional center of student life. It is an essential out-of-classroom learning laboratory for a myriad of experiential learning activities with emphasis on the development of leadership skills. It accommodates meetings ranging in size from just a handful to over a thousand people. Meeting rooms are made available to faculty, staff, and students for interdepartmental and interdisciplinary gatherings that promote a vibrant intellectual campus atmosphere. Prior to the 2008 flood, over 3,000,000 people entered the IMU annually.

The IMU is a vital facility on the UI campus. It is often the place where the University makes its first impression on potential students, faculty and staff. It is also the place where current students come to study, plan and participate in experiential learning opportunities, meet with classmates, grab a bite to eat, and listen to lecturers and concerts. To bring the IMU up to the standard students, parents and other visitors expect, a major renovation is required. This project will also address accumulated deferred maintenance issues, improve energy efficiency of building systems, improve way-finding, create additional student spaces, and create more efficient and student-friendly office spaces.

The renovation is required to meet these needs and enhance the IMU's ability to serve University of Iowa students, faculty, staff and visitors; serve as a recruitment tool for prospective students, faculty and staff; and remain the keystone connecting alumni and the community to the campus.

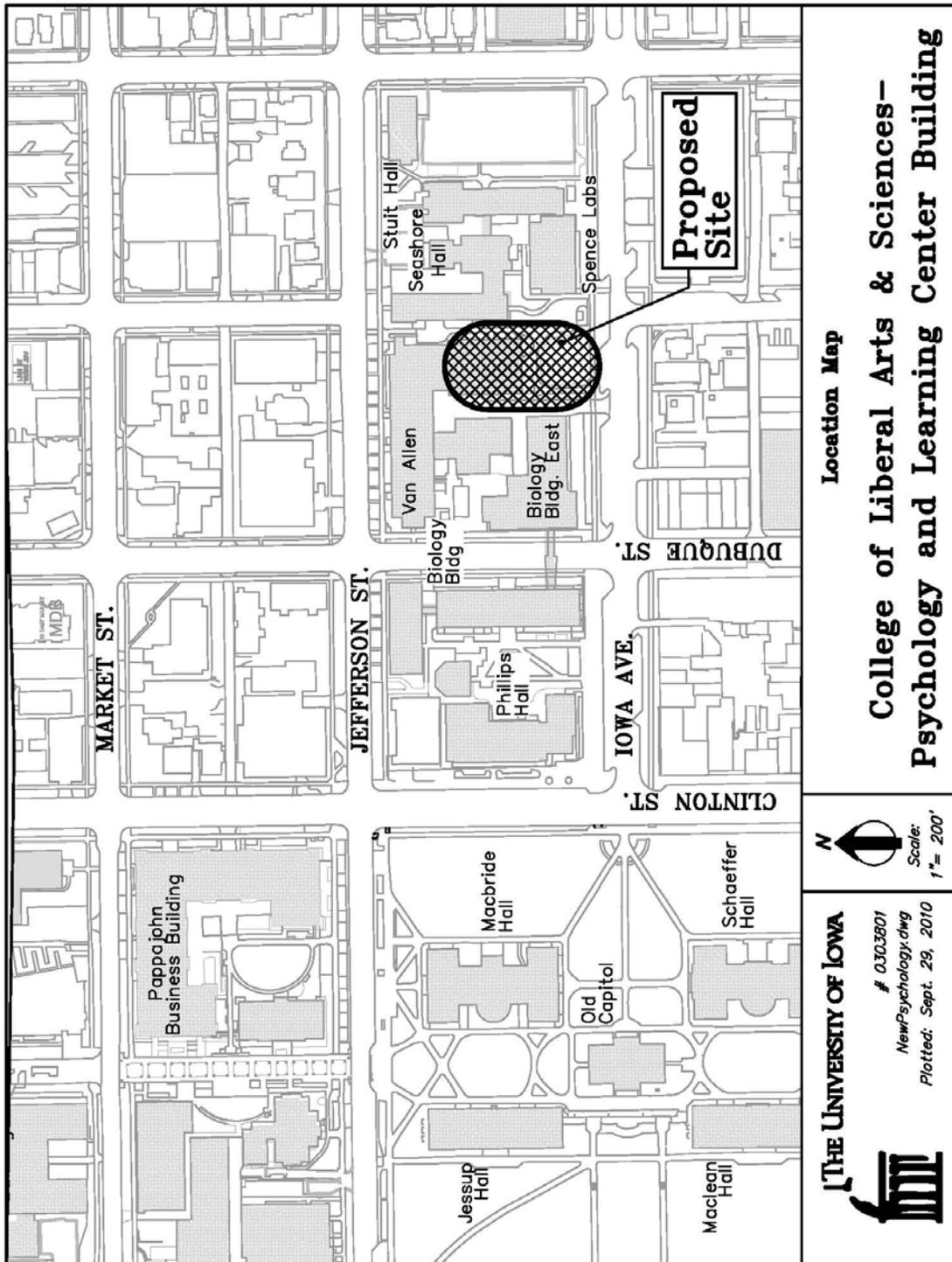
Alternatives Explored: No alternates were explored since the enhancement work involves organizational consolidation and circulation improvements.

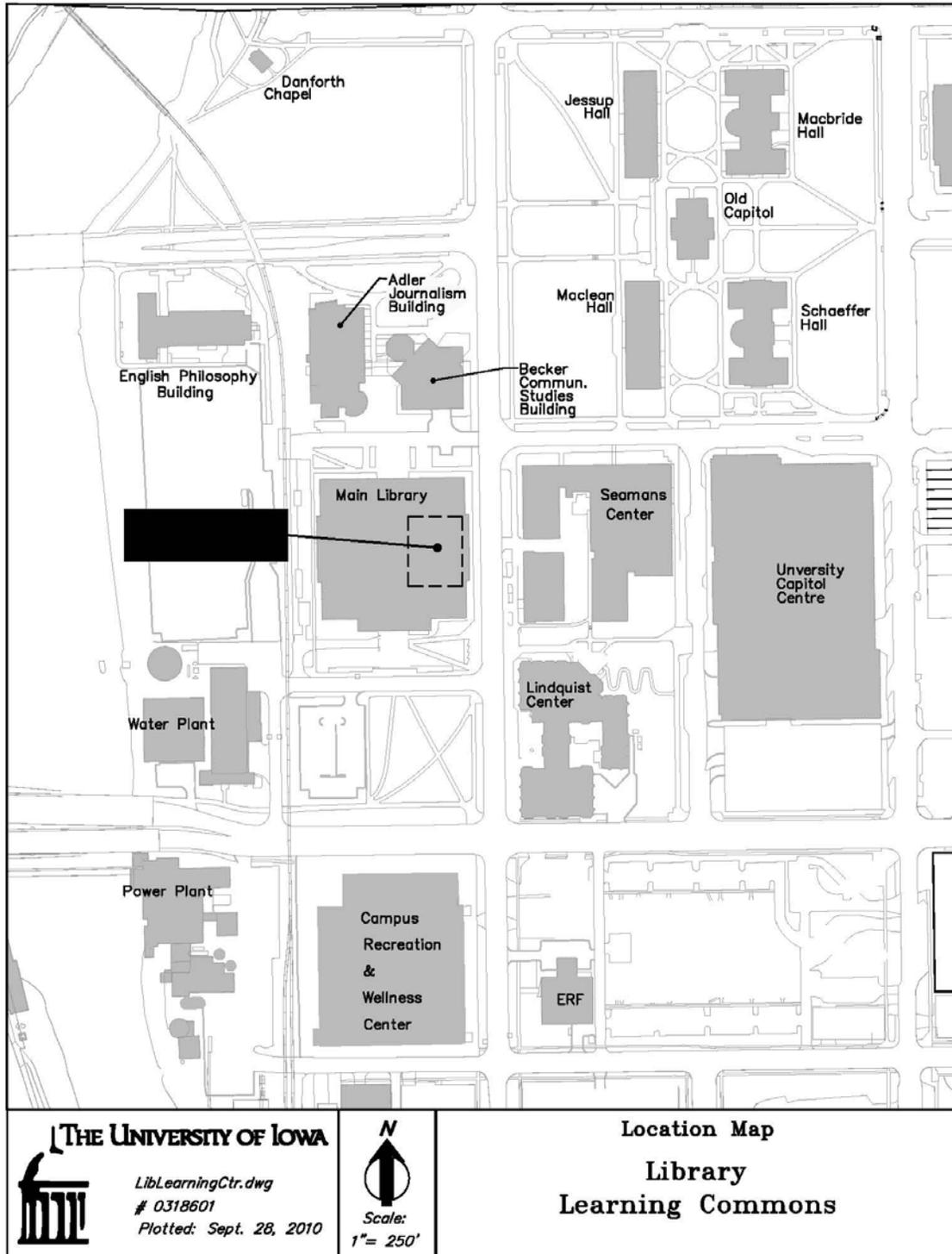
Abandoned/Transferred/Demolished Space: No area will be abandoned, transferred or demolished as a result of this project. As part of the mitigation strategy, mechanical spaces on the Ground Floor will be repurposed for other uses.

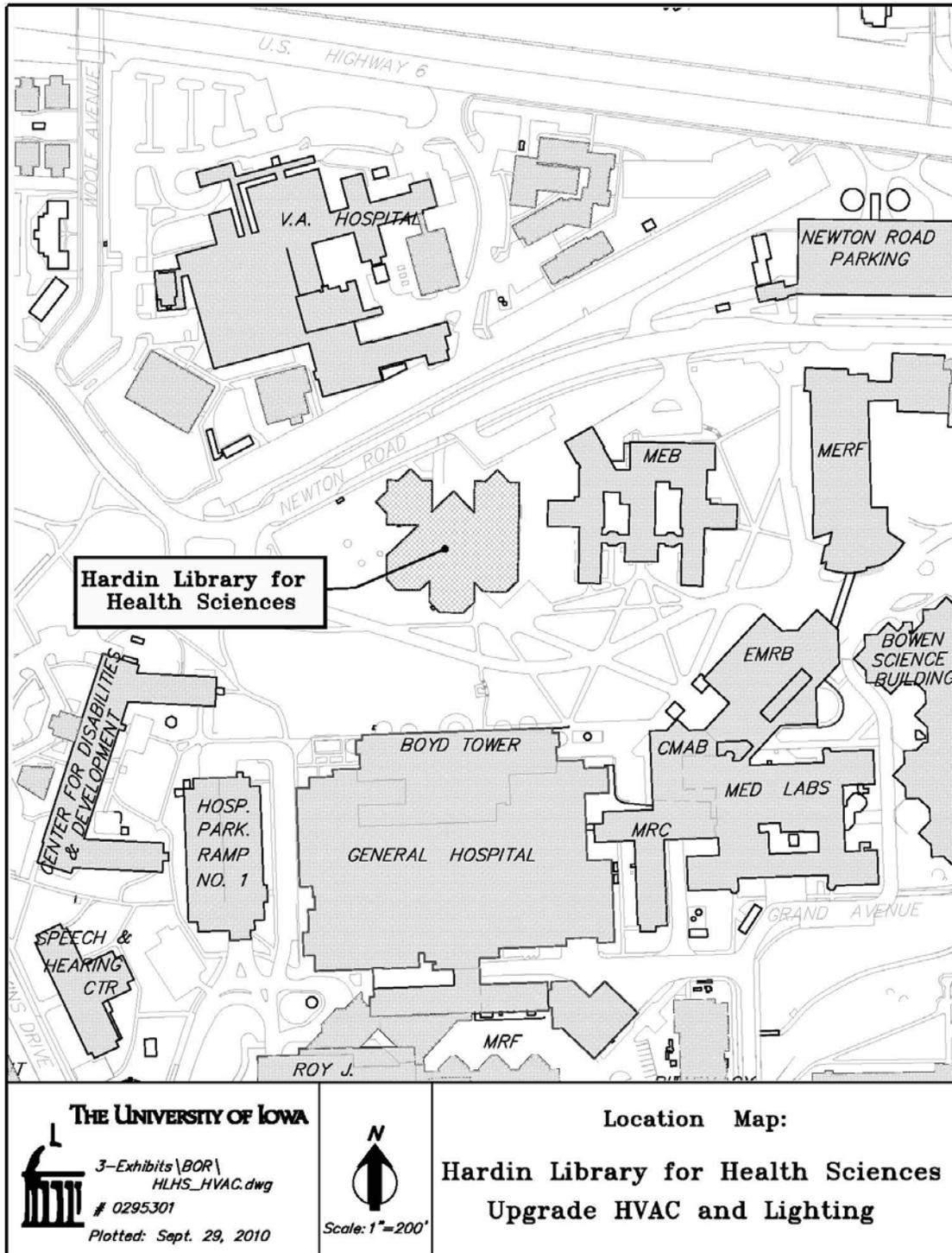
Available Financial Resources and Source of Funds: The project will be funded through a combination of net revenues from the IMU Enterprise, FY 2010 General Education Fund Supplemental Appropriations, Treasurer's Temporary Investments, and General Education Fund Building Renewal and Equipment.

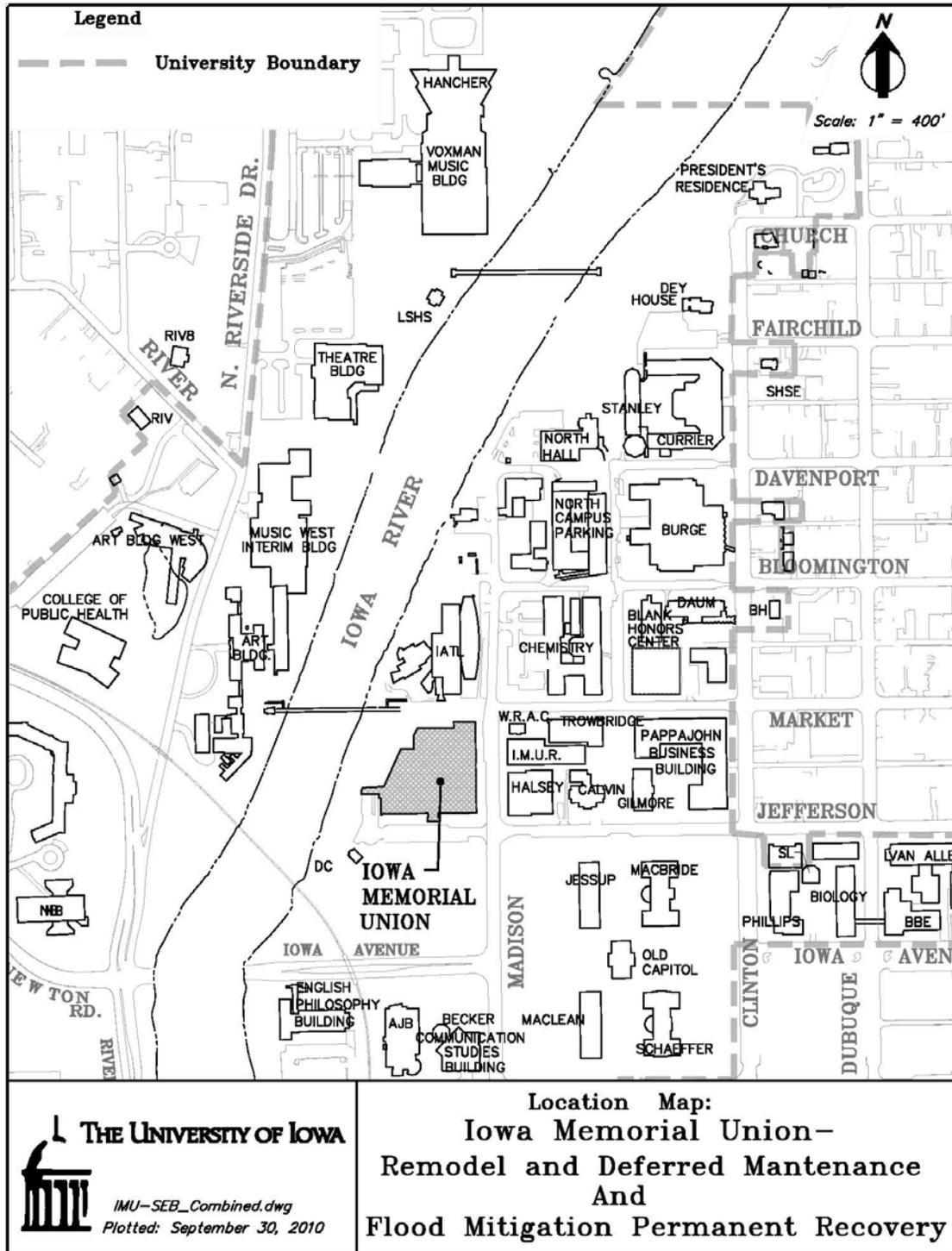
Available Operating and Maintenance Resources: The source of funds to cover operation and maintenance costs will be from IMU operating revenue and from the General Education Fund, just as it is now.

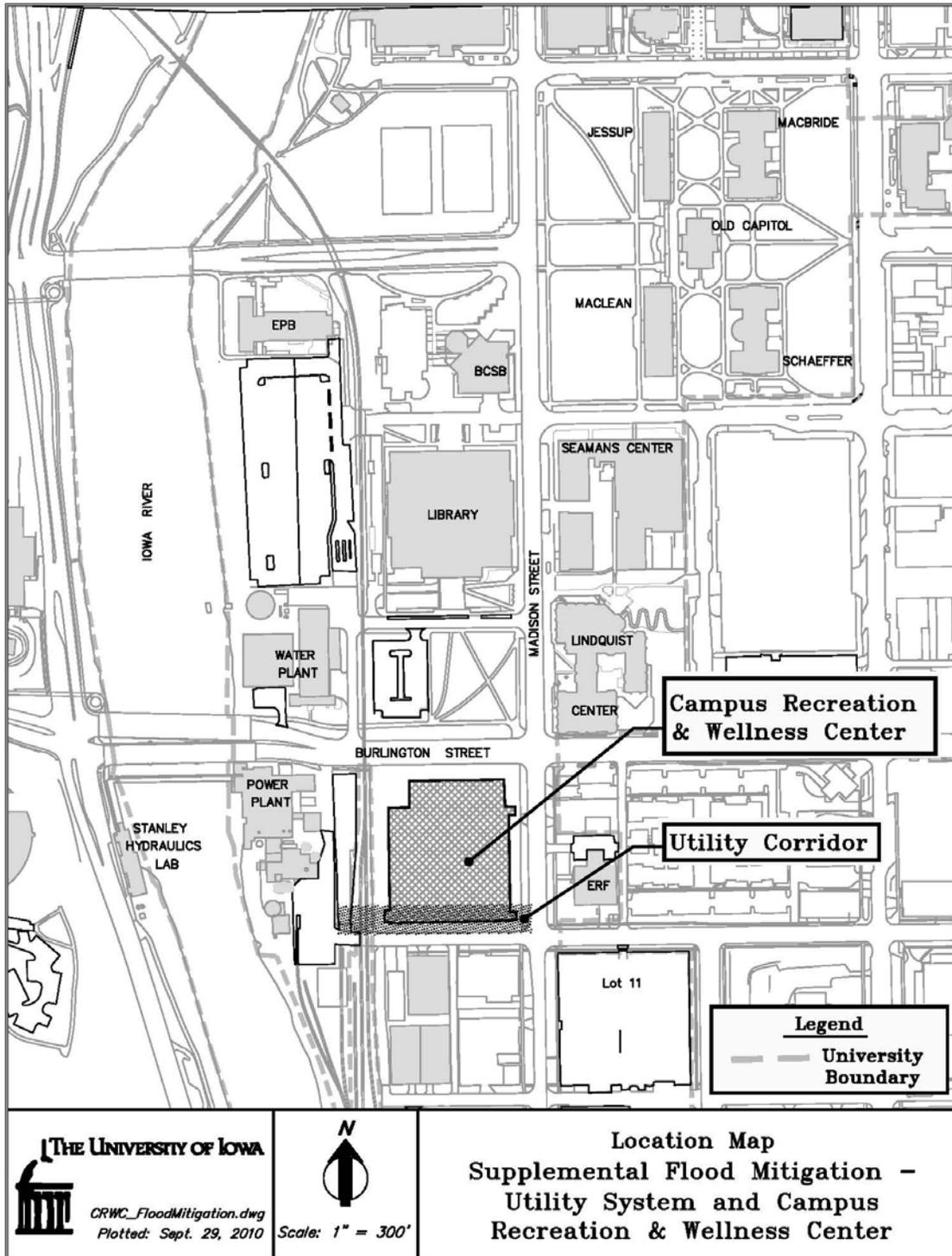
External Forces Justifying Approval: It is important that students have intentional, relevant, and meaningful out-of-classroom experiences. Empirical research has found that students' involvement outside the classroom and students' environments (i.e., the campus student union) are central and essential in students' learning and development. The IMU is the "out-of-classroom laboratory." It is a place where students have the opportunity to apply what they have learned in the classroom to real life situations, have the chance to listen and be challenged by lecturers and peers, and have the ability to interact with their fellow students and faculty and staff.

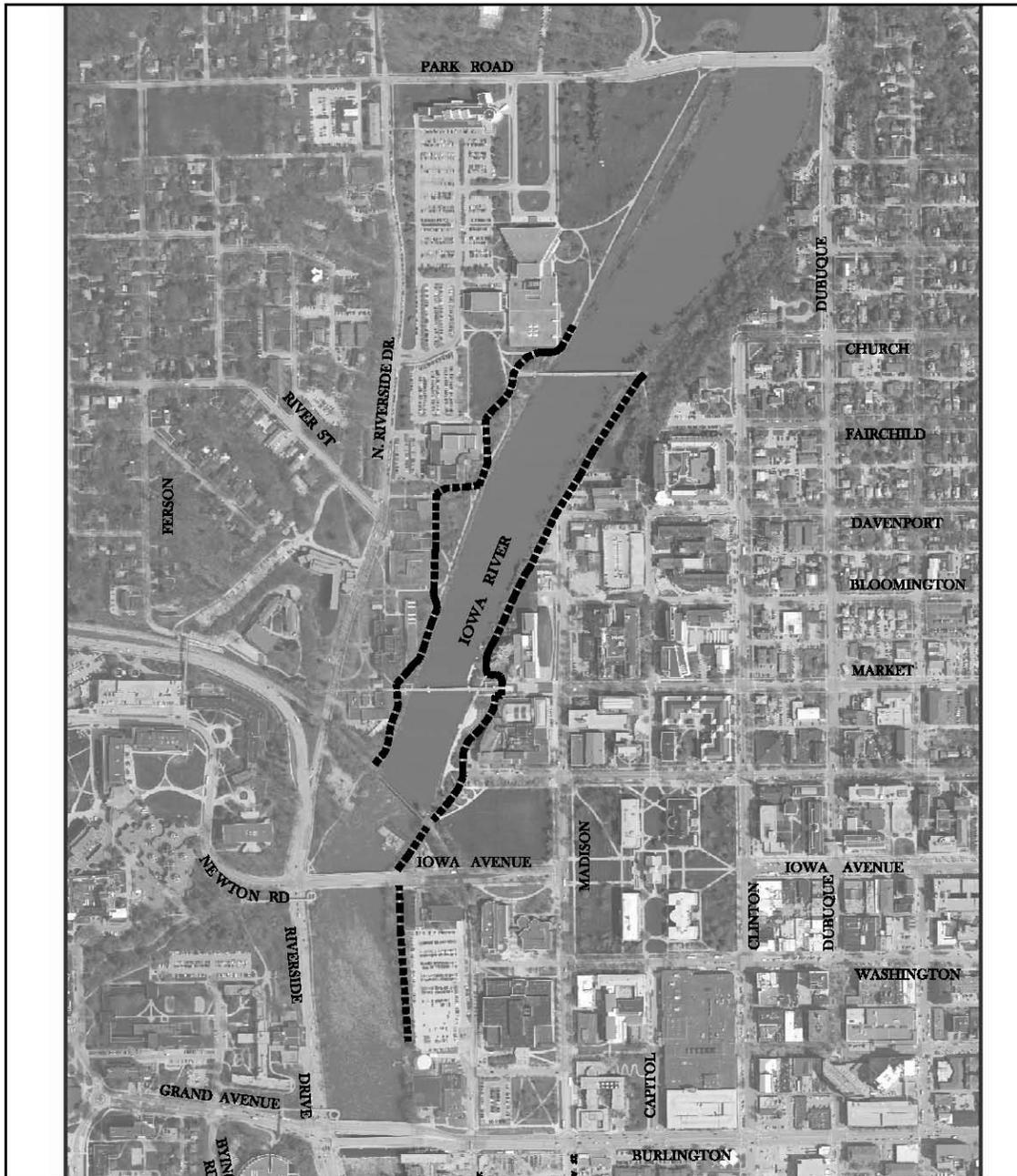












 **THE UNIVERSITY OF IOWA**  
Plotted March 30, 2009  
FloodMitigationSideWalks.dwg

  
1" = 600'

LOCATION MAP  
Flood Mitigation  
Sidewalk Modifications