

Contact: John Nash

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the following actions for the **Finkbine Golf Course Clubhouse and Support Facility – Construct New Building** project; a major capital project as defined by Board policy:

- Accept the Board Office review and recommendation that the project meets the capital project evaluation criteria for Board consideration; and
- Approve the schematic design, project description, and budget with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Executive Summary: This project would replace the 52-year-old, 5,400 square foot existing clubhouse with a new two-level, 23,000 square foot clubhouse and support facility (see Attachment A for the location and schematic design). The space would include larger and more equitable men's and women's locker rooms, fully accessible retail pro shop, full kitchen, dining, banquet event space, and an administrative office. Accommodations for the golf cart fleet would be on the lower level. The existing clubhouse would be razed once the new facility is occupied. The project budget of \$9,950,000 would be funded by Athletics Department gifts.



Finkbine Golf Clubhouse and Support Facility – Construct New Facility project: View from the northeast corner

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sept. 2016	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2016	Received Report
Design Professional Selection (BSB Design, Inc., West Des Moines)		Nov. 2016	Not Required*
Design Professional Agreement (Pre-Design through Record Documents)	\$ 878,895	May 2017	Not Required*
Program Statement		Jun. 2017	Not Required*
Schematic Design		Aug. 2017	Requested
Project Description and Budget	9,950,000	Aug. 2017	Requested

* Approved by Executive Director, consistent with Board policy.

Completion of this project would provide University of Iowa Athletics with a suitable and peer-comparable facility, in conjunction with a the long-established Finkbine golf course, that would provide a conference and regional championship-level tournament venue needed for hosting NCAA collegiate golf events. This facility upgrade would also allow Finkbine to increase revenue options by securing larger, more lucrative state and national amateur tournaments, golf fundraisers, and social events. It would provide an exceptional venue for UI relationship building including recruiting activities, donor interactions, and alumni activities.

Safety is a major concern for golf in the Midwest due to weather-related conditions like severe storms, lightning, and tornadoes. The new facility would provide proper shelter and safety for daily play customers and tournament participants.

Project Program

	<u>Approved Building Program</u>	<u>Schematic Design</u>
Total Net Assignable Space	17,715	17,715
Anticipated Gross Square Feet	23,050	23,050
Anticipated Net-to-Gross Ratio	77 percent	77 percent

Project Budget

Planning, Design & Management	\$ 1,445,000
Construction	7,125,000
Furniture & Equipment	675,000
Contingency	705,000
Total	\$ 9,950,000

Source of Funds: Athletics Department Gifts
Schedule: Start Construction, Spring 2018

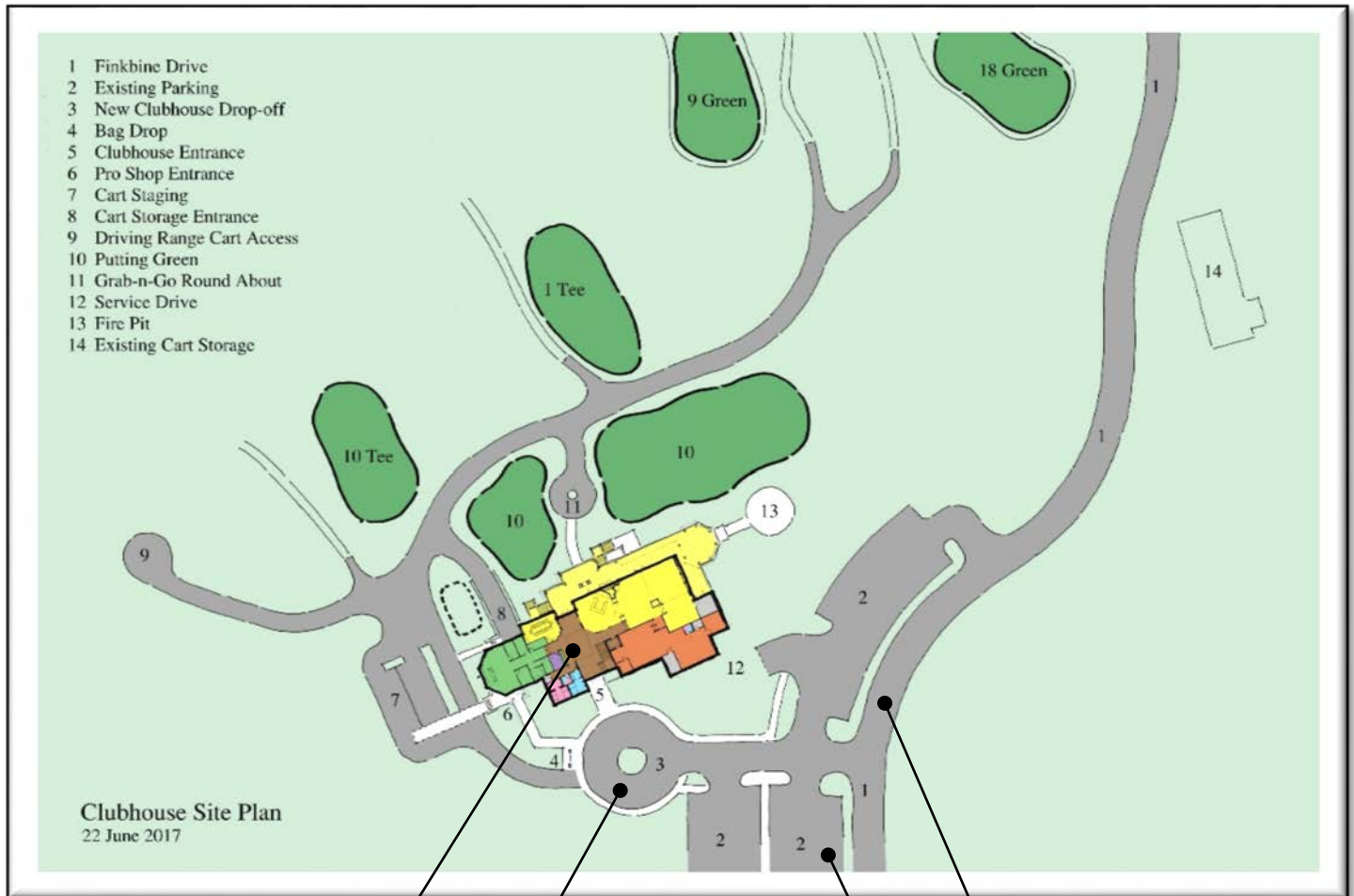
Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Project Location



Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Site Plan

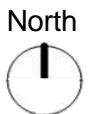


New
Clubhouse

New Circle Drop-off

Existing Finkbine
Drive

Existing Parking
Lot - Reconfigured



Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Exterior Renderings



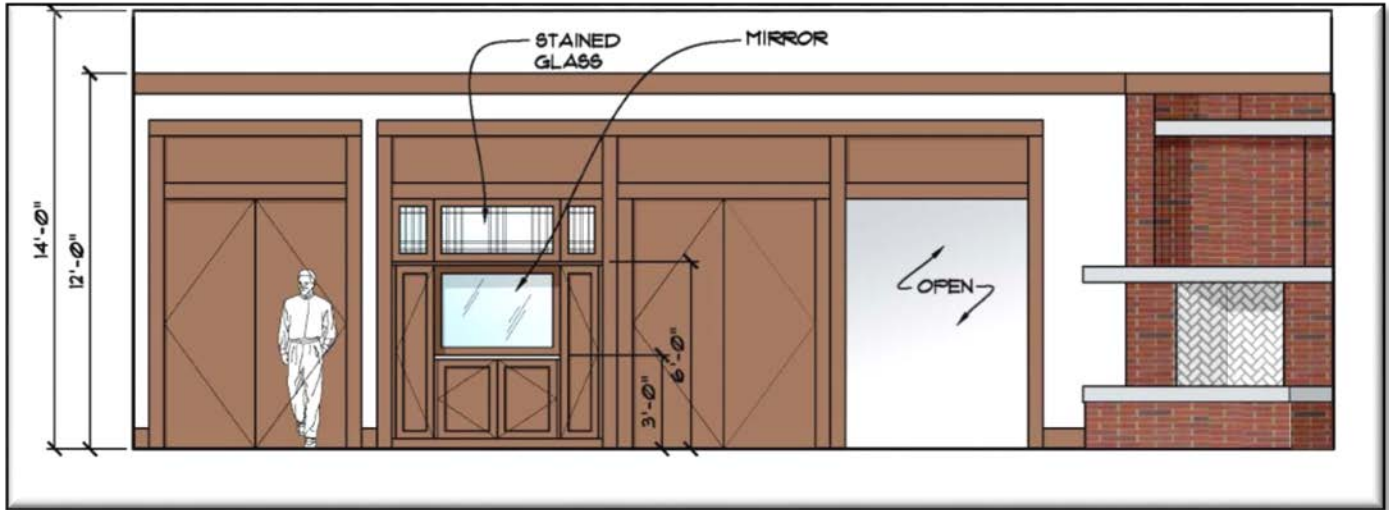
View from the northwest corner



View from the southwest corner (main entrance off circle drive)

Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Interior Renderings



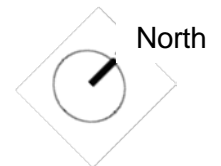
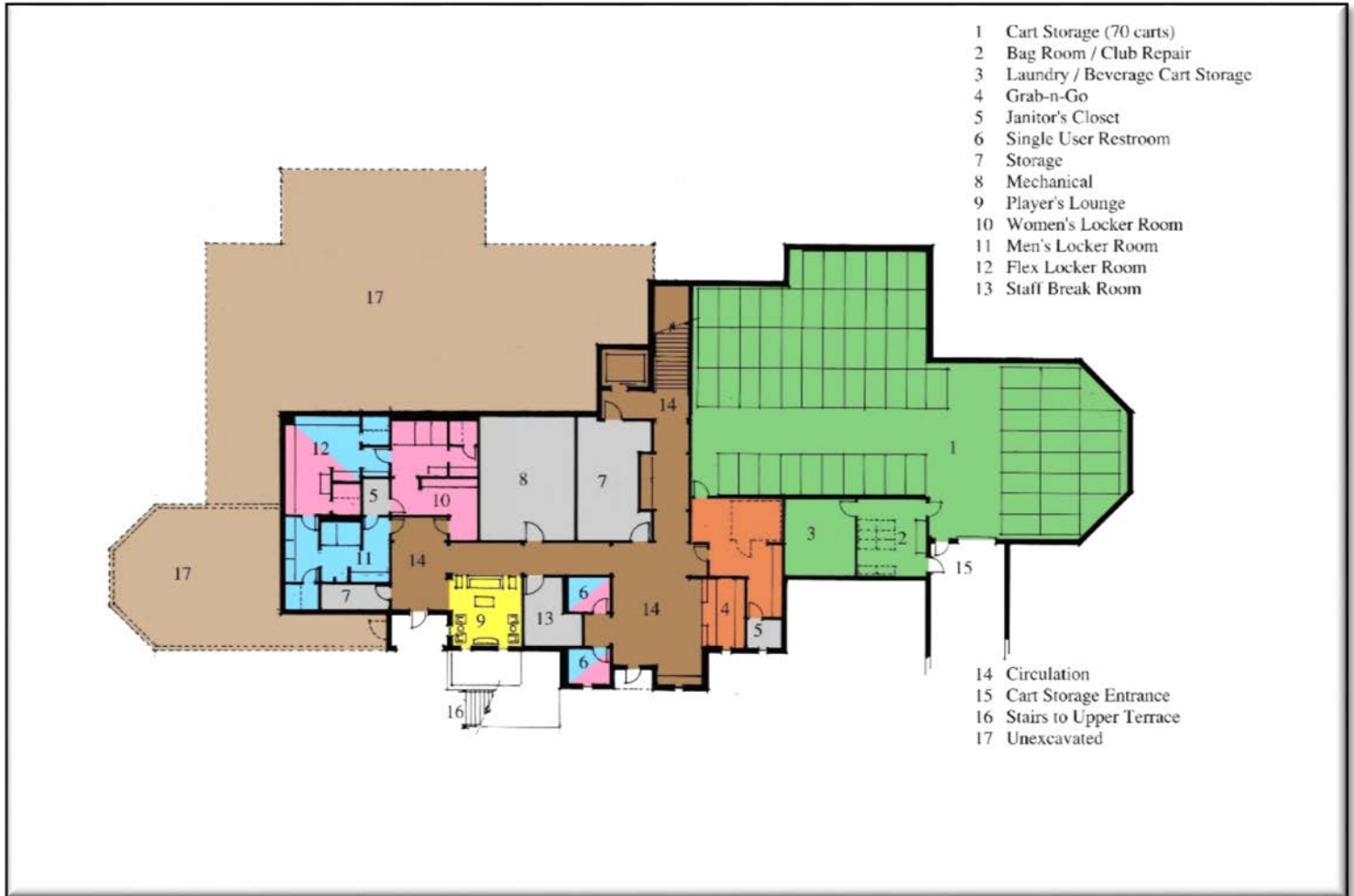
A view in the restaurant / dining area



A view in the restaurant / lounge area

Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Lower Level Floor Plan



Finkbine Golf Course Clubhouse and Support Facility – Construct New Building
Schematic Design

Main Level Floor Plan

