

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider:

1. Approval of the following actions for the **Football Training Facility** and the **Curtiss Hall Renovation – Phase 1** 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 A for the Football Facility and Attachment B for the Harl Commons component of the Curtiss Hall project);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Approve the schematic designs of the **Football Training Facility** and the Harl Commons component of **Curtiss Hall Renovation – Phase 1**, project descriptions and budgets (\$20,600,000 for the Football Facility and \$12,000,000 for the Curtiss Hall project), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
2. For the **Football Training Facility**, approval of the financing plan and a Resolution authorizing the Executive Director to fix the date or dates for the sale of up to \$23,000,000 Athletic Facilities Revenue Bonds, Series I.S.U., and declaring an official intent under Treasury Regulation 1.150-2 to issue debt.

(ROLL CALL VOTE)

Executive Summary: The **Football Training Facility** project would relocate and expand the space for football operations from the current location within the Jacobson and Olsen Buildings to a facility to be attached and with interior connections to the Bergstrom Indoor Training Facility to provide one consolidated location for the football program. A map showing the location of the proposed facility is included as Attachment C.

The Olsen and Jacobson Buildings currently house the football operations offices, team meeting rooms, strength training, athletic training, equipment room, locker rooms and general facility rooms. There is no longer space available in these facilities to adequately meet the functional needs of the football program. In addition to housing these functions in expanded space, the new Football Training Facility will provide a team meeting room to seat the entire squad and a strength training room setup specifically for time efficient workouts to maximize player potential. The schematic design booklet is included with the Board's agenda materials. The project budget of \$20.6 million would be funded by athletic debt financing / private giving.

Football Training Facility Financing Plan:

The University plans to finance the project through the issuance of Athletics Facilities Revenue Bonds, the debt service for which would be paid with private giving and Athletic Department Revenue.

Included as Attachment D is a table showing the multi-year financial forecast (through FY 2022). The projected annual debt service for the bonds, which would be sold for the Football Training Facility, is based upon a 5.0% interest rate, with a 25 year term. The table includes the revenue and expense assumptions upon which the multi-year forecast is based. Cyclone Club reserves, not included on the table, totaled \$6.359 million at the conclusion of FY 2010. This amount would increase or decrease each year throughout the multi-year forecast, based upon the annual net surplus/deficit.

After receipt of the financing plan, the Board is asked to consider adoption of a resolution authorizing the sale of bonds for the project. Included is a provision for reimbursement, which would permit the University's athletic department to be reimbursed from the bond issue proceeds for expenditures associated with the facility prior to the issuance of the bonds. The reimbursement component is included at this time to ensure maximum reimbursement capability under regulations of the federal Internal Revenue Code. Pursuant to these regulations, project payments made not more than 60 days prior to adoption of the resolution are eligible for reimbursement from future bond issues.

The University requests approval of the project description and budget for the **Curtiss Hall Renovation – Phase 1** project and the schematic design for the Harl Commons component of the project. (The schematic design booklet is included with the Board's agenda materials and a map showing the location of Curtiss Hall is included as Attachment E.) The Board previously approved the Student Services Mall project in Curtiss Hall, as well as permission to proceed with the Harl Commons project. The Board Office, consistent with Board policies, previously approved the installation of a building wide sprinkler project. (Dates of prior Board actions are included as part of the project summary; see page 5.)

To provide better coordination among the three larger projects and a number of smaller projects, the University desires to combine the projects into one large capital project. The requested budget of \$12.0 million includes the Student Services Mall component (with a Board previously approved budget of \$3.6 million), building-wide sprinkler system installation (approved budget of \$800,000), Harl Commons, modernization of a classroom and faculty office complex of the Agriculture Education Studies department; and building restroom improvements. The project is being funded by a variety of sources (see page 6) including \$7.0 million in private giving.

Details of the Projects:

Football Training Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed (included as component of Jack Trice Stadium Improvements – 2006, Phase 2)		Apr. – May 2008	Approved
Design Professional Selection (Substance Architecture, Des Moines)		Jan. 2011	Not Required*
Design Professional Agreement (Pre-Design through Schematic Design) (Substance Architecture, Des Moines)	\$ 175,500	Mar. 2011	Not Required*
Program Statement		May 2011	Not Required*
Schematic Design		June 2011	Requested
Project Description and Budget	20,600,000	June 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report

*Approved by Executive Director, consistent with Board policies

The proposed design for the Football Training Facility is a wedge-shaped structure running along the east side of the Bergstrom Indoor Training Facility. The shape of the building responds to the site constraints and the surrounding buildings of the complex. The building components and materials of the new facility are designed to be complimentary to the surrounding architecture (Bergstrom Indoor Training Facility, the Jacobson Building and Jack Trice Stadium), integrating the new facility into the complex while updating and providing a complementary architectural design. Construction of a proposed tunnel would enable the football team to have direct and quick access to the Stadium on game day.

The first floor of the new facility includes the strength training floor, athletic treatment and rehabilitation and hydrotherapy, as well as locker rooms for players, coaches, and staff. The second floor would include the team and position meeting rooms, coaching and operations staff offices and conference spaces, and a video production space.

The following table compares the square footage in the approved building program with the square footage in the schematic design.

<u>Football Training Facility</u>	<u>Approved Building Program</u>	<u>Schematic Design</u>
Program Areas		
1.0 Football Operations	6,412	6,442
2.0 Team Meeting/Position Rooms	6,470	6,696
3.0 Strength Training	11,805	13,019
4.0 Athletic Training	6,745	6,794
5.0 Equipment Room	3,625	3,948
6.0 Locker Rooms	6,463	7,420
7.0 General Facility Rooms	<u>320</u>	<u>350</u>
Total Net Assignable Space	41,840	44,669
Anticipated Gross Square Feet	59,771	59,600
Anticipated Net-to-Gross Ratio =	70%	75%

The University anticipates beginning to bid the project in July 2011, with the construction substantially complete by August 2012.

Project Budget

Construction	\$17,588,970
Design, Inspection and Administration	2,376,240
Movable Equipment	400,000
Relocation	7,500
Project Contingency	<u>227,290</u>
TOTAL	<u>\$20,600,000</u>
Source of Funds:	
Athletic Debt Financing / Private Giving	<u>20,600,000</u>
TOTAL	<u>\$20,600,000</u>

Curtiss Hall Renovation - Phase 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Student Services Mall</u>			
Permission to Proceed		Oct. 2009	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria			Received Report
Design Professional Agreement Pre-Design and Schematic Design (Architects Smith Metzger; Des Moines, IA)	\$ 93,000	Feb. 2010	Not Required*
Amendment #1	110,000	May 2010	Not Required*
Program Statement		June 2010	Not Required*
Schematic Design		Sept. 2010	Approved
Project Description and Budget	3,600,000	Sept. 2010	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Design Professional Agreement Design Development through Construction (Architects Smith Metzger; Des Moines, IA)	295,368	Sept. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	2,522,500	April 2011	Not Required*
<u>Harl Commons</u>			
Permission to Proceed		Sept. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Selection of Design Professional -- (Architects Smith Metzger; Des Moines, IA)		Sept. 2010	Approved
Design Professional Agreement -- (Architects Smith Metzger; Des Moines, IA)	530,000	Mar. 2011	Not Required*
Program Statement		Mar. 2011	Not Required*
Schematic Design		June 2011	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report
<u>Building Wide Sprinkler System</u>			
Project Description and Budget	800,000	Oct. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	417,821	April 2011	Not Required**
<u>Combined Project</u>			
Project Description and Budget	12,000,000	June 2011	Requested

*Approved by Executive Director, consistent with Board policies

**Approved by University, consistent with Board policies

The basement level of the east wing of Curtiss Hall will house the Harl Commons (approximately 2,400 net assignable square feet), including gathering spaces, a conference room, coffee shop, and restrooms. The mezzanine area, located on the ground floor of the east wing, will house the offices of the Agricultural Entrepreneurship Initiative (AgEI) (approximately 1,200 net assignable square feet). Access to the AgEI suite will be through the central core where a new grand stair and elevator to serve all levels of the building will be installed, creating an accessible spine through the building.

The key concept of the design is to open a two story volume at the east entry of the building to create a destination space for College of Agriculture and Life Sciences students. This will also allow natural light to penetrate into the space and to respect the historic underpinnings of the iconic Curtiss Hall, while incorporating innovative and sustainable design strategies.

The interior architectural features, materials, and finishes will be modeled on those of the Student Services Mall on the ground floor. This palette of finishes will be applied to the building as incremental renovations occur.

This project will provide minor modifications to the exterior of the building. The modifications to the east entrance will excavate down below the level of granite that currently faces the building and new granite of a slightly darker color will be applied to the building to create a visual base to the new entry. These modifications will provide an easily accessible entrance to the building. New windows will keep with the original building profile, but will be more energy efficient.

It is anticipated that the Harl Commons component will be bid in February 2012, with construction complete in October 2013.

Combined Project Budget – Curtiss Hall Renovation - Phase 1

Construction	\$ 8,806,080
Design, Inspection and Administration	2,176,030
Movable Equipment	540,000
Relocation	35,000
Project Contingency	<u>442,890</u>
TOTAL	<u>\$12,000,000</u>

Source of Funds:

Private Giving	\$ 7,000,000
University Funds	2,705,000
Facilities Overhead Use Allowance	1,762,000
Academic Building Revenue Bonds (for correction of deferred maintenance)	<u>533,000</u>
TOTAL	<u>\$12,000,000</u>

Football Training 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: More than 300,000 people visit the University each year because of the football program and its athletes. The success of these visits is in part measured by the success of the football team, but just as important is the experience that each of the visitors has with the university community.

The success of the football program has far reaching implications. It is one of the programs in the Athletics Department that supports not only itself but many other sports. To continue to support student athletes in all programs, football needs to continue to be a revenue generating enterprise. This project will enhance program recruitment and the continued success and development of all Athletics Department programs.

Other Alternatives Explored and Rationale for Proposed Project: This project will relocate the football program from their existing operations housed within the Jacobson Building and Olsen Building to the new facility. There is no longer space available in existing facilities to adequately meet all of the functional needs of the football program, nor any way to consolidate all of the teaching and training associated with the program into another existing building. Providing one consolidated location for the football program, attached to the Bergstrom Indoor Training Facility, are key programmatic needs only achievable by building a new structure.

Impact on Other Facilities: The Athletics Department is currently evaluating several options on how best to re-purpose the existing space to be vacated. In addition to the benefits derived by the football program, this investment will benefit several other programs and sports within the Athletics Department. The square footage vacated by the football program will be used to improve the programmatic needs of other units in the Athletics Department, which was previously impossible due to overall space constraints.

Financial Resources for Construction Project: Funding will be provided from private gifts and debt financing.

Financial Resources for Operations and Maintenance: Operating and Maintenance funding will be paid from Athletics Department revenues.

External Forces: The addition of the new Football Training Facility will enhance the ongoing effort to be competitive in offering the best in recruitment and training of student athletes. As a revenue generating program, the success of the football program helps support all student athletes offering each an opportunity to a university education as a result of their participation in one of the departments' programs.

Curtis Hall – Harl Commons
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 College of Agriculture and Life Sciences (CALs) is one of the world's leading institutions of agriculture. The vision of the College is to enrich the lives of the people of Iowa, the nation, and the world through excellence in education, scholarship, service and leadership in food, agricultural, environmental and social sciences. This relates directly to Iowa State University's mission to "Create, share and apply knowledge to make Iowa and the world a better place."

The College educates 3,800 undergraduate and graduate students annually, impacts more than 980,000 Iowans through Extension, and supports research programs for approximately 300 faculty members. The breadth of science-related endeavors the College is involved in is significant. Research opportunities in the College are multi-faceted:

- Biorenewable fuels and products, and what it means for the future of food, feed, fuel and fiber.
- Genetic discoveries that offer insights into the potential of plants and animals.
- Food and human nutrition research that improves health.
- Preserving our natural resources for future generations.

In addition to the Dean's office and associated staff, Curtiss Hall is the home to the College's student services units, Agricultural Education and Studies, Brenton Center, Anthropology, the Leopold Center, and several general university and departmental classrooms.

The College's enrollment has surged to a 31 year high through 6 consecutive years of intensive recruitment. With an enrollment of 3,800 students, the opportunity to explore nearly 30 different undergraduate paths and the award of \$1.5 M in scholarships annually, establishing and maintaining strong connections to students is critical.

Creation of a student-centered area will provide a collaborative space for informal gatherings and meetings for students, as well as casual interactions with faculty and staff within the College. In addition, the interactions with the Agricultural Entrepreneurship Initiative will provide more visibility to this rapidly growing program.

Other Alternatives Explored and Rationale for Proposed Project: A feasibility study was conducted in September 2008 that looked at remodeling several sections of Curtiss Hall for a Student Services Mall and a Student Center or Commons, and also included updating and replacing building infrastructure systems. The goal of this project is to create a student commons for planned and spontaneous interaction, as well as offices for the Agricultural Entrepreneurship Initiative. Renovation and reallocation of existing space within the building was the most cost-effective solution.

Impact on Other Facilities: Approximately 9,400 net square feet on the basement and ground floors will be renovated for the Harl Commons. The space is currently storage, graduate student space, ISU Research and Demonstration Farms administrative offices, and temporary location of CALS Student Services. Required renovations to the stair and elevator landings on all floors of the building bring the total gross square feet affected to 12,200 gross square feet.

Financial Resources for Construction Project: Funding will be provided as part of the Curtiss Hall–Phase 1 project that is being approved at this meeting. Overall funding for the project is from private giving, university funds, deferred maintenance/academic building revenue funds, and facilities overhead use allowance funds.

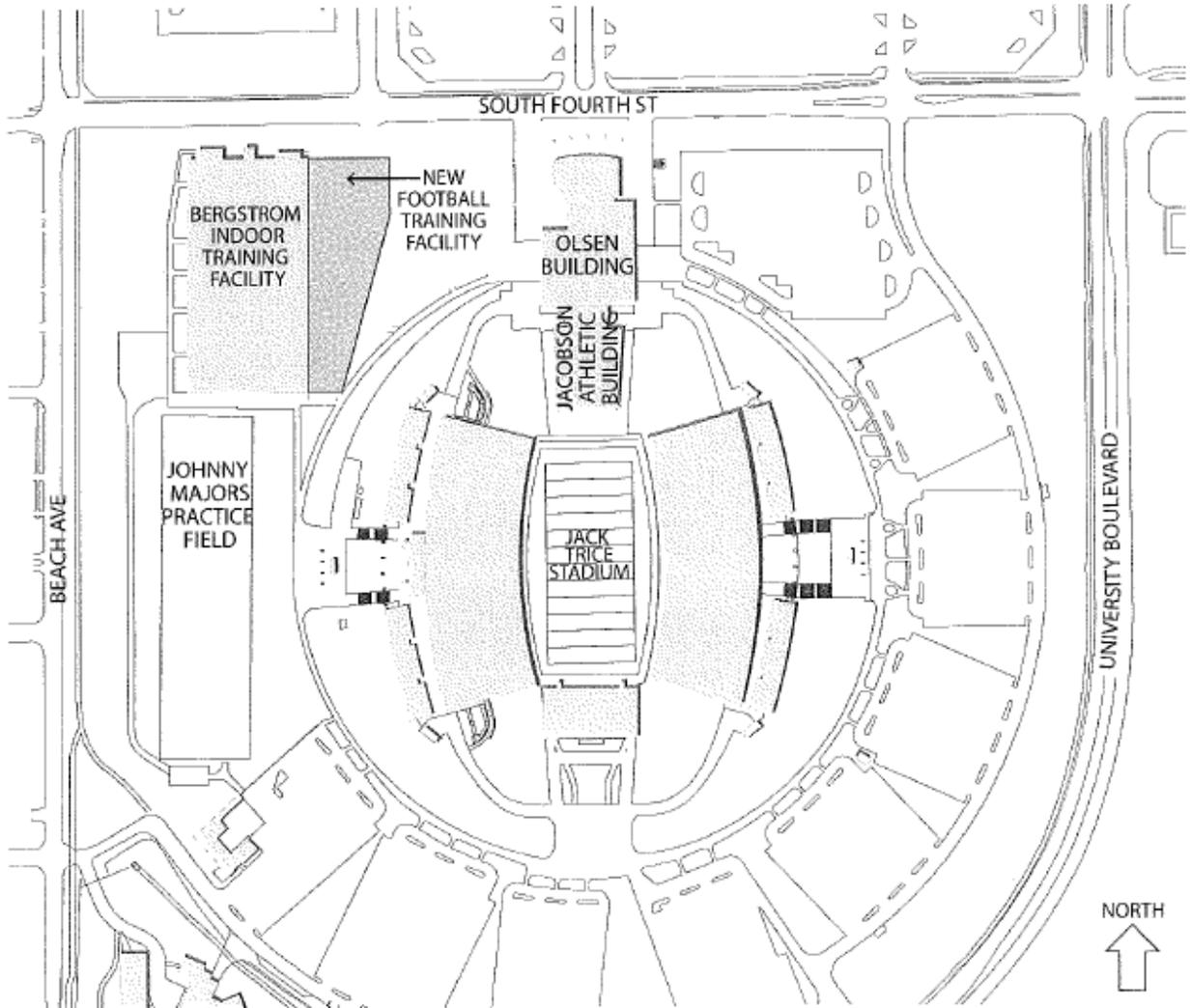
Financial Resources for Operations and Maintenance: The University anticipates a \$30,000 increase in operating and maintenance expenses. New energy efficient windows and light sensors/controls may reduce operating costs.

External Forces: The mission of the College of Agriculture and Life Sciences is to:

- discover and share science-based knowledge for the development of socially beneficial economically successful and environmentally sound systems for food and other renewable resources,
- engage communities for enhancing the quality of life and,
- prepare students to become future leaders in agriculture and society.

Renovating space for the Harl Commons will allow for expansion of the Agricultural Entrepreneurship Initiative, provide interactive social and meeting space, and facilitate the recruitment and retention of students, all in support of the mission of the College of Agriculture and Life Sciences and Iowa State University as we increase our orientation to the needs of our students.

Map





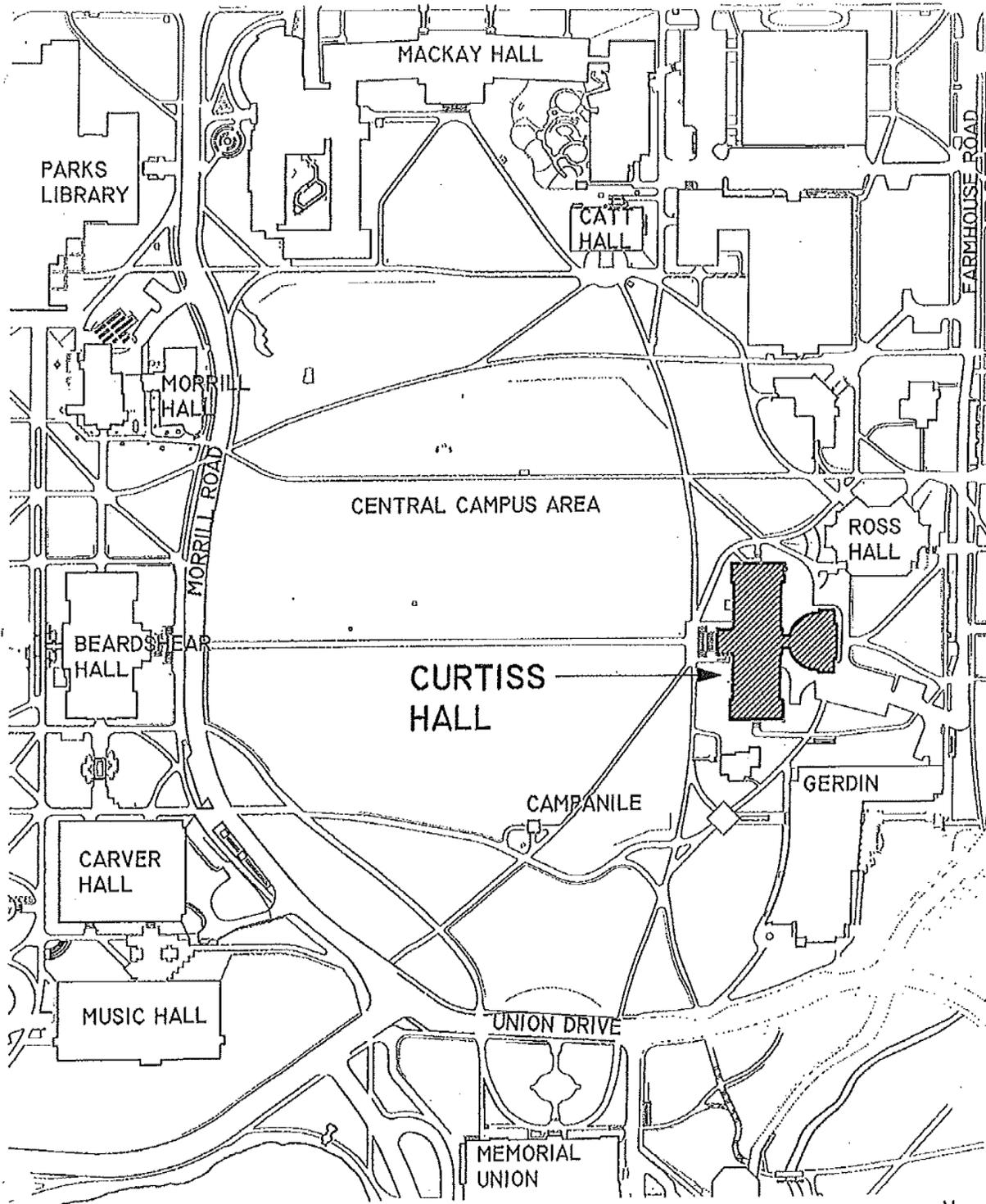
Iowa State University Department of Athletics
Statement of Operations - Multi-Year Forecast

	FY09 Actual	FY10 Actual	FY11 Forecast	FY12 Forecast	FY13 Forecast	FY14 Forecast	FY15 Forecast
TOTAL REVENUES	\$ 39,734,787	\$ 40,287,422	\$ 42,376,849	\$ 45,686,257	\$ 46,782,835	\$ 48,856,780	\$ 50,708,268
TOTAL EXPENDITURES	(37,077,276)	(37,259,738)	(40,595,549)	(43,267,490)	(41,759,453)	(43,722,512)	(45,477,453)
DEBT SERVICE-EXISTING & APPROVED PROJECTS	(2,631,733)	(2,824,276)	(1,578,707)	(2,233,569)	(3,686,579)	(4,698,632)	(4,711,764)
DEBT SERVICE-FOOTBALL TRAINING FACILITY					(434,943)	(434,943)	(434,943)
NET SURPLUS	\$ 25,779	\$ 203,408	\$ 202,593	\$ 185,198	\$ 901,860	\$ 693	\$ 84,108

	FY16 Forecast	FY17 Forecast	FY18 Forecast	FY19 Forecast	FY20 Forecast	FY21 Forecast	FY22 Forecast
TOTAL REVENUES	\$ 52,984,646	\$ 59,828,621	\$ 61,814,796	\$ 63,868,161	\$ 65,991,156	\$ 68,186,311	\$ 70,456,249
TOTAL EXPENDITURES	(47,572,200)	(49,636,748)	(51,797,210)	(54,058,278)	(56,424,882)	(58,902,203)	(61,495,685)
DEBT SERVICE-EXISTING & APPROVED PROJECTS	(4,959,481)	(5,035,673)	(5,359,624)	(5,463,420)	(5,589,879)	(5,232,890)	(4,649,254)
DEBT SERVICE-FOOTBALL TRAINING FACILITY	(434,943)	(434,943)	(434,943)	(434,943)	(434,943)	(434,943)	(434,943)
NET SURPLUS	\$ 18,022	\$ 4,721,257	\$ 4,223,019	\$ 3,911,521	\$ 3,541,453	\$ 3,616,275	\$ 3,876,367

Assumptions beginning in FY 2013:

- Conference/NCAA revenues adjusted based on new TV contract
- Substantially all other revenues are forecast to increase 3% annually
- Salaries and scholarship expenses were forecasted based on trailing historical percentage increases
- Utilities forecasted to increase 5% annually
- Operating cost increase of \$300k beginning in FY13 (3% increase thereafter) from FBTC & CSC
- Substantially all other expenses are forecast to increase 3% annually



IOWA STATE UNIVERSITY
CURTISS HALL

SITE PLAN 