

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of:

1. The following actions for the **Marston Hall Renovation** project:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (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 the selection of Substance Architecture of Des Moines, IA as the design professional and consideration of the use of a construction manager – agent for the project.
2. The project description and budget (\$4,000,000) for the **Utilities – Haber Road Substation Expansion** project.
3. The revised schematic design and project description and budget (\$5,102,500) for the **Lagomarcino Hall Office Remodeling** project.

Executive Summary:

The University requests permission to proceed with project planning for the **Marston Hall Renovation** project which would renovate approximately 60,000 gross square feet in the facility constructed to 1903. Marston Hall is the home of the College of Engineering and a landmark building on the University campus. However, the facility no longer provides an appropriate environment for teaching, student services, faculty, staff, and guests. The anticipated project budget of \$20 million would be provided by University funds and private giving. A map showing the location of Marston Hall is included as Attachment B.

The University also requests the selection of Substance Architecture of Des Moines as the design professional for the project. The firm was selected in 2010, through a formal design professional selection process, to complete the master plan and infrastructure study of the building. The master plan remains current and considering the firm's knowledge of the program, existing building and related infrastructure, the University requests the selection of Substance Architecture for the project.

The University also requests permission to consider the use of the Construction Manager – Agent (CM) delivery system for the project. The University reports that the use of this delivery method would provide the flexibility in packaging and bidding the work that may be necessary to assure that all commitments are met and that any schedule requirements are feasible and cost effective.

The University requests approval of the project description and budget for the **Utilities – Haber Road Substation Expansion** project, which would upgrade the substation (constructed in 1993) including the installation of a new transformer. The new transformer would provide

redundancy for the campus electrical system. The project budget of \$4,000,000 would be funded by Utility Repair Funds. A map showing the location of the Harber Road Substation is included as Attachment C.

The University requests approval of a revised schematic design and a revised project budget (\$5,102,500 an increase of \$1,377,500) for the **Lagomarcino Hall – Office Remodeling** project which would remodel, consolidate and reallocate space, services and resources within the north wing of Lagomarcino Hall to provide a new centralized area for the School of Education Administration within the College of Human Sciences. The College has identified additional funding to support an expanded project scope. This funding would allow the remodeling of additional faculty, staff and graduate student offices in the north wing of the building. Additional main circulation corridor areas adjacent to these offices would receive needed finish upgrades. An air handling unit would also be replaced, improving occupant comfort and reducing operating costs. The revised schematic design booklet, which shows the location of Lagomarcino Hall, is included with the Board's agenda materials.

Details of the Projects:

Marston Hall Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2013	Requested
Selection of Design Professional (Substance Architecture; Des Moines)		June 2013	Requested
Consideration of Use of Construction Manager - Agent		June 2013	Requested

The introduction to the College of Engineering for prospective students and their parents begins with Marston Hall; the facility has not kept pace with the growth and reputation of the College. To attract the best faculty members and students, to remain strong and competitive as a College and to support the University's Strategic Plan, the University believes the facility needs to be improved.

Work would include remodeling of the auditorium and classrooms, student and career services space, public and administrative spaces, and restrooms. Work would also include an upgrade of the heating, ventilation and air conditioning systems, electrical and telecommunications infrastructure, and elevator upgrades.

As the project scope and schedule are defined, the University will determine, subject to the requested Board approval, whether the project would benefit from the CM-agent. The construction manager would be selected consistent with the procedures outlined in the Board's *Policy Manual*.

Utilities – Haber Road Substation Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$4,000,000	June 2013	Requested

The Haber Road Substation was constructed in 1993 with a single large transformer with the capacity to serve the entire campus electrical loads. The substation was also designed to accommodate a second transformer and associated equipment to be installed as electrical demands required. The main campus electrical loads have steadily increased over the last 20 years to a point that the failure of the existing transformer could result in an extended electrical outage on campus. This second transformer would be installed to provide the necessary redundancy to the campus electrical system.

In addition to installing a new 20 MVA transformer, the project would install one 69,000 volt circuit breaker, a 69,000 volt aerial bus, 13,800 volt switchgear, capacitor bank and associated equipment. The project includes the relocation of the fence along the east and south side to accommodate the new equipment, enlarging the substation by approximately 6,000 square feet. The substation is jointly operated with the City of Ames and as a condition of the electrical interchange agreement between the City and the University; all costs associated with modifications to the 69,000 volt system equipment will be shared. It is anticipated that the City of Ames will reimburse the University for approximately \$200,000 of the project cost. All costs associated with any equipment operating at 13,800 volts and lower will be the University's responsibility.

Project Budget

Construction Costs	\$3,331,790
Professional Fees	331,310
Project Contingency	<u>336,900</u>
TOTAL	<u>\$4,000,000</u>
Source of Funds:	
Utility Repair Funds	<u>\$4,000,000</u>
TOTAL	<u>\$4,000,000</u>

Lagomarcino Hall – Office Remodeling

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$1,900,000	Jan. 2012	Not Required*
Design Professional Selection (Haila Architecture; Ames, IA)		Jan. 2012	Not Required*
Design Professional Agreement (Pre-Design – Schematic Design)	82,400	April 2012	Not Required*
Revised Project Description and Budget	2,900,000	April 2012	Approved
Program Statement		July 2012	Not Required*
Schematic Design		Oct. 2012	Approved
Revised Project Description and Budget	3,725,000	Oct. 2012	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Oct. 2012	Received Report
Design Professional Agreement (Design Development through Construction)	292,488	April 2013	Not Required*
Revised Schematic Design		June 2013	Requested
Revised Project Description and Budget	\$5,102,500	June 2013	Requested

*Approved by Executive Director, consistent with Board policies

This project will remodel, consolidate and reallocate space, services and resources within the north wing of Lagomarcino Hall for the newly formed School of Education. In December 2011, the Board approved the new School of Education which will combine the Department of Educational Leadership and Policy Studies and the Department of Curriculum and Instruction into one academic unit.

Administrative offices, advising offices and support spaces will be consolidated around a new north main entrance and lobby. The new main entrance will serve as an exterior identifying point to help create a higher visibility for the School, as well as provide a common entry for ease of building way-finding and circulation. This entrance addition will utilize exterior materials including brick masonry, glass and steel that are similar in context to the existing Lagomarcino Hall.

The project involves relocation and technology upgrades for the STEM (Science, Technology, Engineering and Math) and Literacy classrooms. A science classroom will be included at the lower level. The faculty, staff and students formerly separated by departments will now share resources, spaces, and services. Both formal and informal collaborative and common spaces are incorporated into the schematic design to better serve modern pedagogies of education.

The following compares the schematic design approved in October 2012 with the revised schematic design:

	Schematic Design (NSF) <u>Oct. 2012</u>	Revised Schematic Design (NSF) <u>June 2013</u>
Lagomarcino Hall Office Remodeling School of Education (SoE)		
Primary Entry Lobby	891	801
Primary Entry North Addition	655	655
Administrative Offices	500	533
Administrative Support	1,404	1,502
Advising Offices	499	---
Advising Support	680	---
Staff / Student Support	310	248
Multi-Purpose Spaces	1,187	1,150
Impromptu Break-out Spaces	<u>800</u>	<u>322</u>
Subtotal	6,926	5,211
General Remodeling & Existing Spaces Displaced by Program Needs w/n Building		
C.T.L.T.* Staff Offices & Support	730	914
Graduate Student Offices	1,042	1,428
Faculty Offices	2,246	2,958
Literacy Classroom & Support Offices	1,230	1,278
S.T.E.M.** Classroom & Support Offices	1,916	1,901
Science Classroom and Storage		1,158
East & West Seminar Room Finish Upgrades	946	428
General University Classroom	<u>891</u>	<u>861</u>
Subtotal	9,001	10,926
Total	15,927	16,137
Main Circulation Corridors Finish Upgrades	4,244	5,746
Secondary Circulation	3,316	2,277
Restroom Finish & ADA Upgrades (Level 1)	451	336
Mechanical / Storage Spaces	<u>0</u>	<u>1,407</u>
Subtotal	8,011	9,766
Anticipated Gross Square Feet	23,938	25,903
Anticipated Net to Gross Ratio	66.5%	62.3%

*Center for Technology in Learning and Teaching

**Science, Technology, Engineering and Math

The revised project budget includes funding for additional construction costs related to the increased square footage of the office remodeling, corridor finish upgrades and replacement of heating ventilating and air conditioning system components. The budget also includes funding for additional professional service fees due to the expanded project scope and funding for increased furniture, fixtures and equipment.

	<u>Revised Budget (Oct. 2012)</u>	<u>Revised Budget (June 2013)</u>
Construction Costs	\$2,575,260	\$3,685,800
Professional Fees	794,130	931,010
Movable Equipment	260,000	370,000
Relocation	30,000	30,000
Project Contingency	<u>65,610</u>	<u>85,690</u>
TOTAL	<u>\$3,725,000</u>	<u>\$5,102,500</u>
Source of Funds:		
University Funds	<u>\$3,725,000</u>	<u>\$5,102,500</u>
TOTAL	<u>\$3,725,000</u>	<u>\$5,102,500</u>

It is anticipated that the project will be bid in September 2013, with construction substantially complete by December 2014.

Marston Hall Renovation
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 Engineering strongly embraces and reflects the Iowa State University strategic plan's mission to "Create, share, and apply knowledge to make Iowa and the world a better place." The College of Engineering is dedicated to the education of tomorrow's engineers and conducting research that addresses today's greatest challenges. True to Iowa State University's land-grant legacy, the College emphasizes service to the community – locally and globally – and strives to use technology to make a difference in the world.

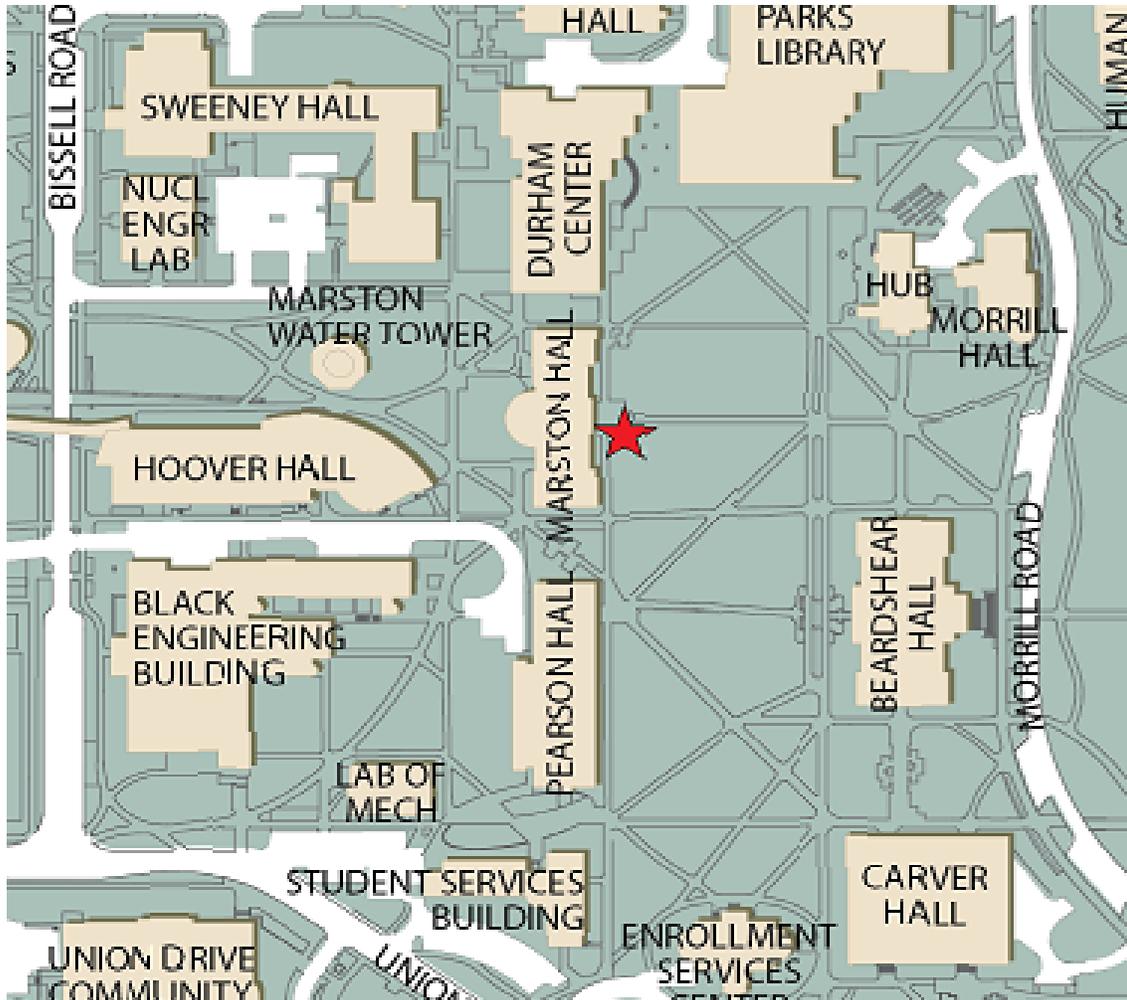
Other Alternatives Explored: Marston Hall is structurally sound, an iconic building on campus and has been home to the College of Engineering since its construction in 1903. Due to its historic nature, the only feasible alternative considered was renovation. The building will be vacated during the renovation to facilitate the extensive nature of the infrastructure improvements and to ensure the most cost effective and efficient construction delivery method can be employed.

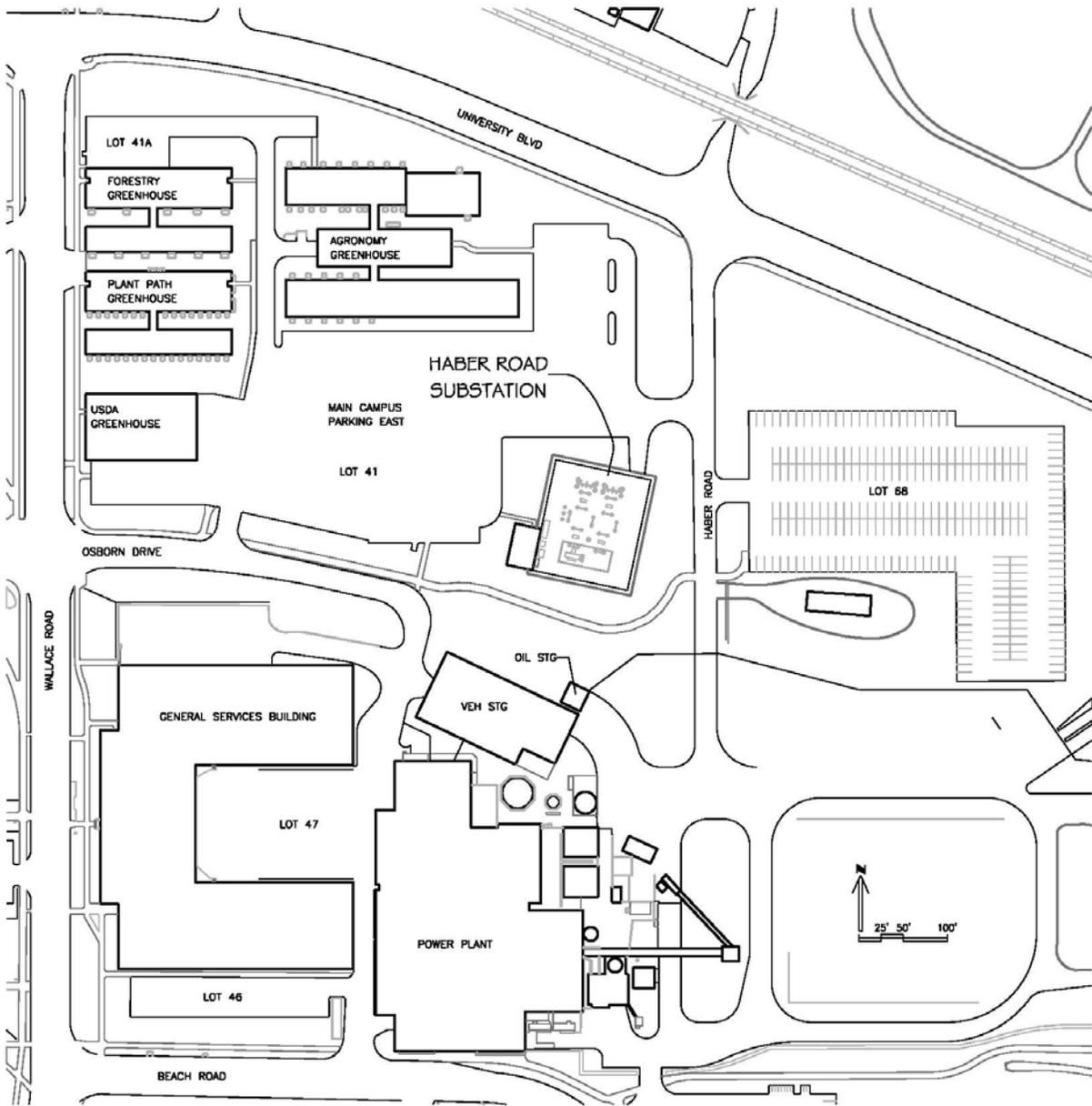
Impact on Other Facilities and Square Footage: 60,000 gross square feet will be remodeled and reoccupied.

Financial Resources for Construction Project: Based upon the construction schedule, cash flows will align with the funding needed to complete the project.

Financial Resources for Operations and Maintenance: Any operational and maintenance costs associated with the renovation will be funded by the College of Engineering.

Marston Hall Location





IOWA STATE UNIVERSITY

5/9/2013