

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

**Action Requested:** Consider recommending to the Board approval of the following actions for the **Coover Hall Addition and Renovation** project, a major capital project as defined by Board policy.

1. Approve the demolition of the 1959 addition to Coover Hall;
2. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (inserted in the schematic design booklet);
3. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
4. Approve the schematic design for Phases 1 and 2 with the understanding that this approval will constitute final Board approval and authorization to proceed with Phase 1 construction.

**Executive Summary:** The Department of Electrical and Computer Engineering, located in Coover Hall and other scattered locations, is one of Iowa State University's largest and fastest growing departments. Improving the ranking and international reputation of the Department and the College of Engineering is vital to the success of the University's strategic plan; the Coover Hall research and teaching laboratories are integral to attracting and retaining outstanding faculty for the Department.

The **Coover Hall Addition and Renovation** project would upgrade Coover Hall to meet the modern needs of the Department of Electrical and Computer Engineering. The building, constructed in 1948 and 1959, suffers from many deficiencies and does not meet the current needs of the Department's modern, technology-intensive program. The Phase 1 project would demolish the inefficient 1959 addition, construct a new addition to provide a state-of-the-art teaching and research laboratory facility, and renovate a portion of the existing space; the Phase 2 project would remodel the majority of the existing facility and upgrade building systems. The 2004 General Assembly authorized the sale of Academic Building Revenue Bonds for the project; the Phase 1 project budget of \$16,500,000 (approved in February 2005) includes \$8,250,000 from the bonding authorization and \$8,250,000 in private gifts.

The schematic design for Phases 1 and 2 will be presented at the August meeting; the design booklet is included with the Board's materials. Approval of the schematic design would allow the University to proceed with the design development phase toward an April 2006 construction bid date, and a September 2007 anticipated completion date, for the Phase 1 project. The Phase 2 project, with an estimated cost of \$10 million, would proceed as funding is available.

**Details of Project: Coover Hall Addition and Renovation**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received with Capital Request
Architectural Selection (OPN Architects, Cedar Rapids, IA, in association with Ellenzweig Associates, Cambridge, MA)		Sept. 2004	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Approved
Architectural Agreement—Programming and Schematic Design (Phases 1 and 2); Design Development through Construction (Phase 1) (OPN Architects, Cedar Rapids, IA)	\$ 1,950,055	Dec. 2004	Not Required*
Phase 1 Project Description and Total Budget	16,500,000	Feb. 2005	Approved
Program Statement—Phases 1 and 2		March 2005	Not Required*
Demolition of Coover Hall 1959 Addition		Aug. 2005	Requested (Roll Call Vote)
Final Review and Consideration of Capital Project Evaluation Criteria		Aug. 2005	Requested
Schematic Design		Aug. 2005	Requested

\* Approved by Executive Director in accordance with Board procedures.

The Phase 1 project would demolish the 1959 southwest addition (7,000 gross square feet), which is identified on the site plan on page 9 of the schematic design booklet. The project would then construct a three-level addition (39,000 gross/23,320 net square feet) which would form the west wing of Coover Hall, and renovate a portion of the building's existing space (7,080 net square feet). The addition would house three general university classrooms (all on the first floor), instructional and research laboratories, and general administration areas. The addition would be constructed of brick at the first level (consistent with the brick material on the Coover Hall exterior), metal wall panels and screens at the second and third levels, and zinc panels for the southwest classroom projection.

The Phase 2 project would renovate the majority of the existing space in Coover Hall (approximately 33,300 net square feet) and would provide primarily general office areas on the first floor, research and instructional laboratories on the second floor, and research laboratories on the third floor. This phase also includes minor renovation (painting and flooring) of space in the Durham Center (approximately 9,700 net square feet) to meet the Department's space needs.

The schematic design square footages for Phases 1 and 2 are consistent with the building program approved by the Executive Director.