

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of:

1. Permission to proceed with project planning, and the selection of InVision Architecture, Des Moines/Waterloo, Iowa (design professional), and J. E. Dunn Construction Company, West Des Moines, Iowa/Kansas City, Missouri, and Story Construction Company, Ames, Iowa (construction manager firms) for the **College of Veterinary Medicine – Phase 2 – Small Animal Hospital Renovation and Addition** 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, and the selection of InVision Architecture, J. E. Dunn Construction Company, and Story Construction Company.
2. Revised project budget for the **Chemistry Facilities (Hach Hall)** project (\$78,107,090).

Executive Summary: The **College of Veterinary Medicine – Phase 2 – Small Animal Hospital Renovation and Addition** project would renovate and remodel approximately 92,000 gross square feet of existing space, and construct nearly 36,000 gross square feet of new space, to provide modern facilities to accommodate the needs of the Small Animal Hospital of the College of Veterinary Medicine.

The College of Veterinary Medicine facilities were designed and constructed in the 1970s. The first major improvements to the College's facilities were undertaken with construction of the **Phase 1 – Teaching Hospital and Diagnostic Laboratory Renovation** project which was recently completed. This phase included construction of an addition (52,000 net square feet) and renovation of existing space (4,700 net square feet) to provide improvements for the Dr. W. Eugene and Linda Lloyd Veterinary Medical Center and Veterinary Diagnostic Laboratory. This project responded to the need for modern academic facilities to ensure accreditation, the changing demands for the College's services (an increasing need for equine and large animal care, new veterinary hospital technologies, and response to infectious disease risks), and the need for facilities that are biosecure. The Phase 1 project budget of \$48,050,000 included \$38,750,000 from the sale of Academic Building Revenue Bonds (authorized by the 2004 General Assembly) and \$9,300,000 in private gifts.

The Phase 2 project would continue the improvements to the College of Veterinary Medicine facilities by addressing the Small Animal Hospital to provide state-of-the-art facilities, correct health and safety deficiencies and cross contamination concerns, and improve patient flow, functionality, and facility security. The project would relieve overcrowding and allow for the use of current technologies and more sophisticated equipment in the diagnosis and treatment of small animals. The University plans to undertake construction in multiple phases to allow the continued operation of the Medical Center during the project. In addition, the Center would utilize areas vacated with the relocation of large animal functions to the Phase 1 addition.

The University wishes to retain InVision Architecture, Des Moines/Waterloo, Iowa, as project architect, and J. E. Dunn Construction Company, West Des Moines, Iowa/Kansas City, Missouri, and Story Construction Company, Ames, Iowa, as construction manager (CM). The firms successfully provided these services for the Phase 1 project, and the University wishes to retain them for the Phase 2 project to expedite project planning and provide continuity with the Phase 1 project.

The estimated Phase 2 project cost of \$45,100,000 would be funded by capital appropriations/academic building revenue bonds and private gifts. The 2008 General Assembly appropriated \$1.8 million for the project. The Board Office is recommending that the Board include funding for this project in its FY 2010 capital request (see Agenda Item 10b).

The revised budget for the **Chemistry Facilities (Hach Hall)** project (\$78,107,090) would provide for the installation of larger chilled water lines than originally specified. The expanded lines will better meet the University's current and future chilled water needs, which will increase with construction of the Chemistry Facilities in the west area of campus.

The budget increase of \$607,090 would be funded by Utility Infrastructure funds.

Details of Projects:

College of Veterinary Medicine

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Phase 1 – Teaching Hospital and Diagnostic Laboratory Renovation			
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Permission to Proceed		Sept. 2003	Approved
Architectural Selection (InVision Architecture, Waterloo, IA/ ED2 International, San Francisco, CA)		Sept. 2004	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Approved
Approval of Negotiated Design Agreement— Programming and Master Planning Services (InVision Architecture, Waterloo, IA)	\$ 1,229,325	Jan. 2005	Not Required*
Phase 1 Project Description and Total Budget	51,050,000	Feb. 2005	Approved
Phase 1 Program Statement		Aug. 2005	Not Required*
Negotiated Design Agreement – Phase 1 Full Design Services (InVision Architecture, Waterloo, IA)	3,844,000	Sept. 2005	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2005	Received Report
Phase 1 Schematic Design		Nov. 2005	Approved
Revised (Reduced) Project Budget	48,050,000	Nov. 2005	Not Required
Phase 2 – Small Animal Hospital Renovation and Addition			
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2008	Requested
Permission to Proceed		Sept. 2008	Requested
Architectural Selection – InVision Architecture, Des Moines/Waterloo, IA		Sept. 2008	Requested
CM Selection – J. E. Dunn Construction Co., West Des Moines, IA/Kansas City, MO Story Construction Company, Ames, IA		Sept. 2008	Requested

* Approved by Executive Director in accordance with Board procedures

Chemistry Facilities

	<u>Project Summary</u>		
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Report on University's Capital Request		Nov. 2005	Received Report
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		May 2006	Received Report
Permission to Proceed		May 2006	Approved
Architectural Selection (Ellenzweig, Cambridge, MA/OPN Architects, Cedar Rapids, IA)		Aug. 2006	Approved
Architectural Agreement – Program/ Conceptual Design (Ellenzweig/OPN)	\$ 406,480	Oct. 2006	Approved
Program Statement		May 2007	Not Required
Architectural Agreement – Full Design Services (Ellenzweig/OPN)	5,066,100	Sept. 2007	Not Required
Final Review and Consideration of Capital Capital Project Evaluation Criteria		Oct. 2007	Approved
Schematic Design		Oct. 2007	Approved
Project Description and Total Budget	74,500,000	Oct. 2007	Approved
Construction Contract Award – Metals Lab Remodeling (HPC, LLC)	182,000	Nov. 2007	Not Required
Revised Project Description and Budget	77,500,000	March 2008	Approved
Construction Contract Award – Building Demolition, Earthwork (Con-Struct)	1,109,400	June 2008	Not Required
Construction Contract Award – Concrete, Foundation Insulation, Waterproofing, Structural Steel, etc. (Hansen Company)	6,115,000	July 2008	Not Required
Construction Contract Award – Mechanical (The Waldinger Corporation)	16,880,894	July 2008	Not Required
Construction Contract Award – Electrical, Door Access Security (DeVries Electric)	3,806,400	July 2008	Not Required
Construction Contract Award – Masonry (Grove Masonry)	496,715	July 2008	Not Required
Construction Contract Award – Doors, Carpentry, Woodwork, Window Blinds (R. H. Grabau Construction)	1,338,689	July 2008	Not Required
Construction Contract Award – Roofing (Central States Roofing)	429,000	July 2008	Not Required
Construction Contract Award – Metal Panels (Dallas Construction Corporation)	744,400	July 2008	Not Required
Construction Contract Award – Curtain Wall, Structural Glass, Interior and Glazing (Architectural Wall Systems)	2,311,753	July 2008	Not Required
Construction Contract Award – Gypsum Wallboard Systems, Sheeting, Acoustical Ceilings (Hilsabeck Schacht)	3,579,910	July 2008	Not Required
Construction Contract Award – Flooring (Jim's Carpet One)	180,000	July 2008	Not Required
Construction Contract Award – Tile (Allied Construction Services)	123,600	July 2008	Requested
Construction Contract Award – Floor Coating (CK Fairco)	46,400	July 2008	Not Required
Construction Contract Award – Painting (Wes Jarnagin)	181,837	July 2008	Not Required
Construction Contract Award - Elevators	509,777	July 2008	Not Required
Revised Project Budget	78,107,090	Sept. 2008	Requested

Project Budget

	Revised Budget <u>March 2008</u>	Revised Budget <u>Sept. 2008</u>
Construction	\$ 63,027,365	\$63,688,060
Professional Fees	9,174,705	10,323,450
Movable Equipment	1,985,970	1,985,970
Relocation	1,904,010	312,720
Project Contingency	<u>1,407,950</u>	<u>1,796,890</u>
TOTAL	<u>\$ 77,500,000</u>	<u>\$ 78,107,090</u>
Source of Funds:		
Academic Building Revenue Bonds	\$ 53,900,000	\$ 53,900,000
Private Giving and University/College Resources	15,600,000	15,600,000
Capital Appropriations	5,000,000	5,000,000
Utility Infrastructure	<u>3,000,000</u>	<u>3,607,090</u>
TOTAL	<u>\$ 77,500,000</u>	<u>\$ 78,107,090</u>

College of Veterinary Medicine – Phase 2 – Small Animal Hospital Renovation and Addition

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 evolving mission of the College of Veterinary Medicine led to a master plan for the Veterinary Teaching Hospital (VTH) which has identified facility changes and provided a plan to execute the necessary changes to match with the current demands of the profession.

For the VTH, three major changes have taken place:

- A shift in large animal veterinary service demand from food animals to equine, to large population (herd) medicine, and the need for rapid computer-based diagnostic reporting systems.
- A demand for more extensive and invasive procedures for companion animals.
- Continuing demand for new technologies including surgery, imaging, rapid diagnostic pathology and medicine, and isolation for infectious diseases.

Current Small Animal facilities at the VTH are insufficient to meet the educational demands and to compete with modern, biosecure facilities at other universities.

Changes to the Large Animal component of the VTH are nearing completion as part of Phase 1, but significant facility improvements are needed in the Small Animal Hospital to meet changing demands, external regulatory requirements and to provide facilities capable of attracting and retaining talented faculty, staff and students.

Other Alternatives Explored: Due to the need for immediate proximity of the Small Animal Hospital to administrative functions, as well as shared resources (such as radiology) with the Large Animal Hospital, alternative locations were very restricted.

Razing of the recently vacated Large Animal Hospital and building new on the same ground was considered, but the existing building is a sturdy pre-cast and cast-in-place concrete structure with more than adequate floor to ceiling height for new electrical and mechanical systems. An opportunity to reuse this space could not be ignored.

Another option was to rebuild only that portion of the existing Small Animal Hospital that would be remodeled so as not to interrupt hospital functions during construction. To rebuild this portion of the Small Animal Hospital would have created, in the end, an excess of nearly 34,000 square feet. It was determined that careful phasing would allow Small Animal operations to be maintained while making the necessary improvements. This approach would involve minor disruption and some extension of schedule, but provides the best stewardship of the facility.

Impact on Other Facilities and Square Footage: The project will affect approximately 128,000 gross square feet. Of that, nearly 57,000 square feet will be reclaimed from the space recently vacated by the Large Animal Hospital. Approximately 34,000 square feet will be remodeled space within the existing Small Animal Hospital and the remaining 37,000 square feet will be an addition. There will be no significant disposition of existing space except where additions may connect to the existing building.

Financial Resources for Construction Project: Estimated project cost is \$45,100,000 with \$39,800,000 from state appropriations and \$5,300,000 from private funds. \$1,800,000 has already been committed by the state for planning.

Financial Resources for Operations and Maintenance: Estimated increases to the annual operating and maintenance costs of the additional space is:

Custodial, Area Maintenance, Grounds, Mail, DPS, EH&S	\$129,000
Utilities	<u>251,000</u>
Total	\$380,000

These additional costs will be funded by the College of Veterinary Medicine's operations budget. Income from the VTH also supports programs for certain clinical faculty and staff and for equipment and supplies.

External Forces: The College of Veterinary Medicine is influenced by a number of federal, state and professional mandates:

Accreditation of the College by the American Veterinary Medical Association requires comprehensive compliance with the agency's minimum standards.

- The Animal Welfare Act and the American Association for Laboratory Animal Care set standards must be met to qualify for Federal contracts and grants.
- The Homeland Security Act requires the College to be in compliance with the standards for handling, storage, use and disposal of some biological materials.
- Iowa Board of Pharmacy requires that sterile compounding areas comply with the United States Pharmacopeia's standards.