

Contact: Joan Racki

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

**Action Requested:** Consider approval of:

1. The following actions for the **Curtiss Hall - Harl Commons** project, a major capital project as defined by Board policy:
  - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see 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 Architects Smith-Metzger for the project.
  
2. The following actions for the **Curtiss Hall - Student Services Mall** project, a major capital project 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 B);
  - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
  - c. Approve the schematic design, project description and budget (\$3,600,000) with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

**Executive Summary:** The University requests permission to proceed with project planning, including the selection of Architects Smith-Metzger, for the **Curtiss Hall – Harl Commons** project (see Attachment C for a map showing the location of Curtiss Hall), which would renovate approximately 9,400 gross square feet of space on the basement and ground floors of Curtiss Hall (home of the College of Agriculture and Life Sciences [CALs]), below the Auditorium wing of the building. The goal of the project is to create an at-grade entry that will take advantage of the double height space, create a student gathering area that the building currently lacks, and provide space for the Agricultural Entrepreneurship Initiative. While a detailed budget has not been fully developed, it is anticipated that the total project costs will be approximately \$6 million, which would be provided from private gifts.

The University has been working with Architects Smith-Metzger of Des Moines, Iowa during the **Curtiss Hall - Student Services Mall** project (see below) and, if amicable terms can be negotiated, would like to continue utilizing the firm for this project. A formal architectural selection was undertaken for the **Student Services Mall** project with the intent that the firm selected would continue for subsequent renovations of the building. The University has been satisfied with the work of Architects Smith-Metzger and its consultants and therefore requests a waiver of Board policies which require the convening of an architectural selection committee for the selection of an architect.

The **Curtiss Hall - Student Services Mall** project would remodel 8,850 gross square feet on the ground floor of the south wing of Curtiss Hall for the CALS Student Services, Study Abroad, Career Services, and Global Agricultural Programs, which are currently scattered throughout Curtiss Hall in antiquated spaces in need of renovation, decreasing the visibility of these services. The consolidation of these services will make them easier for students to access, will facilitate recruitment, and encourage the overall retention of students. In addition to renovation of space on the ground floor, the project addresses life safety issues on all floors of the building by installing a smoke evacuation system that will isolate the building's four-story central atrium and grand stairway during emergency situations. The project budget of \$3.6 million would be funded by private gifts. The schematic design booklet is included with the Board's agenda materials.

**Details of Projects:**

**Curtiss Hall – Harl Commons**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 2010	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Selection of Architects Smith Metzger (Des Moines, IA)		Sept. 2010	Requested

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**Curtiss Hall - Student Services Mall**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</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*
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Schematic Design		Sept. 2010	Requested
Project Description and Budget	3,600,000	Sept. 2010	Requested

\*Approved by Executive Director consistent with Board policy

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The following table compares the square footage of the schematic design with the approved program:

<b><u>Function</u></b>	<b><u>June 2010 Program</u></b>	<b><u>Sept. 2010 Schematic</u></b>	<b><u>Change (NSF)</u></b>
Student Services	1,560	1,342	(218)
Career Services	880	694	(186)
Study Abroad	610	755	145
Global Agriculture Programs	390	338	(52)
Shared Spaces	<u>550</u>	<u>481</u>	<u>(69)</u>
<b>Total Net Square Footage</b>	<b>3,990</b>	<b>3,610</b>	<b>(380)</b>
<b>Gross Square Footage</b>	<b>8,850</b>	<b>8,850</b>	
<b>Efficiency</b>	<b>45%</b>	<b>41%</b>	

Efficiency was lost between the building program and schematic design phase due to the need to design the spaces within the existing building corridor and structural systems, while accommodating adjacencies and program requirements for student record privacy

The intent of the design is to create a procession through the space for future students where all services offered by the College will be on display until a final destination, the Welcome Center, is reached. In turn, spaces mostly used by current students are located near the northern end of the Mall closest to the main building circulation, thus providing ease of access for day-to-day needs.

This logic places the Student Services Welcome Center, CALS Study Abroad, and the Global Agriculture Program at the southern end of the corridor. CALS Career Services and Student Services for existing students are located at the north end of the corridor, nearest the atrium.

The key concepts of the design are to open volumes on either side of the building's primary corridor spine to allow natural light to penetrate deep into the building and to respect the historic underpinnings of the iconic Curtiss Hall, while incorporating innovative and sustainable design strategies.

In addition, the interior design of the central corridor is intended to be a reproducible template of architectural features, materials, and finishes that can be applied throughout the building as renovations progress.

It is anticipated that the project would be bid in February 2011 with construction concluding in January 2012.

Project Budget

Construction	\$2,310,900
Professional Fees	810,310
Movable Equipment	267,500
Relocation	15,000
Contingencies	<u>196,290</u>
TOTAL	<u>\$3,600,000</u>
Source of Funds:	
Private Funds	\$3,600,000

**Curtiss 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 more than 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 and 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 million in scholarships annually, establishing and maintaining strong connections to students is critical.

Creation of a student-centered area will provide for 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: 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 and Square Footage: 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.

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

Financial Resources for Operations and Maintenance: No additional operating and maintenance expenses are anticipated. 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.

**Curtiss Hall Student Services Mall  
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 Student Services Mall is the first step in a multi-phased renovation of Curtiss Hall. The goal of the project is to consolidate the services design to enrich the educational experience of the College of Agriculture and Life Sciences (CALs) students. These services create opportunities for domestic and international study and research, academic and career development, and improve the overall quality of life for the CALs students.

The Student Services Mall project complies with the Iowa State University Master Plan through the conservation and stewardship of Curtiss Hall. Curtiss Hall is one of the iconic historic structures of the ISU campus. This project is a key phase in the planned improvements to the building and reinforces the University's commitment to conserve, maintain, and renovate this important structure.

A specific goal of this renovation is to strip away poorly conceived modifications in the building where possible, and to celebrate the underlying organizational principles and features of the building. Primary pedestrian circulation through the ground floor, the site of this renovation, will be preserved. No exterior circulation path will be altered in this phase.

Other Alternatives Explored: This project consolidates the services utilized by all CALs students into a single location on the ground floor of Curtiss Hall instead of scattered throughout the building as they are today. The project increases exposure and access to these services and provides the opportunity to increase interest and participation in these services.

Impact on Other Facilities and Square Footage: This project will renovate approximately 8,850 square feet on the ground floor of Curtiss Hall, as well as installing a new smoke evacuation system for the building that will affect an additional 7,500 square feet of corridor, atrium and stairwell space.

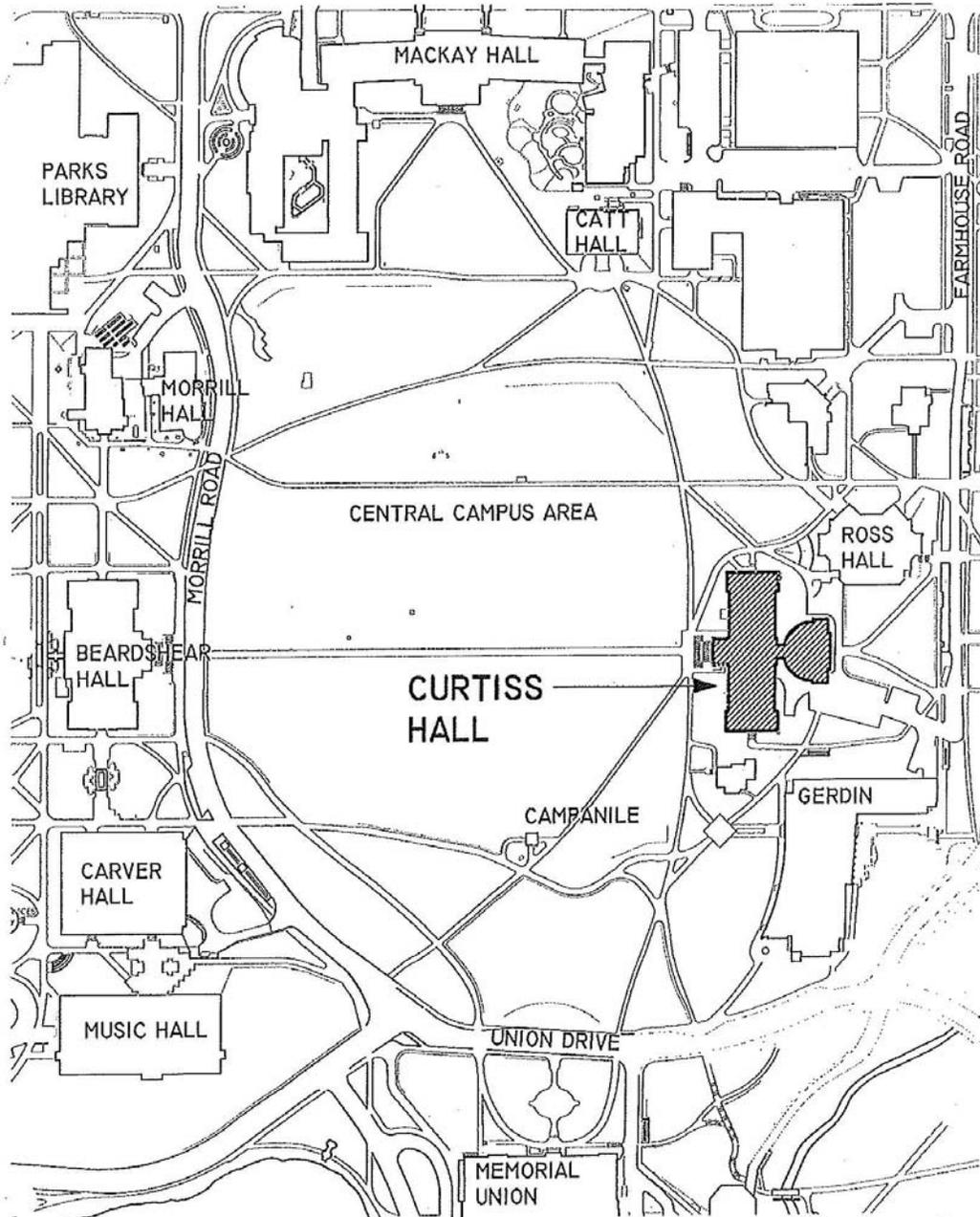
The space specifically designated for the Student Services Mall has been occupied by several general university classrooms, a conference room, and the CALs Student Services unit. The College vacated space on the first floor to accommodate the general university classrooms from the ground floor. This space was renovated for classroom use and will be available for use fall semester. The other Student Services groups are moving from various locations in Curtiss and that vacated space will be reallocated to other program areas in the College of Agriculture and Life Sciences.

Financial Resources for Construction Project: Project funding for this project will be provided from private funds. The project is anticipated to be substantially complete and occupied by January 1, 2012.

Financial Resources for Operations and Maintenance: Operations and maintenance funding will be under the new budget model; the College of Agriculture and Life Sciences is responsible for monitoring and budgeting for these expenses. As this space is currently occupied and maintained by the College, the university estimates that this project will have little to no impact on the existing annual operating expenses.

External Forces: This project will provide an excellent opportunity for the examination of sustainable design practice and renovation, an area of study already in the forefront of CALS. This project is viewed as central to the success of on-going recruitment activities, as well as student support and retention.

Map



IOWA STATE UNIVERSITY  
CURTISS HALL

SITE PLAN 