

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of:

1. Permission to Proceed with Project Planning for the:
 - **LeBaron Hall – Replacement** project, including the use of alternative delivery methods and the design professional selection process.
2. Schematic Design, Project Description and Budget for the:
 - **Friley Residence Hall – Roof Replacement** (\$5,931,000) and the
 - **Memorial Union – Floors 4-6 Renovation** (\$10,000,000) projects with the understanding that approval is authorization to proceed with construction.
3. Revised Project Description and Budget for the:
 - **Union Drive Community Center – Union Drive Marketplace - Renovation** (\$3,640,000, previously \$650,000) project with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 4
LeBaron Hall – Replacement**

Executive Summary: This project would demolish the 49,000 gross square foot LeBaron Hall and replace it with a building 70% larger at 83,300 gross square feet for the College of Human Sciences. Six percent of MacKay Hall, adjacent to LeBaron, would also be renovated. The estimated project budget of \$55 million would be funded by Private Giving, University Funds and future State Appropriations.

Background: Built in 1958, LeBaron Hall has had no significant renovation since its original construction 61 years ago.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Nov. 2019	Requested

ISU's LeBaron Hall – Replacement state-funding request for FY 2021 – FY 2023 is as follows:

Fiscal Year	Appropriations	Gifts & Donations	University Funds	Total
FY 2021	\$10,000,000	\$5,000,000		\$15,000,000
FY 2022	\$10,000,000	\$5,000,000	\$5,000,000	\$20,000,000
FY 2023	\$10,000,000	\$5,000,000	\$5,000,000	\$20,000,000
Totals	\$30,000,000	\$15,000,000	\$10,000,000	\$55,000,000

Following two comprehensive space studies for the college, ISU found that the departments of Apparel, Events and Hospitality Management and Human Development and Family Studies lacked sufficient space, and to be limited by poor quality, outdated teaching and research space.

ISU's assessment of this facility found mechanical systems that were not energy-efficient, inadequate air distribution, poor air quality, outdated plumbing and the electrical/data systems with limited capacity and distribution. ADA accessibility is an issue, especially in restrooms, elevators and wayfinding. The necessary infrastructure to support high-tech equipment for data collection, computing and creative laboratory design does not exist, and cannot be added due to LeBaron Hall's existing structural limitations.

Iowa State University's College of Human Sciences is a national leader in teaching, research and outreach across five academic units and fourteen majors with 4,500 students, 180 faculty, and 140 staff. Renowned as a pioneer in home economics, the College of Human Sciences is built on that strong home economics foundation and includes apparel, merchandising and design, events management, hospitality management, food science and human nutrition, human development and family studies, kinesiology and pre-kindergarten through university education.

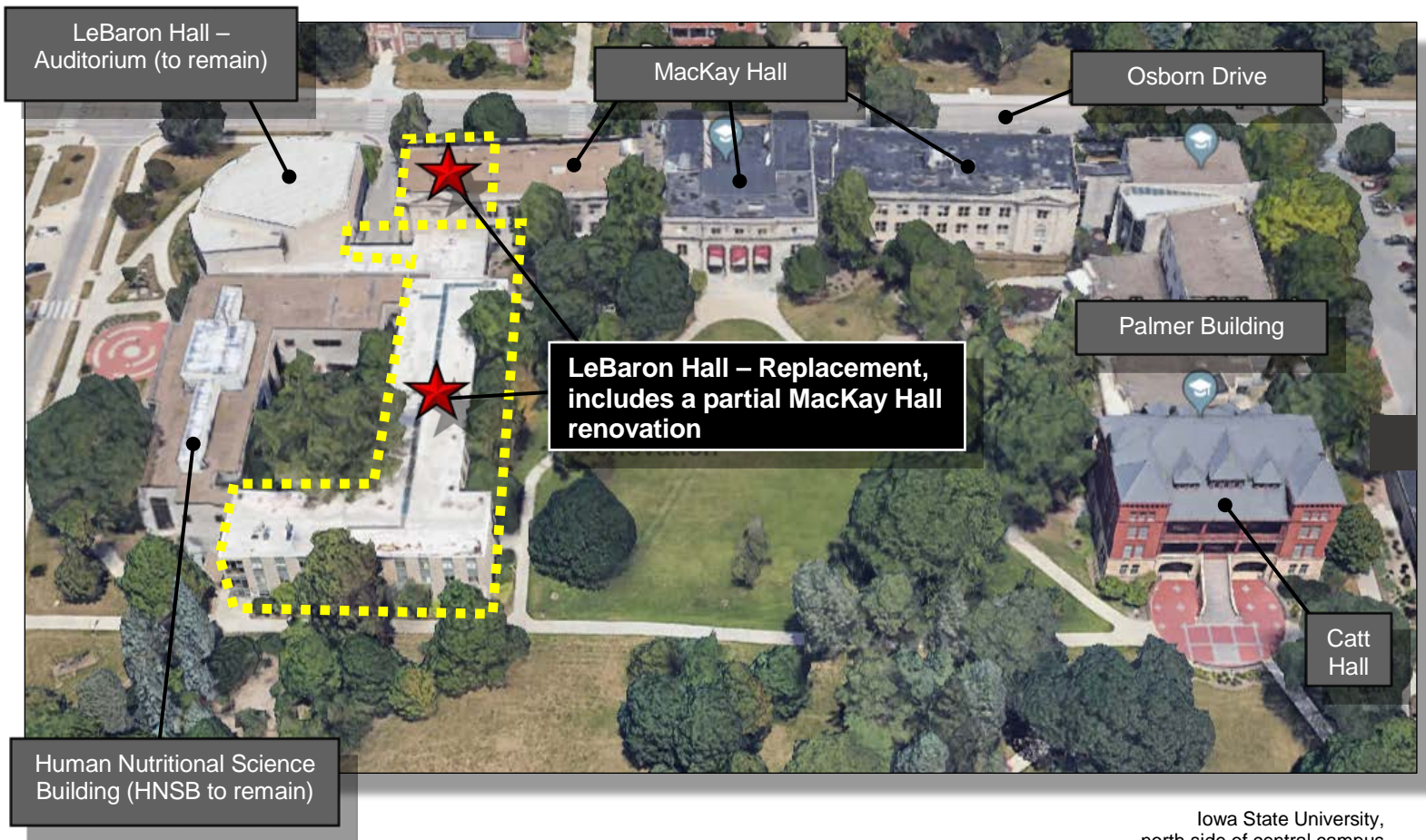
Location on ISU's campus



Iowa State University,
central campus



Location



ISU project #2 of 4
Friley Residence Hall – Roof Replacement

Executive Summary: This project would replace Friley Hall's original slate shingles with architectural asphalt shingles, excluding metal roof and flat roof areas. The project budget of \$5,931,000 would be funded by Dormitory System Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2019	Approved
Design Professional Selection			
➤ The Schemmer Associates, Grimes		Oct. 2018	Not Required*
Design Professional Agreement			
➤ Pre-Design - Schematic Design only	\$ 25,000	Nov. 2018	Not Required*
Design Professional Amendment #1			
➤ Construction Documents – Record Documents	\$176,750	Oct. 2019	Not Required*
Project Description and Budget	\$5,931,000	Nov. 2019	Requested

Built in 1927, Friley Hall is ISU's largest residence hall housing 1,220 students. It has had six additions from 1938 – 1984. The roof is leaking in multiple areas and has out lived its useful life. The roof dormers are exhibiting significant wood dry rot and require repair or replacement. Abating any hazardous materials and replacing gutters, if necessary, would be included.

Project Budget

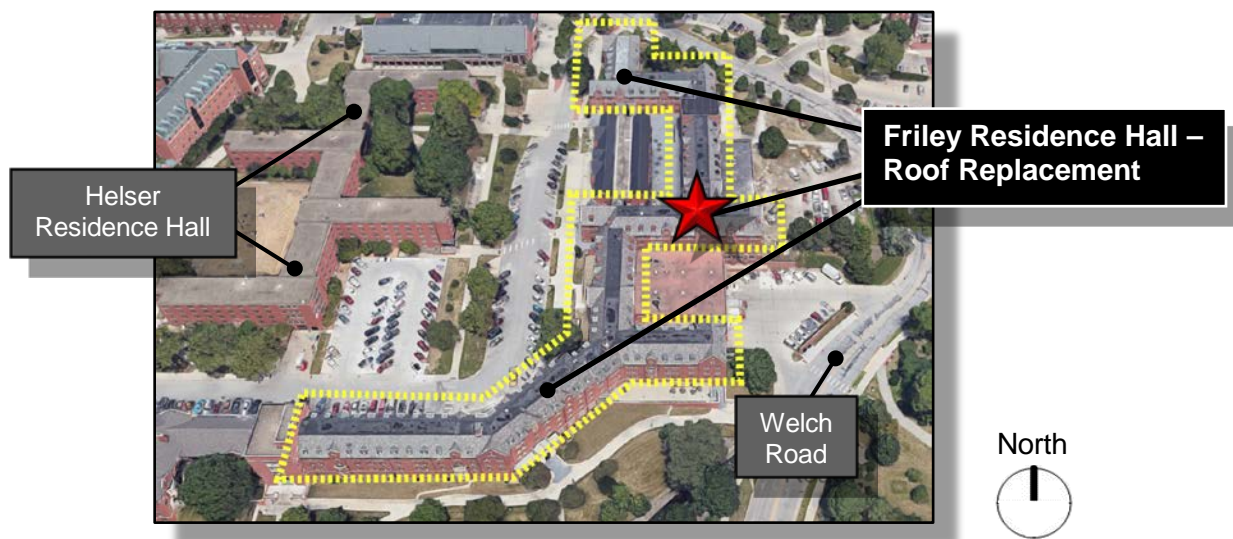
Planning, Design & Management	\$ 647,100
Construction	5,089,000
Furniture & Equipment	0
Contingency	194,900
Total	\$ 5,931,000

Source of Funds

Dormitory System Improvement Funds

Project Schedule

Construction: Summer 2020 and Summer 2021



Friley Residence Hall – Roof Replacement project, looking north

ISU project #3 of 4
Memorial Union – Floors 4-6 Renovation

Executive Summary: This project would be an interior renovation, converting 14,000 square feet of former hotel rooms on the fourth, fifth and sixth floors of the ISU Memorial Union into spaces that directly serve students. The project budget of \$10,000,000 would be funded by Memorial Union Revenue Bonds.

Background:

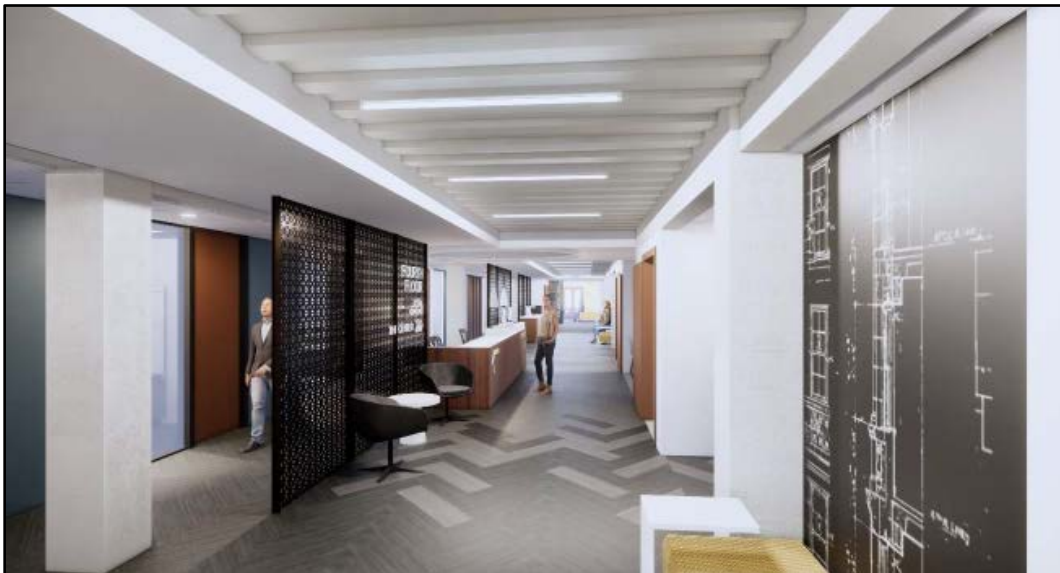
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jun. 2018	Approved
Design Professional Selection			
➤ Invision Architecture, Des Moines		Oct. 2018	Not Required*
Design Professional Agreement			
➤ Pre-Design - Schematic Design only	\$ 116,000	Nov. 2018	Not Required*
Program Statement		Nov. 2019	Not Required*
Project Description and Budget	\$10,000,000	Nov. 2019	Requested

Project Budget	
Planning, Design & Management	\$ 1,605,130
Construction	7,410,580
Furniture & Equipment	541,190
Contingency	443,100
Total	\$ 10,000,000

Source of Funds
Memorial Union Revenue Bonds

Project Schedule
Construction: January 2021 and August 2022

Schematic Design: Rendering



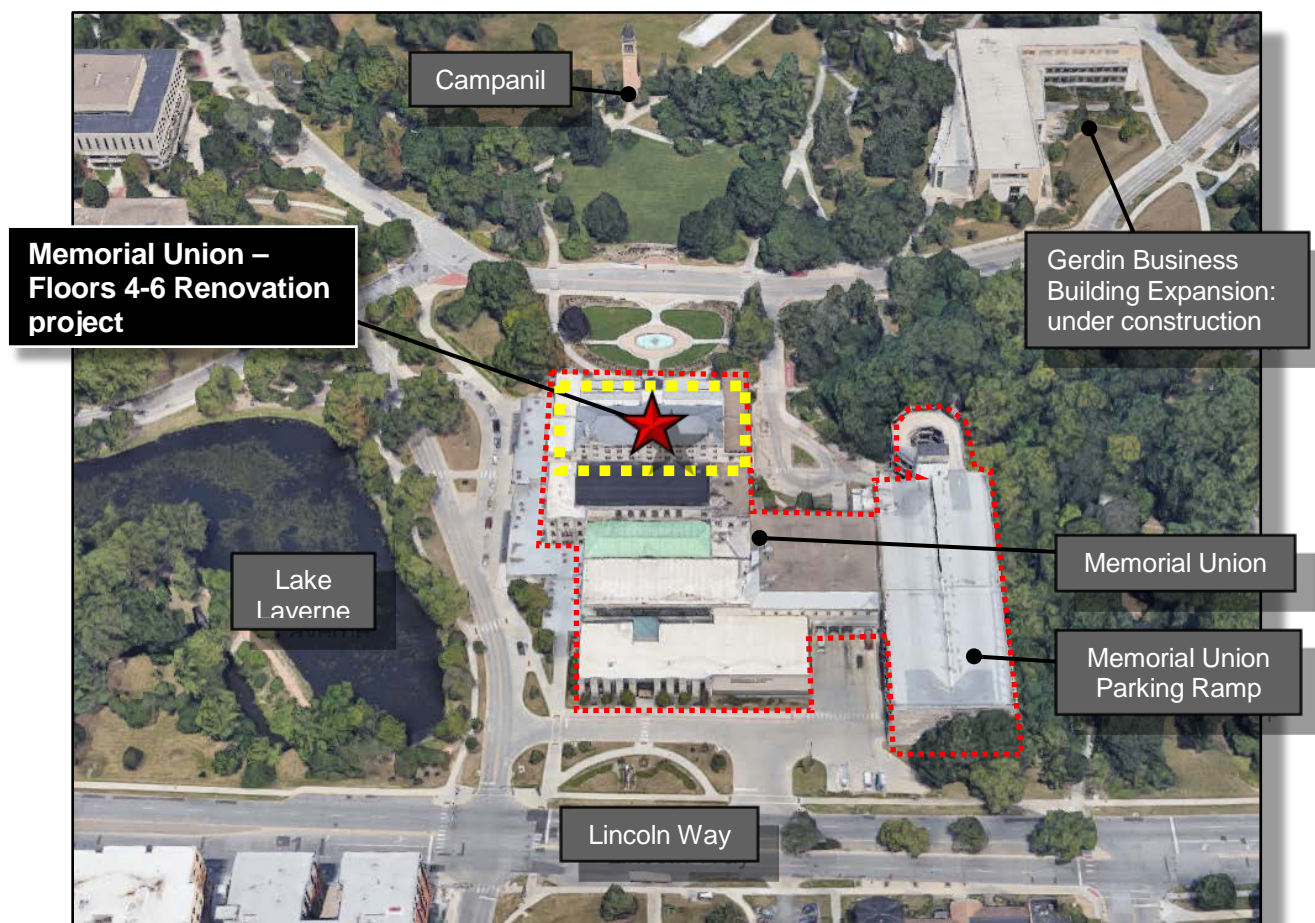
Fourth Floor Central Reception

Built in 1927, the Memorial Union has grown to become a student-centered campus hub. It is a place for students to come to create, discover, interact, collaborate and celebrate. It is the one building on campus that truly serves a student throughout their entire education; first campus visit through graduation.

After serving as a hotel, these three floors served from 2015 to 2018 as temporary office “swing space” for faculty and staff, during other campus renovations and, most recently, as undergraduate student housing. However, due to recent changes in student housing demand and the opening of the 784-bed Geoffroy Hall in Spring 2017, the need for undergraduate student housing is no longer required at this location.

Specifically, the project would build office suites on each floor with shared common areas for students and staff. Internal space would be opened up to provide views to the outside and create areas in which students and staff can comfortably work. Restrooms would be relocated to the existing elevator core. New signage would improve wayfinding and student traffic out of the elevators, the primary entry to these floors.

Location



Iowa State University's Memorial Union,
looking north

A study undertaken by ISU earlier this year determined that the best use of these floors was to support student-focused services. The new spaces would include student collaboration areas, teaming rooms, ISU's Veterans Center, Student Legal Services, Study Abroad Center, Center for LGBTQIA+ Student Success (relocated from the Student Services Building), NCORE/ISCORE (National Conference on Race and Ethnicity/Iowa State Conference on Race and Ethnicity) Office, and the International Students and Scholars Office.

The project would include remodeling and space reallocation to meet a number of goals including:

- Update or expand facilities to meet current and anticipated programmatic needs for students.
- Address deferred maintenance needs such as HVAC, electrical and plumbing. Some of these issues date back to the original 1927 construction.
- Provide mechanical, electrical, communication, and security system updates throughout the renovated area.

Schematic Design: Rendering



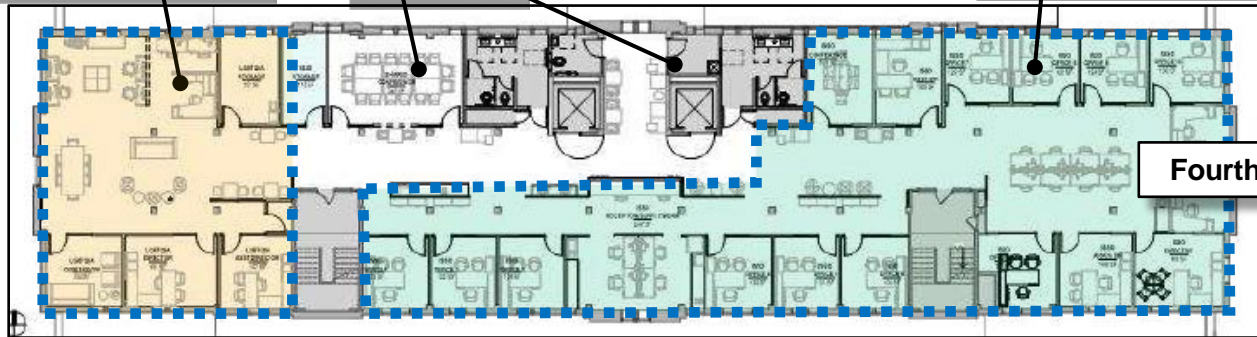
Sixth Floor Central Space

Center for LGBTQIA+
Student Success

restrooms

International Students
and Scholars Office

Fourth Floor

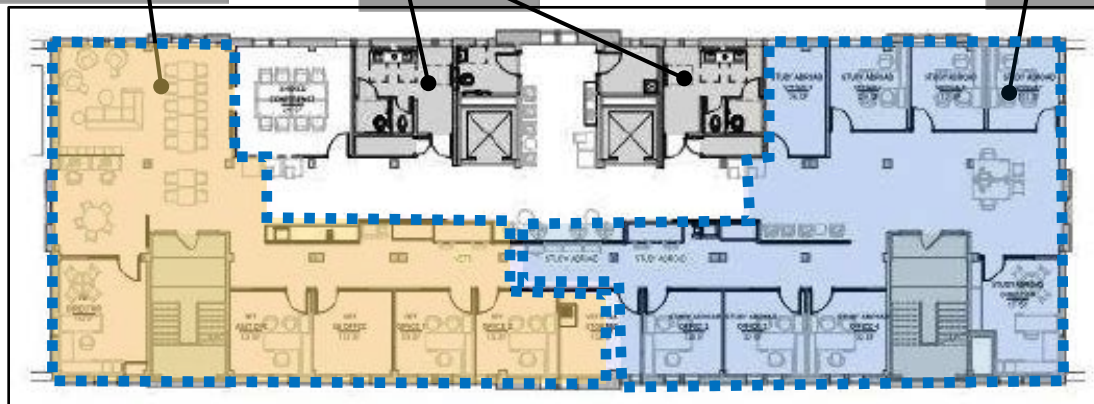


Veteran's Center

restrooms

Study Abroad
Center

Fifth Floor

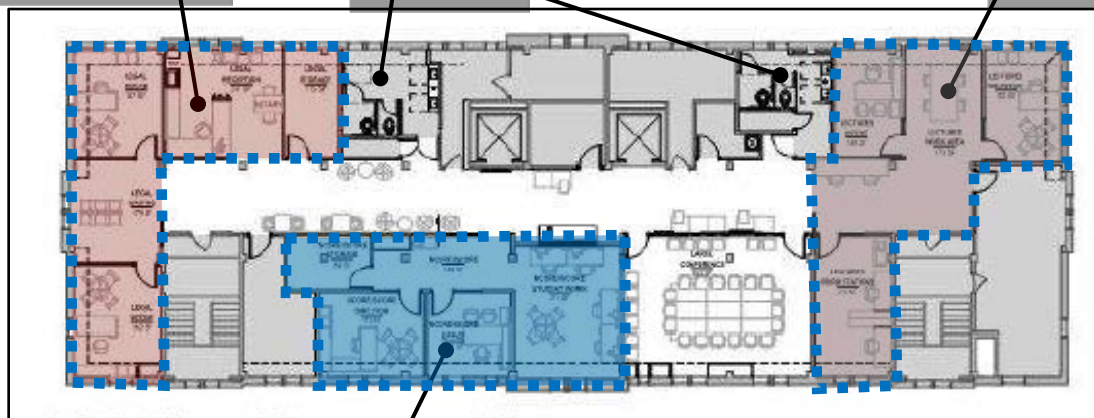


Student Legal
Services

restrooms

Lectures
Program

Sixth Floor

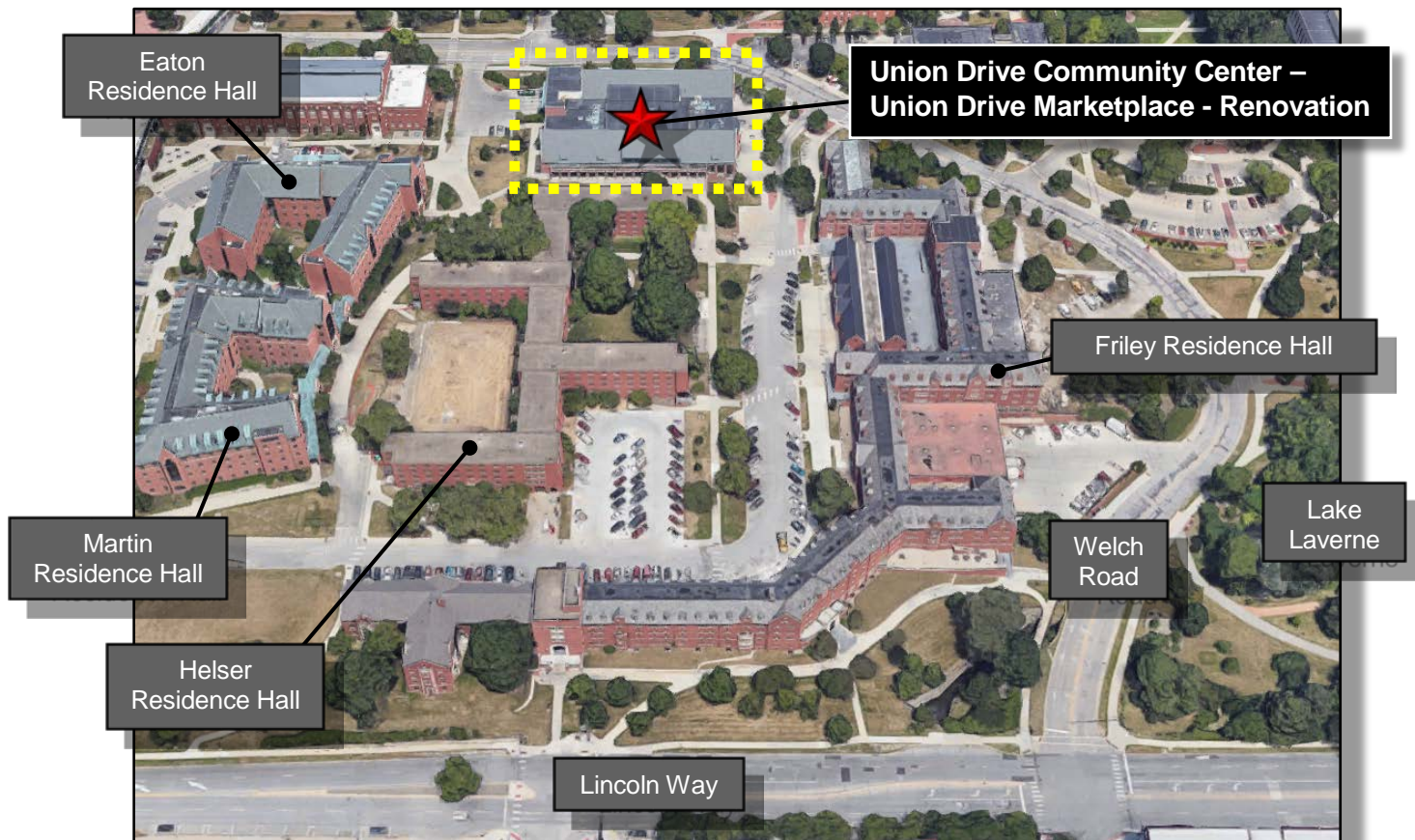


National Conference on Race and
Ethnicity/Iowa State Conference
on Race and Ethnicity

ISU project #4 of 4
Union Drive Community Center – Union Drive Marketplace – Renovation

Executive Summary: This revised project budget would cover the cost of expanding the project by over five times, increasing the square footage from 3,800 to 19,800. The revised project budget of \$3,640,000, an increase of \$2,990,000, would be funded by ISU Dining Funds.

Location



Iowa State University campus, southwest side



Background: Based upon positive feedback on the original 3,800 square foot renovation of just the existing Heritage Room and mezzanine dining area, approximately 16,000 square feet of additional dining and food service space would be added to provide the same amenities as the original project, but on a grander scale with the addition of improved food services lines.

The project would improve the student dining experience through new seating and tables, updated interior finishes including the ceilings, floors, and walls and new energy-efficient lighting.

To minimize disruption to students, the construction would occur during summer sessions in multiple phases.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$650,000	Feb. 2018	Not Required*
Design Professional Selection			
➤ Brooks Borg Skiles Architecture Engineering, LLP , Des Moines		Oct. 2019	Not Required*
Design Professional Agreement			
➤ Pre-Design - Schematic Design only	\$ 25,000	Nov. 2019	Not Required*
Design Professional Amendment #1			
➤ Design Development – Record Documents		pending	Not Required*
Program Statement		pending	Not Required*
<u>Revised</u> Project Description and Budget	\$3,640,000	Nov. 2019	Requested

* Approved by Executive Director, consistent with Board policy.

Revised Project Budget

	Initial Budget (May 2019)	Revised Budget (Nov. 2019)
Planning, Design & Management	\$ 85,830	\$ 444,510
Construction	393,850	2,614,050
Furniture & Equipment	132,000	420,060
Contingency	38,320	161,380
Total	\$ 650,000	\$ 3,640,000

Source of Funds

ISU Dining Funds

Schedule

Construction: Summer 2020, Summer 2021 and Summer 2022