

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider recommending to the Board approval of:

1. The following actions for the **Forker Building – Kinesiology Renovation** 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 A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design and project description and budget (\$5,530,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
2. The schematic design and project description and budget (\$11,500,000) for the **Jack Trice Stadium Improvements - Phase 3 - Green Space** project, with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
3. The revised project description and budget (\$7,900,000) for the **Friley Residence Hall-Dining Renovation** project.

Executive Summary:

The University requests approval of the schematic design and project description and budget (\$5,530,000) for the **Forker Building – Kinesiology Renovation** project, which would renovate underutilized men's locker room space on the ground floor of the Forker Building for Department of Kinesiology offices. The improvements would create new and additional faculty offices, graduate student open offices and restrooms, and replace the exterior windows in the renovated office area. The project would also create a mezzanine floor over an existing gym to provide space for new mechanical equipment; it would also provide a fully automatic fire sprinkler system throughout the original 1940 portion of the building. The project would be funded by University funds. The map showing the location of the Forker Building is contained in the schematic design booklet which is included with the Board's agenda materials.

The University requests approval of the schematic design and project description and budget (\$11,500,000) for the **Jack Trice Stadium Improvements - Phase 3 - Green Space** project, which would create a 10 acre site enhancement south of Jack Trice Stadium and north of Reiman Gardens where parking lots S2, S3 and S4 are currently located. Information showing the specific location is contained in the schematic design booklet included with the Board's agenda materials. The Green Space project would create a more welcoming entrance to Iowa State University's campus from the south, improve/clarify the existing entrance to Reiman Gardens and create a plaza space between Reiman Gardens and Jack Trice Stadium for a variety of special events, including game day activities. The project would be funded by Private Giving, Athletics Facilities Bonds, Athletic Department and University Funds.

The University requests approval of a revised project description and budget (\$7,900,000, an increase of \$1,700,000) for the **Friley Residence Hall - Dining Renovation** project, which would covert inactive dining space and corresponding kitchen area into a food court concept with four venues, supporting storage rooms, student and private dining space and a new exterior entry. The budget revision reflects additional costs to meet an increase in project scope. The original project scope included two fully-built venues to be operated by ISU Dining and two basic future venues. The project scope has been increased to fully build-out those two future venues, which will also be operated by ISU Dining.

Details of the Projects:

Forker Building – Kinesiology Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2015	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2015	Received Report
Design Professional Agreement (Invision Architecture, Des Moines)	\$ 393,000	Aug. 2015	Not Required*
Schematic Design		Dec. 2015	Requested
Project Description and Budget	5,530,000	Dec. 2015	Requested
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2015	Receive Report

*Approved by Executive Director, consistent with Board policies

In addition to meeting the needs of the Department of Kinesiology, the project will renovate space to accommodate moving the current athletic training area and to provide a Recreation Services office and gymnasium storage. The Kinesiology office design will highlight the original building by exposing a portion of the cast-in-place concrete structure, masonry walls, and terrazzo floors.

During schematic design, the project scope was increased to include minor renovation of an existing undergraduate student space. It was also determined that one conference room would meet the needs of the user group.

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

<u>Space Type</u>	Approved Building Program NASF*	Schematic Design NASF*
Private Offices	2,940	2,540
Open Offices	980	630
Conference Room(s)	390	260
Work Room	120	115
Testing Rooms	240	300
Pantry	140	100
Graduate Student Collaborative Space	300	500
Athletic Training Room	500	500
Athletic Training Storage	100	90
Athletic Training Office	100	75
Laundry	80	90
Departmental Storage	200	250
Recreation Services Office	100	90
Undergraduate Student Collaborative Space	<u>0</u>	<u>1,125</u>
Total NASF	6,190 NASF	6,665 NASF
Anticipated Gross Square Feet (GSF)	7,738 GSF	7,555 GSF
Unassigned Square Feet	Mechanical Mezzanine 3,800	Mechanical Mezzanine, Storage 3,875
Total GSF	11,538 GSF	12,672 GSF

*NASF – net assignable square feet

Project Budget

Construction	\$4,301,500
Planning, Design, and Management	816,600
Furniture & Equipment	239,500
Contingency	<u>172,400</u>
TOTAL	<u>\$5,530,000</u>

Source of Funds: University Funds

It is anticipated that the design development and construction document phases will be completed by early 2016 with the project bid in Spring 2016 and construction substantially complete by Fall 2017.

Jack Trice Stadium Improvements - Phase 3 - Green Space

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning Feasibility Study		Feb. 2014	Approved
(RDG Planning and Design; Des Moines)	\$ 46,740	June 2015	Not Required*
Design Professional Agreement			
(RDG Planning and Design; Des Moines)	769,998	Nov. 2015	Not Required*
Schematic Design		Dec. 2015	Requested
Project Description and Budget	11,500,000	Dec. 2015	Requested

*Approved by Executive Director, consistent with Board policy

The Green Space project provides multiple improvements between Jack Trice Stadium and Reiman Gardens. It will include a more welcoming entrance to Iowa State University from the south and Reiman Gardens' existing entrance will be enhanced including additional signage. The new plaza between Reiman Gardens and Jack Trice Stadium will include a water fountain, trees, grass areas and storm water management area which will filter and slow storm water leaving the site.

The materials used in the Green Space project will relate to those used at Reiman Gardens and Jack Trice Stadium. The signage elements will combine split face block from the stadium with brick and wood from the gardens. Landscaping, trees and grasses, will connect the gardens and the stadium, both in plan layout and species. New drives and walkways will connect to allow patrons to circulate between Reiman Gardens, the Green Space, and Jack Trice Stadium.

Project Budget

Construction	\$ 9,657,500
Planning, Design and Management	1,528,700
Contingency	<u>313,800</u>
TOTAL	<u>\$11,500,000</u>
Source of Funds:	
Private Giving	\$ 2,472,000
Athletic Facilities Bonds	4,528,000
Athletic Department	3,000,000
University Funds	<u>1,500,000</u>
TOTAL	<u>\$11,500,000</u>

It is anticipated that the design development and construction document phases will be completed by early 2016. The project would be bid in Spring 2016 and construction substantially complete by the winter of 2016.

Friley Residence Hall - Dining Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2014	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2014	Received Report
Design Professional Agreement (Rohrbach Associates, PC; Iowa City)	\$ 663,000	Aug. 2014	Not Required*
Program Statement		Sept. 2014	Not Required*
Schematic Design		Oct. 2014	Approved
Project Description and Budget	6,200,000	Oct. 2014	Approved
Revised Project Description and Budget	7,900,000	Dec. 2015	Requested

*Approved by Executive Director, consistent with Board policies

The primary objective of the Friley Residence Hall Dining project is to provide a dining facility that is centrally located and easily accessible to a large community of students. The project will also improve building circulation and address several code issues. This project will convert inactive dining space and corresponding kitchen area into a food court concept with four venues, supporting storage rooms, student and private dining spaces, and a new exterior entrance to the Friley Residence Hall.

Project Budget

	<u>Initial Budget (Oct. 2014)</u>	<u>Revised Budget (Dec. 2015)</u>
Construction	\$5,000,260	\$6,628,100
Planning, Design & Management	899,970	923,690
Furniture & Equipment	150,000	200,000
Contingency	<u>149,770</u>	<u>148,210</u>
TOTAL	<u>\$6,200,000</u>	<u>\$7,900,000</u>
Source of Funds:		
Dormitory System Revenue Bonds	\$4,500,000	\$6,200,000
Residence System Funds	<u>1,700,000</u>	<u>1,700,000</u>
TOTAL	<u>\$6,200,000</u>	<u>\$7,900,000</u>

Forker Building – Department of Kinesiology Remodeling
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 Human Sciences largest major, Kinesiology, is housed in the Forker Building. Kinesiology has seen a large increase in enrollment over the past 10 years. To support a world class faculty, continued cutting edge research, and a diverse student body, additional space is required.

Kinesiology's administrative, faculty, and graduate student offices, classrooms, and teaching and research labs are all housed in the Forker Building. Renovating existing, underutilized space within the building will allow the department to maintain critical functional adjacencies among faculty, shared resources and equipment, and increase opportunities for collaboration among faculty and staff.

Other Alternatives Explored: In 2012, the College of Human Sciences began a planning study to assess the need for additional space required for the fast growing Department of Kinesiology. The study evaluated both short and long term space needs of the Department as well underutilized space within the Forker Building. From that study, a decision was made to repurpose and renovate underutilized locker room space to meet program needs.

Impact on Other Facilities and Square Footage: This project will renovate approximately 12,000 existing square feet of underutilized locker room area and build a new mechanical mezzanine in an existing gym.

Financial Resources for Construction Project: The Project budget of \$5,530,000 will be funded by University funds.

Financial Resources for Operations and Maintenance: Operational and maintenance costs will be funded by the College of Human Sciences.