MacKay Hall—Tearoom Improvements
Source of Funds: ISU Foundation

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 300,000	Nov. 2000	Approved
Architectural Agreement (Baldwin White Architects)	21,000	Feb. 2001	Requested

This project would upgrade the dining area and replace the kitchen equipment of the MacKay Hall Tearoom to accommodate modern instructional programs of the Department of Hotel, Restaurant, and Institution Management of the College of Family and Consumer Sciences.

The University requests approval to enter into an agreement with Baldwin White Architects to provide design services for the project. The agreement would provide full design services for a fee of $21,000, including reimbursables.

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of December 15, 2000 through February 22, 2001

Date: February 12, 2001

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Iowa State University requests permission to proceed with project planning and approval of the project description and budget ($13 million) for the **Utilities—North Campus Chilled Water Plant** project which would construct a satellite chilled water plant on the northern portion of campus to support projected campus growth.

The University requests permission to proceed with project planning and approval of the project description and budget ($1,250,000) and engineering agreement with Snyder and Associates ($58,041) for the **Utilities—Power Plant—Material Handling Site Improvements** project which would provide site improvements to address environmental issues at the Power Plant.

The University requests approval of a revised project budget ($11,031,000) for the **Gilman Hall Systems Upgrade** project to incorporate the installation of a telecommunications cable tray to the scope of the project.

The University requests approval of an amended project budget ($443,685) for the **College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling** project to include the addition of Research Incentive Funds as a source of funds with no change in the total project budget.

The University requests approval of the following project descriptions and budgets:

College of Veterinary Medicine—Various Roof Replacements—FY 2001 project ($650,240) which would install a new roofing system on approximately one-half of the roof area of the College of Veterinary Medicine facility;

Armory—Room 163 Remodeling project ($337,180) which would remodel the former rifle range in the Armory to meet the Department of Public Safety's need for additional office space; and

Fire Safety Improvements—FY 2001 project ($500,000) which would address various fire safety deficiencies in the campus facilities.

The University requests approval to enter into an agreement with Baldwin White Architects ($21,000) to provide design services for the **MacKay Hall—Tearoom Improvements** project.

The University requests approval of the following amendments to architect/ engineer agreements:

Amendment #1 ($39,500) to the agreement with Baldwin White Architects for additional design services for the expanded project scope of **The Knoll Renovations 2000** project; and

Amendment #1 ($64,048) to the agreement with Construction Technology Laboratories for expanded construction observation services for the **Knapp/Storms/Wallace/Wilson Pre-Cast Concrete Façade Panel Maintenance** project.

Background and Analysis:

Utilities—North Campus Chilled Water Plant
Source of Funds: Utility Enterprise Funds

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Feb. 2001	Requested
Project Description and Total Budget	$ 13,000,000	Feb. 2001	Requested

This project would be undertaken in accordance with a Chilled Water Master Plan completed by the University in 1993. The Master Plan, which was undertaken to project the growth in chilled water requirements for the University, indicated the need to construct additional chilled water production capacity by the year 2003. The University reports that the growth in chilled water usage to date has been very close to the projections included in the Master Plan.

The existing chilled water production equipment is housed in the University Power Plant. However, there is not sufficient space to support an expansion of the chilled water facilities at the Plant, and the University reports that it would not be cost effective to construct an addition to the Plant to house the additional facilities. Therefore, the Master Plan recommended the construction of a satellite chilled water plant to satisfy the University's future chilled water capacity requirements.

The University has chosen the northern area of campus as the proposed site for the new chilled water plant since this location would best support anticipated campus expansion. The plant, which would house two chillers, would be connected to the existing campus chilled water distribution system and would ultimately contain 6,000 to 8,000 tons of chilled water capacity. Only one of the two chillers would be installed initially; the remaining chiller would be added as required by the University's growth. The plant, at its final capacity, is projected to satisfy the University's chilled water needs past the year 2010.

In June 2000, the University reported the construction of the North Campus Chilled Water Plant as an anticipated capital project for FY 2001 at an estimated cost of $5.6 million. The University reports that this estimate was an early approximation of the project cost, and the project budget of $13 million is based upon a completed engineering cost study for the project and also includes the infrastructure required to support the new chilled water plant. The University reports that sufficient Enterprise Funds are available.

Project Budget

Construction Costs	$ 11,369,500
Professional Fees	1,420,100
Project Contingency	210,400
TOTAL	$ 13,000,000

Utilities—Power Plant—Material Handling Site Improvements
Source of Funds: Utility Enterprise Funds

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Feb. 2001	Requested
Project Description and Total Budget	$ 1,250,000	Feb. 2001	Requested
Engineering Agreement (Snyder and Associates)	58,041	Feb. 2001	Requested

The University Power Plant receives coal and limestone and ships ash for disposal by truck; up to 50 trucks enter and leave the facility each day. The current access roads on the Plant site are unpaved and the truck traffic generates a large amount of dust. During wet periods, storm water runoff carries mud into the creeks and storm sewers. The mud is also carried by the trucks onto the public roadways around the facility.

The improvements would be undertaken in accordance with a Material Handling Master Plan completed in 1999. The project would include paving of the existing access roadways in the material handling areas around the Power Plant and construction of new roadways to improve truck circulation patterns. The project would also include site grading and storm sewer improvements to control better storm water runoff, and the planting of materials to screen the site from public view.

The University requests approval to enter into an agreement with Snyder and Associates to provide engineering services for the project. The agreement provides for a fee of $58,041, including reimbursables.

Project Budget

Construction Costs	$ 1,041,000
Professional Fees	148,800
Project Contingency	60,200
TOTAL	$ 1,250,000

Gilman Hall Systems Upgrade

Project Summary

	Amount	Date	Board Action
Prior Board Approvals			
Permission to Proceed		May 1992	Approved
Engineering Agreement (KJWW Engineering Consultants)	$ 100,000	March 1993	Approved
Permission to Proceed		June 2000	Approved
Project Description and Total Budget	11,000,000	June 2000	Approved
Engineer Selection to Complete Design Services (KJWW Engineering Consultants)		June 2000	Approved
Current Approval Requests			
Engineering Agreement—Pre-Design Through Construction (KJWW Engineering Consultants)	700,000	Sept. 2000	Approved
Revised Project Budget	11,031,000	Feb. 2001	Requested
Construction Contract Award (Story Construction Company)	7,701,000	Feb. 2001	Ratification

This project would replace the aging heating, ventilating and air conditioning and fume hood exhaust systems in the 1965 addition to Gilman Hall. Various mechanical systems which serve the 1965 addition to Gilman Hall are in danger of complete failure. The current activities of the Gilman Hall occupants, which include the Departments of Chemistry, Chemistry Stores and Shops, Material Science and Engineering, and the Ames Laboratory, require much more intensive fume hood exhaust than was designed into the original building.

The University requests approval of a revised project budget in the amount of $11,031,000, an increase of $31,000, to include installation of a telecommunications cable tray. The cost for this portion of the project would be funded by Telecommunications Improvement and Extension Funds, which have been added as a second source of funds to the project budget.

Project Budget

	Initial Budget June 2000	Revised Budget Feb. 2001
Construction Costs	$ 8,952,500	$ 8,983,530
Professional Fees	1,409,600	1,411,140
Relocation	100,000	100,000
Contingency	537,900	536,330
TOTAL	$ 11,000,000	$ 11,031,000
Source of Funds:		
Capital Appropriations	$ 11,000,000	$ 11,000,000
Telecommunications Improvement and Extension Funds	0	31,000
TOTAL	$ 11,000,000	$ 11,031,000

College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 263,500	May 2000	Approved
Architectural Agreement (Stott and Associates)	27,640	May 2000	Approved
Architectural Amendment #1	4,660	Sept. 2000	Ratified*
Revised Project Budget	443,685	Oct. 2000	Approved
Construction Contract Award (R. H. Grabau Construction)	291,262	Oct. 2000	Approved
Architectural Amendment #2	7,280	Oct. 2000	Approved
Amended Project Budget	443,685	Feb. 2001	Requested

* Approved by University in accordance with Board procedures.

This project would provide upgraded laboratory space for use by the research programs of the Department of Biomedical Sciences in the College of Veterinary Medicine. The University requests approval of an amended project budget to include the addition of a second source of funds, with no change in the total project budget. The second source of funds would be $180,185 in Research Incentive Funds, which would be provided by one of the researchers who would be utilizing the laboratory space. The amended budget includes a corresponding decrease in the total amount of General University funds.

Project Budget

	Revised Budget Oct. 2000	Amended Budget Feb. 2001
Construction Costs	$ 364,800	$ 364,800
Professional Fees	72,920	72,920
Contingency	5,965	5,965
TOTAL	$ 443,685	$ 443,685
Source of Funds:		
General University Funds	$ 443,685	$ 263,500
Research Incentive Funds	0	180,185
TOTAL	$ 443,685	$ 443,685

College of Veterinary Medicine—Various Roof Replacements—FY 2001
Source of Funds: Building Repair/General University Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 650,240	Feb. 2001	Requested

The roof areas to be replaced are original to the College of Veterinary Medicine facility, which was constructed in the 1970s. The initially installed materials have far surpassed their useful lives and water is penetrating into the facility.

The new roofing material would consist of a rubber membrane which would be installed over the existing roof areas. This approach would eliminate the additional cost for tear-up of the existing roof and would avoid exposure of the building to the elements. The project would complete the roof replacement work for the building; the University reports that the other roofing areas were replaced within the last five years.

Permission to proceed with the project was not required since the project budget does not exceed $1,000,000.

Project Budget

Construction Costs	$ 570,680
Professional Fees	69,180
Project Contingency	10,380
TOTAL	$ 650,240

Armory—Room 163 Remodeling
Source of Funds: Facilities Overhead Use Allowance

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 337,180	Feb. 2001	Requested

This project would remodel the former rifle range on the second floor of the Armory to provide additional office areas for use by the Department of Public Safety, which is currently housed in insufficient space in the Armory. The 4,100 square foot space to be remodeled has not been used as a rifle range since 1997. The University recently completed lead abatement of the space, making it safe for other uses, and has assigned the area to the Department of Public Safety.

The additional space would accommodate the Department's space needs for various functions, including the new Critical Incident Response Team and the Security Access Program being installed throughout the campus. The project would also provide a conference room that would be shared with ROTC units and other occupants of the Armory.

Permission to proceed with the project was not required since the project budget does not exceed $1,000,000.

Project Budget

Construction Costs	$ 226,850
Professional Fees	29,800
Movable Equipment	65,850
Contingencies	14,680
TOTAL	$ 337,180

Fire Safety Improvements—FY 2001
Source of Funds: Building Repair Funds

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 500,000	Feb. 2001	Requested

This project would include the installation of smoke detection, fire alarm, and sprinkler systems, fire doors and door hardware, and fire-rated materials in various campus buildings. The project would also address egress issues. The total project would consist of many individual components, each with a budget of less than $250,000.

Permission to proceed with the project was not required since the project budget does not exceed $1,000,000.

Project Budget

Construction Costs	$ 379,800
Professional Fees	74,000
Contingencies	46,200
TOTAL	$ 500,000

The Knoll Renovations 2000
Source of Funds: ISU Foundation and Income from Treasurer's Temporary Investments

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 950,000	July 2000	Approved
Architectural Agreement—Schematic Design through Construction (Baldwin White Architects)	129,900	July 2000	Approved
Revised Project Budget	1,500,000	Dec. 2000	Approved
Architectural Amendment #1 (Baldwin White Architects)	39,500	Feb. 2001	Requested

The University requests approval of Amendment #1 in the amount of $39,500 to the agreement with Baldwin White Architects. The amendment would provide compensation for the additional design services associated with the correction of various infrastructure deficiencies which were incorporated into the expanded project scope and revised project budget previously approved. In addition, the amendment would provide compensation for increased reimbursable expenses for the printing and distribution of additional bidding documents due to a high level of interest in the project.

Knapp/Storms/Wallace/Wilson Pre-Cast Concrete Façade Panel Maintenance
Source of Funds: Dormitory System Surplus Funds

Project Summary	Amount	Date	Board Action
Project Description and Total Budget	$ 1,500,000	June 2000	Approved
Engineering Agreement (Construction Technology Laboratories)	213,000	June 2000	Approved
Engineering Amendment #1	64,048	Feb. 2001	Requested

This project would provide various repairs to the exterior pre-cast concrete façade systems of the Knapp, Storms, Wallace and Wilson residence facilities. The University requests approval of Amendment #1 in the amount of $64,048 to the engineering agreement with Construction Technology Laboratories. The amendment would provide compensation for full-time construction site observation services rather than part-time services, as provided in the engineering agreement.

The additional services resulted from the decision to secure the façade of the four buildings with the use of mechanical anchors rather than drilling through the façade and spandrel beam to bolt the two together. The University determined that the use of mechanical anchors would be more cost-effective and less disruptive since it would not include the interior construction work that would be required with the drilling method. However, the use of mechanical anchors requires that each anchor be tested following installation. Therefore, full-time construction observation services would be provided by Construction Technology Laboratories who will conduct the testing.

* * * * * *

Included in the University's capital register for Board ratification are ten project budgets under $250,000, two amendments approved by the University in accordance with Board procedures, four construction contracts awarded by the Executive Director, the acceptance of nine completed construction contracts, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

Sheila Lodge

Approved: Frank J. Stork

sl/h:(bf)/01FebDoc/FeblSUb1.doc