

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE INDOOR MULTIPURPOSE USE AND TRAINING FACILITY PROJECT WILL BE MADE AT THE JULY BOARD MEETING

ISU B-1

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of June 21, 2002, Through July 18, 2002
Date: July 8, 2002

Recommended Action:

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

Executive Summary:

Requested Approvals

Schematic design and project description and budget (\$8,721,800) for the **Indoor Multipurpose Use and Training Facility** project which would construct a training and practice facility near Jack Trice Stadium for use by varsity football and other field-sports programs (see page 2).

- The Athletic Department is continuing its fund raising efforts to incorporate additional features into the facility at a future date to accommodate its use for large, multi-purpose events.
- The schematic design booklet is included with the Board's docket materials.

Architectural agreement with Neumann Monson Architects, Iowa City, Iowa (\$128,823) for the **University Family Housing Community Center** project which would construct a replacement facility to house various student service functions for the University Village residential neighborhood (see page 6).

Background and Analysis:

Indoor Multipurpose Use and Training Facility

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Architectural Agreement—Pre-Design Through Construction Phase Design Services (RDG Sports, Des Moines, IA)	\$ 678,650	May 2002	Approved
Program Statement		June 2002	Approved
Schematic Design		July 2002	Requested
Project Description and Total Budget	8,721,800	July 2002	Requested

Background	<p>Iowa State University wishes to construct an indoor multipurpose use, training and practice facility for use by varsity football and other field-sports programs.</p> <p>The facility may be expanded at a future date, subject to the availability of funding, to also accommodate a number of large University, student, community, and state activities.</p>
Project Site	<p>The facility would be constructed in the proximity of Jack Trice Stadium over the existing artificial turf practice field.</p>
Schematic Design	<p>The following are highlights of the exterior design:</p> <p>The building exterior has been designed to minimize the visual impact of the space and to be compatible with existing building forms in the stadium complex and adjacent residential neighborhood.</p> <p>The facility would be constructed of pre-cast concrete panels to provide a visual link to the concrete structures of the Jacobson-Olson complex, Jack Trice Stadium, and the ISU Center.</p>

The building features a metal roof system supported by an exterior steel super-truss structure that spans the length of the building from north to south.

- Placement of the super-truss structure on the building exterior, rather than utilizing interior structural support, reduces the overall height and scale of the building.
- The metal roofing system was selected to provide a visual tie to the Jacobson Building, to accommodate the slope of the roof structure, and for its durability, life expectancy (approximately 20 years), and cost-effectiveness.

The building height slopes from 37 feet at the north end to 66 feet at mid-field, and decreases slightly to 60 feet at the south end.

- The sloped design would meet the minimum kicking height clearance of 60 feet for the south half of the field, while minimizing the visual impact of the large volume of space.

The following are highlights of the **interior design**:

The facility would be constructed over the existing artificial turf practice field and safety zones.

The west wall and four corners would include large overhead doors to provide access to and from the facility.

Clerestory windows along the east and west walls would provide natural lighting into the space.

The building's support spaces would be located on the perimeter of the structure.

- The main building entry, restrooms, and office areas would be located near the southeast corner; a storage area would be located along the south wall.

Future Expansion The Athletic Department is continuing its fund raising efforts to incorporate a portable flooring system, additional restrooms and storage areas, and possibly air conditioning, to increase the uses of the facility.

- The additional restroom and storage areas would be constructed along the building perimeter similar to the support spaces in the schematic design to be presented.

In the short-term, the facility could be converted for large events with the use of temporary flooring, restrooms, or an air conditioning system, to be rented and financed by the prospective users.

Project Schedule The University plans to begin construction in December 2002 for substantial completion in November 2003.

Anticipated Funding The University reports that the ISU Foundation and the Athletic Department have adequate pledges to support the financing of the facility, with the pledges being paid over a number of years.

It is anticipated that the Foundation will undertake the financing of the facility on behalf of the University to qualify for federal tax-exempt financing; further information will be provided in the fall.

Project Budget

Construction Cost	\$ 7,332,310
Professional Fees	1,191,100
Contingency	<u>198,390</u>
TOTAL	<u>\$ 8,721,800</u>

Additional Information Annual operating costs for the facility are estimated at approximately \$100,000, to be funded by the athletic budget and event user fees.

The following table compares the square footages included in the schematic design with the square footages included in the program approved by the Board in June 2002.

Detailed Building Program

	<u>Building Program</u>		<u>Schematic Design</u>		
Training Facilities					
Practice Field	57,600		57,600		
Safety Zones	30,400	88,000	30,400	88,000	nsf
Building Operations					
Building Entry	300		300		
Storage	500		500		
Office	150		150		
Janitor's Closet	100		100		
Mechanical/Electrical	600	1,650	600	1,650	nsf
Restrooms					
Men's Restroom	200		200		
Women's Restroom	200	<u>400</u>	200	<u>400</u>	nsf
Future Needs*					
Storage					
Additional Restrooms					
Serving Kitchen					
Loading Dock					
Total		90,050		90,050	nsf
Total Gross Square Feet		92,000		92,000	gsf
Net-to-Gross Ratio = 98 percent					

* Square Footage To Be Determined

University Family Housing Community Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Project Description and Total Budget	\$ 1,800,000	April 2002	Approved
Architectural Agreement (Neumann Monson Architects, Iowa City, IA)	128,823	July 2002	Requested

Background This project would construct a community center to serve the University Village (family housing) residential neighborhood located on the University's north campus.

The approximately 9,000 gross square foot facility would house program areas for students and their families, including a retail grocery store, meeting and office areas, student lounges, a kitchenette, and a fitness center.

- The majority of these functions are currently housed in 100 University Village, which will be remodeled to serve as the North Campus Child Care Facility.
- The retail grocery store would replace the current Pammel Grocery, which will be demolished.

Design Services Expressions of interest to provide design services for the project were received from 13 firms.

Three firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

The University recommends the selection of Neumann Monson, Iowa City, Iowa, to provide design services for the project.

The firm was selected based on its strong experience on university housing renovation projects, its understanding of the key issues related to this project, and its team approach and enthusiasm.

The architectural agreement with Neumann Monson would provide full design services for a fee of \$128,823, including reimbursables.

Included in the University's capital register for Board ratification are six project budgets under \$250,000, four construction contracts awarded by the Executive Director, the acceptance of one completed construction contract, and one final report. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.


Sheila Lodge

Approved: 
Gregory S. Nichols