

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE BUCHANAN HALL RENOVATION PROJECT WILL BE MADE AT THE JUNE 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 May 17, 2002, Through June 20, 2002

**Date:** June 10, 2002

---

**Recommended Action:**

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

---

**Executive Summary:**

Requested  
Approvals

Permission to proceed with project planning:

**Structured Parking—East Parking Deck** project which would construct a single-level parking deck over an existing parking lot located near the site of the Gerdin Business Building (see page 3).

**Durham Center—First Floor Remodeling** project which would upgrade computer laboratories in the building to provide more interactive learning environments consistent with modern instructional techniques (see page 4).

Program statement for the **Indoor Multipurpose Use and Training Facility** project which would construct a facility near Jack Trice Stadium to provide additional space to accommodate a number of University and community activities, including athletic programs (see page 5).

- Use of the facility for large events, such as job fairs, convocations and graduations, and Veishea events, would require the use of a portable flooring system, the cost of which is not included in the estimated project cost of \$9 million.
- The use of the facility for large events would also require the use of portable restroom facilities.
- The facility would not be air conditioned, and would be maintained at lower temperatures during the winter months.

Schematic design and revised budget (\$9,230,000) for the **Buchanan Hall Renovation** project which would convert the facility for occupancy primarily by upper level undergraduate students, construct new accessible entrance additions, correct deferred maintenance items and provide aesthetic improvements (see page 8).

- The schematic design booklets are included with the Board's docket materials.
- The revised budget reflects an increased project scope to include the installation of new fire safety, mechanical, and telecommunications systems, and a standing seam metal roof on the north entrance addition.

Project descriptions and budgets:

**Union Drive—Suite Building 2** project (\$16,304,000) which would construct the second of three suite-style residence facilities for the Union Drive Neighborhood (see page 13).

**MacKay Hall—Food Science and Human Nutrition Laboratory Renovation—Phase 3** project (\$1,100,000) which would complete the upgrade of the laboratory areas to provide modern instructional facilities (see page 16).

Project description and budget (\$412,200) and engineering agreement with KJWW Engineering Consultants, Des Moines, Iowa (\$40,750) for the **Town Engineering—Upgrade Building Ventilation System** project which would relocate the outside air intakes for the building (see page 17).

Revised project budget (\$18,498,000) and architectural Amendment #4 (\$56,135) with Brooks Borg and Skiles, Des Moines, Iowa, to finish the remainder of the lower level of the **Roy J. Carver Co-Laboratory** project, and construction Change Order #1 (up to \$55,000) for corridor and other building improvements required by the State Fire Marshal (see page 19).

Revised project budgets:

**Hamilton Hall Renovation** project (\$2,150,000) for an increased project scope to include the installation of a fire sprinkler system for the building (see page 22).

**Utilities Infrastructure—College of Business Building** project (\$821,000) for an increased project scope to include the installation of the steam service equipment for the Gerdin Business Building with the construction contract to extend steam service to the building site (see page 23).

Board ratification of a revised project budget for the **Utilities—Power Plant—Ash Silo Replacement** project (\$2,150,000) which was approved by the Executive Director to allow award of the construction contract (see page 25).

Architectural Amendment #4 (\$45,600) with Architects Smith Metzger, Des Moines, Iowa, for the **Reiman Gardens—Conservatory** project which would provide compensation for testing services, review of kitchen modifications, and additional construction meetings (see page 26).

---

**Background and Analysis:**

**Structured Parking—East Parking Deck**

Project Summary

|                       | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|-----------------------|---------------|-------------|---------------------|
| Permission to Proceed |               | June 2002   | Requested           |

---

Background

Several University parking studies undertaken in recent years have identified a shortage of parking spaces on the core campus to serve faculty and staff, students and visitors.

- The University's long-range campus parking plan includes construction of a new single-level parking deck and a multi-level parking structure on the central campus, and expansion of parking at Jack Trice Stadium.

Construction of the Gerdin Business Building in the southeast area of the central campus will further increase parking demand in the core campus area.

|                     |  |
|---------------------|--|
| Project Scope       | <p>The scope includes:</p> <p>Construction of a one level, pre-cast concrete parking deck over the existing parking lot 50B, which is located at the southeast corner of Knoll Road and Union Drive and east of the site of the Gerdin Business Building. (See Attachment A for map.)</p> <p>The facility will provide approximately 200 new parking stalls while maintaining the existing parking area on the ground level.</p> |
| Anticipated Cost    | \$2,500,000 to \$3,000,000   |
| Anticipated Funding | Parking System Revenue Bonds. (A portion of the proceeds from the May 2002 bond sale will finance this project.)   |

**Durham Center—First Floor Remodeling**

Project Summary

|                       | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|-----------------------|---------------|-------------|---------------------|
| Permission to Proceed |               | June 2002   | Requested           |

|               |   |
|---------------|---|
| Background    | <p>The Durham Center, constructed in 1989, houses the department of Academic Information Technologies; the building is located west of the Parks Library and north of Marston Hall. (See Attachment B for map.)</p> <p>The computer laboratories in the Durham Center were designed to maximize the number of computers in the spaces by placing the computer stations in narrow rows.</p> <p>However, changes in technology and the delivery of academic information, and the need for more interactive learning environments, have made the existing computer laboratories nearly obsolete.</p>                                       |
| Project Scope | <p>The project would develop collaborative computer centers which would provide relaxed learning environments to foster interactive learning and greater collaboration between students and faculty, and with outside guests or vendors.</p> <ul style="list-style-type: none"> <li>• The centers would consist of multipurpose spaces with movable furniture and easily accessible technology (wireless or flexible hardwired computer connections) to facilitate interactive learning.</li> </ul> <p>The initial project would include remodeling of a 10,100 square foot computer laboratory on the first floor of the building.</p> |

The Solutions Center and Microprocessor Product Center would be relocated from the northwest corner of the first floor of the building to a central area on the first floor; this would allow the space vacated by the Centers to be developed into a second collaborative computing center.

The project also includes the possible development of a work/conferencing area.

Anticipated Cost     \$2,000,000.

Anticipated Funding     Private Giving and Income from Treasurer's Temporary Investments.

**Indoor Multipurpose Use and Training Facility**

Project Summary

|  | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Permission to Proceed  |               | Jan. 2002   | Approved            |
| Architectural Agreement—Pre-Design<br>Through Construction Phase Design Services<br>(RDG Sports, Des Moines, IA) | \$ 678,650    | May 2002    | Approved            |
| Program Statement  |               | June 2002   | Requested           |

**Background**     Iowa State University wishes to construct an indoor multipurpose use, training and practice facility for use by a number of University, student, community, and state activities, including varsity football and other field-sports programs.

**Project Site**     It is anticipated that the facility would be constructed in the proximity of Jack Trice Stadium over the existing artificial turf practice field.

Building Program    The building program includes:

Regulation-size NCAA football field with artificial turf, and appropriate safety zones beyond the side and end lines for full team practices and training.

- The football field would be used by University field sports programs including varsity football, soccer, softball, and field hockey, and summer sports camps.
- The field would also be used for non-University athletic events including the Iowa Games, Special Olympics, and Shrine Bowl.
- The facility would also accommodate pre- and post-game events for up to 6,000 people, job fairs, convocations and graduations, and Veishea and Cyclone Club events.
  - The large events would require the use of a portable flooring system to protect the artificial turf.
  - The flooring system is not included in the estimated project cost of \$9 million.

Men's and women's restrooms of approximately 200 square feet each.

- The small restroom areas could only accommodate the use of the facility for the University field sports programs.
- The use of the facility for large events would require temporary restroom facilities.

The facility would not be air conditioned, and would be maintained at lower temperatures during the winter months.

Future needs identified for the facility include additional restroom facilities and storage space, a loading dock, and kitchen.

Anticipated Cost/  
Funding

The estimated project cost is approximately \$9 million, with funding from private gifts.

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.

Detailed Building Program

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

---

**Buchanan Hall Renovation**

Project Summary

|  | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Agreement for Feasibility Study<br>(Wells Woodburn O’Neil, West Des Moines, IA)                        | \$ 64,600     | June 2000   | Approved            |
| Permission to Proceed  |               | Dec. 2000   | Approved            |
| Project Description and Total Budget   | 8,050,000     | April 2002  | Approved            |
| Architectural Agreement—Pre-Design<br>Through Construction<br>(The Durrant Group, West Des Moines, IA) | 740,950       | April 2002  | Approved            |
| Program Statement  |               | June 2002   | Requested           |
| Schematic Design   |               | June 2002   | Requested           |
| Revised Project Budget   | 9,230,000     | June 2002   | Requested           |

**Background** Buchanan Hall is a 93,739 square foot high-rise residential facility constructed in 1964 and located south of the main campus near Lincoln Way and Ash Avenue. (See Attachment C for map.)

During fall 2001, the residence hall housed 258 graduate students in suite-style rooms that share a common bathroom; the total design occupancy of the facility is 390 students.

- The University reports that the number of graduate students wishing to live in Buchanan Hall has been decreasing over the past several years.

A feasibility study was undertaken to recommend modifications to Buchanan Hall in response to changing student needs, to improve program space to enrich the student learning and living experience, and to provide a more attractive residential facility.

**Project Scope** The renovation would convert Buchanan Hall for occupancy primarily by upper level undergraduate students (although it would remain available for occupancy by graduate students) in response to the need for additional alternative style, on-campus undergraduate housing.

The project would remodel the existing facility and construct new space to provide student interaction areas consistent with the University’s mission to support undergraduate living learning environments in the residence halls.

The project would relocate support areas into the building core to increase the occupancy of the residence hall by 23 beds.

The project would construct new kitchenette areas and reconstruct the bathroom areas in each student room with new toilet and shower facilities.

The project would also construct new accessible entrance additions, correct deferred maintenance items, and improve the aesthetics of the building.

Included would be the replacement of elevators and windows, installation of new heating, cooling, sprinkler and communication systems, upgrade of mechanical and electrical systems, replacement of furnishings, and repair of the exterior brick façade.

## Schematic Design

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

### First Floor (lower level)

- 14 single and six double rooms, and a lounge area, located in the west wing (an increase of two single rooms).
- A computer laboratory and laundry area located in the south wing.
- South wing area for future development of additional student interaction areas.

### Second Floor (entry level)

- 25 single and 16 double rooms, and two lounge areas, located in the west and south wings (an increase of one single room).
- The front desk and post office areas would be centrally located to the west of the building lobby.
- The remodeled lobby area would provide circulation and aesthetic improvements.
- The new north entrance addition would provide a commons area to support student interaction and learning, a kitchen, and an expanded, accessible entry area into the building.
- The new south entrance addition near the building lobby would also provide an expanded, accessible entry area into the building.

### Third and Fourth Floors

- A total of 58 single and 44 double rooms located in the west and south wings of the two floors (a decrease of 10 single rooms and an increase of 8 double rooms).
- Two lounges and a kitchen area would be centrally located between the two wings.

### Fifth Through Ninth Floors

- A total of 60 single and 60 double rooms in the east wing of the five floors (a decrease of 10 single rooms and an increase of 10 double rooms).
- Two lounges and a kitchen area would be located to the west of this wing.

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

- North and south building entrance additions would be constructed of glass and brick consistent with the existing building materials.
- The north addition would include a sloped, standing seam metal roof.
  - The roof design and materials were selected to bring additional prominence to the north entrance.
  - The metal roofing material was also selected for its cost effectiveness over the life of the material. (The estimated life expectancy is approximately 50 years.)

Detailed Building Program

First Floor

|   |              |        |     |
|---|--------------|--------|-----|
| Student Rooms   | 4,203        |        |     |
| Future Student Interaction Areas                            | 1,926        |        |     |
| Laundry Room  | 600          |        |     |
| Lounge  | 300          |        |     |
| Computer Laboratory   | 270          |        |     |
| Other (maintenance, mechanical/<br>electrical, circulation) | <u>4,329</u> | 11,628 | nsf |

Second Floor

|                                |              |        |     |
|--------------------------------|--------------|--------|-----|
| Student Rooms                  | 7,607        |        |     |
| North Entrance Addition        | 2,665        |        |     |
| Front Desk/Post Office         | 1,027        |        |     |
| South Entrance Addition        | 964          |        |     |
| Lounges (2)                    | 612          |        |     |
| Other (restrooms, circulation) | <u>1,097</u> | 13,972 | nsf |

Third and Fourth Floors (10,778 sf each)

|                     |              |        |     |
|---------------------|--------------|--------|-----|
| Student Rooms       | 19,128       |        |     |
| Lounges (2)         | 576          |        |     |
| Kitchen             | 192          |        |     |
| Other (circulation) | <u>1,660</u> | 21,556 | nsf |

Fifth through Ninth Floors (5,764 sf each)

|                     |              |        |     |
|---------------------|--------------|--------|-----|
| Student Rooms       | 22,820       |        |     |
| Lounges (2)         | 1,440        |        |     |
| Kitchen             | 480          |        |     |
| Other (circulation) | <u>4,080</u> | 28,820 | nsf |

Penthouse 918 nsf

Total Project Area 76,894 nsf

Project Schedule    The University plans to begin the work in the summer of 2002 for completion by the fall 2003 semester.

- The residence hall will be vacated during the renovation project.

Revised Budget    The revised budget of \$9,230,000, an increase of \$1,180,000, will provide for an increase in the project scope to include the installation of a fire sprinkler system, replacement of the domestic water piping and telecommunications systems, installation of a new cooling system, and installation of a standing seam metal roof on the north entrance addition.

Funding                      Residence System Funds.

Project Budget

|                    | Initial<br>Budget<br><u>April 2002</u> | Revised<br>Budget<br><u>June 2002</u> |
|--------------------|--|---------------------------------------|
| Construction Costs | \$ 6,520,670                           | \$ 7,604,070                          |
| Professional Fees  | 883,850                                | 911,350                               |
| Movable Equipment  | 400,000                                | 450,000                               |
| Contingency        | <u>245,480</u>                         | <u>264,580</u>                        |
| TOTAL              | <u>\$ 8,050,000</u>                    | <u>\$ 9,230,000</u>                   |

---

**Union Drive Neighborhood**

Project Summary

|   | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed   |               | Feb. 1999   | Approved            |
| Agreement for Validation of Master Plan,<br>Development of Building Program and<br>Schematic Design<br>(Baldwin White Architects, Des Moines, IA) | \$ 1,142,000  | July 1999   | Approved            |
| <u>Suite Building 1 and Utility Infrastructure</u>  |               |             |                     |
| Design Development through Construction—<br>Suite Building 1<br>(Baldwin White Architects)  | 1,070,000     | Nov. 2000   | Approved            |
| Engineering Agreement—Utility Infrastructure<br>(Baldwin White Architects)  | 544,500       | Nov. 2000   | Approved            |
| Program Statement and Design Documents  |               | Dec. 2000   | Approved            |
| Project Description and Total Budget  | 23,716,200    | Dec. 2000   | Approved            |
| Construction Contract Award—<br>(Henkel Construction Company)   | 16,447,400    | March 2001  | Ratified            |
| Architectural Amendment #1<br>(Baldwin White Architects)  | 55,592        | Jan. 2002   | Approved            |
| <u>Community Center</u>   |               |             |                     |
| Architectural Agreement<br>(Baldwin White Architects)   | 1,140,250     | Nov. 2000   | Approved            |
| Program Statement and Design Documents  |               | Dec. 2000   | Approved            |
| Project Description and Total Budget  | 15,000,000    | Dec. 2000   | Approved            |
| Revised Design Documents  |               | Oct. 2001   | Approved            |
| Revised Total Project Budget  | 15,440,000    | Oct. 2001   | Approved            |
| Architectural Amendment #1<br>(Baldwin White Architects)  | 250,000       | May 2001    | Approved            |
| Architectural Amendment #2<br>(Baldwin White Architects)  | 55,000        | April 2002  | Approved            |
| <u>Suite Building 2</u>   |               |             |                     |
| Permission to Proceed   |               | April 2002  | Deferred            |
| Permission to Proceed   |               | May 2002    | Approved            |
| Project Description and Total Budget  | 16,304,000    | June 2002   | Requested           |

**Background** Development of the Union Drive Neighborhood, as envisioned by the University, includes the construction of three suite-style residence halls, each housing 320 students, and a Community Center facility, in the southwest area of campus. Renovations to Friley Hall would also occur after completion of new construction.

The Phase 1 project includes:

- Suite Building 1, a four story, 320 bed suite-style residential facility of approximately 84,000 gross square feet.
  - The facility is currently under construction and is expected to be completed for occupancy by the fall 2002 semester.
- Community Center, a three-story facility of approximately 58,900 gross square feet featuring a multiple service point food service and dining area and community-centered program space to serve the needs of the Union Drive Neighborhood.
  - The University plans to begin construction of the facility in the summer of 2002; the estimated completion date is winter 2003.
- Extensive utility and infrastructure improvements to serve the new facilities in the area.

**Suite Building 2** The construction of Suite Building 2 is the first component of the Phase 2 project.

The project would construct a second, four-story, 320 bed suite-style residential facility of approximately 84,000 gross square feet.

- The residential suites would consist of two double occupancy bedrooms that share a common bathroom.
- The facility would also provide residential staff housing, dens, kitchenettes, study space, laundry rooms, trash rooms, and conference and computer rooms.

Suite Building 2 would be constructed on the site directly south of Suite Building 1. (See Attachment D for map.)

**Project Schedule** The University plans to begin construction of the facility in the spring of 2003; the estimated completion date is June 2004.

- The University reports that this schedule has been coordinated with the other Union Drive construction projects.
- Construction of the Community Center is expected to be essentially complete when construction of Suite Building 2 is initiated.

Funding                      Residence System Revenue Bonds.

Project Budget

|                   |                      |
|-------------------|----------------------|
| Construction Cost | \$ 13,104,700        |
| Professional Fees | 1,532,850            |
| Movable Equipment | 900,000              |
| Relocation        | 69,700               |
| Contingency       | <u>696,750</u>       |
| TOTAL             | <u>\$ 16,304,000</u> |

---

**MacKay Hall—Food Science and Human Nutrition Laboratory Renovation—Phase 3**

Project Summary

|                                      | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--------------------------------------|---------------|-------------|---------------------|
| Permission to Proceed                |               | May 2002    | Approved            |
| Project Description and Total Budget | \$ 1,100,000  | June 2002   | Requested           |

**Background** The University has undertaken the first two phases of work to upgrade the antiquated space in the Food Science and Human Nutrition Laboratory in MacKay Hall.

- The Laboratory is located in the west wing of MacKay Hall, which was constructed in 1911; the last major renovation of the building occurred in the 1950s.

Work has included the remodeling of two laboratories and associated support spaces, and the installation of new heating, ventilating and air conditioning systems, and kitchen and telecommunications equipment.

The improvements were based on a 1997 feasibility study which indicated the need to renovate the laboratory areas to provide modern, safe teaching facilities, utilizing state-of-the-art equipment and teaching technologies.

The University has been proceeding with the project in phases as funding has become available.

**Project Scope** The Phase 3 project, the final phase of the laboratory renovation, would remodel approximately 5,500 gross square feet of teaching, research and support space on the second floor of MacKay Hall, and install new heating, ventilation and air conditioning, and telecommunications equipment.

Project Budget

|                                |                            |
|--------------------------------|----------------------------|
| Construction Cost              | \$ 835,700                 |
| Professional Fees              | 210,000                    |
| Movable Equipment              | 30,500                     |
| Contingency                    | <u>23,800</u>              |
| <b>TOTAL</b>                   | <b><u>\$ 1,100,000</u></b> |
| Source of Funds:               |                            |
| Private Giving                 | \$ 886,995                 |
| General University Funds       | 204,652                    |
| Agriculture Experiment Station | <u>8,353</u>               |
| <b>TOTAL</b>                   | <b><u>\$ 1,100,000</u></b> |

**Town Engineering—Upgrade Building Ventilation System**

Project Summary

|  | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Project Description and Total Budget<br>Engineering Agreement—Pre-Design through<br>Construction Phase Services<br>(KJWW Engineering Consultants,<br>Des Moines, IA) | \$ 412,200    | June 2002   | Requested           |
|  | 40,750        | June 2002   | Requested           |

**Background** The outside air intakes of the Town Engineering building are located at the high and low penthouse roof levels, resulting in the transmission of exhaust chemicals through the building's heating, ventilating and air conditioning system.

The University Department of Environmental Health and Safety is requiring that all building exhaust ducts be discharged above the upper penthouse roof level.

**Project Scope** The project will modify and add exhaust ductwork for the existing and future fume hoods on the first floor of the building, which houses the Department of Civil and Construction Engineering.

Work will include installation of new exhaust ductwork and fans for the fume hoods, a main exhaust manifold, risers to the roof, and manifold exhaust fans.

The completed project will meet the University's Environmental Health and Safety guidelines for ventilation.

Design Services      The agreement with KJWW Engineering Consultants would provide full design services for a fixed fee of \$40,750, including reimbursables.

Additional Information      Permission to proceed with the project is not required since the project budget does not exceed \$1 million.

Project Budget

|                   |               |
|-------------------|---------------|
| Construction Cost | \$ 339,400    |
| Professional Fees | 61,700        |
| Contingency       | <u>11,100</u> |

|       |                   |
|-------|-------------------|
| TOTAL | <u>\$ 412,200</u> |
|-------|-------------------|

|   |                |
|---|----------------|
| Source of Funds:                              |                |
| Income from Treasurer's Temporary Investments | \$ 206,100     |
| Private Giving                                | <u>206,100</u> |

|       |                   |
|-------|-------------------|
| TOTAL | <u>\$ 412,200</u> |
|-------|-------------------|

---

**Roy J. Carver Co-Laboratory**

Project Summary

|   | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed   |               | Dec. 1999   | Approved            |
| Project Description and Total Budget  | \$ 7,000,000  | Dec. 1999   | Approved            |
| Architectural/Engineering Agreement—<br>Schematic Design & Site Planning<br>(Brooks Borg and Skiles)        | 150,000       | March 2000  | Approved            |
| Revised Project Budget  | 9,200,000     | June 2000   | Approved            |
| Architectural Amendment #1<br>(Brooks Borg and Skiles)  | 48,000        | June 2000   | Approved            |
| Program Statement   |               | July 2000   | Approved            |
| Schematic Design  |               | Oct. 2000   | Approved            |
| Revised Project Budget  | 9,500,000     | Oct. 2000   | Approved            |
| Architectural/Engineering Agreement—<br>Design Development through<br>Construction (Brooks Borg and Skiles) | 519,000       | Oct. 2000   | Approved            |
| Revised Project Budget  | 12,750,000    | May 2001    | Approved            |
| Architectural Amendment #1<br>(Brooks Borg and Skiles)  | 264,000       | June 2001   | Approved            |
| Construction Contract Award—General<br>Construction (HPC, L.L.C.)   | 7,570,000     | Oct. 2001   | Ratified            |
| Architectural Amendment #2<br>(Brooks Borg and Skiles)  | 36,840        | Nov. 2001   | Approved            |
| Architectural Amendment #3<br>(Brooks Borg and Skiles)  | 17,941        | March 2002  | Approved            |
| <u>Construction Contract Awards</u>   |               |             |                     |
| Electrical/Telecommunications Utility<br>Extensions (Meisner Electric)                                      | 382,443       | June 2002   | Ratification        |
| Mechanical Utility Extensions<br>(Ames Trenching and Excavating)  | 174,600       | June 2002   | Ratification        |
| Revised Project Budget  | 18,498,000    | June 2002   | Requested           |
| Architectural Amendment #4<br>(Brooks Borg and Skiles, Des Moines, IA)                                      | 56,135        | June 2002   | Requested           |
| Construction Change Order #1<br>(HPC, L.L.C.)   | 55,000 (est)  | June 2002   | Requested           |

Background

The Roy J. Carver Co-Laboratory will construct a new facility where scientists from Iowa State University, private industry, and the world can meet in a collaborative and interactive environment to conduct state-of-the-art plant research and address critical issues in plant science.

The co-laboratory would emphasize and promote interdisciplinary collaboration within the plant sciences and other core areas of the University.

The building, under construction in the northwest area of campus, includes state-of-the-art laboratories, research space for visiting scientists, and small laboratories for industry incubators.

The project has excluded the finishing of 4,500 square feet of space in the basement level due to budgetary considerations.

Revised Budget

The revised budget of \$18,498,000, an increase of \$5,748,000, reflects an increased project scope to finish the remainder of the basement level of the building to provide additional laboratory and laboratory support space, including research equipment, and office space.

The revised budget will also provide for the construction of a greenhouse (at a location to be determined), and additional parking stalls in an adjacent lot to replace those lost with construction of the building.

The additional funds would be provided by capital appropriations and the Plant Sciences Institute.

Project Budget

|  | Revised<br>Budget<br><u>May 2001</u> | Revised<br>Budget<br><u>June 2002</u> |
|--|--------------------------------------|---------------------------------------|
| Construction Costs                               | \$ 10,425,800                        | \$ 14,817,500                         |
| Professional Fees                                | 1,731,000                            | 2,346,900                             |
| Movable Equipment                                | 230,000                              | 350,000                               |
| Relocation                                       | 41,000                               | 55,000                                |
| Contingency                                      | <u>322,200</u>                       | <u>928,600</u>                        |
| <b>TOTAL</b>                                     | <b><u>\$ 12,750,000</u></b>          | <b><u>\$ 18,498,000</u></b>           |
| Source of Funds:                                 |                                      |                                       |
| Private Giving                                   | \$ 5,625,000                         | \$ 5,625,000                          |
| Plant Sciences Institute Funds                   | 3,215,000                            | 4,815,000                             |
| Capital Appropriations                           | 0                                    | 4,148,000                             |
| Land Sale Proceeds                               | 2,000,000                            | 2,000,000                             |
| Income from Treasurer's Temporary<br>Investments | 910,000                              | 910,000                               |
| Restricted Funds                                 | 750,000                              | 750,000                               |
| Agricultural Experiment Station                  | <u>250,000</u>                       | <u>250,000</u>                        |
|  | <b><u>\$ 12,750,000</u></b>          | <b><u>\$ 18,498,000</u></b>           |

Architectural Amendment      Amendment #4 (\$56,135) to the agreement with Brooks Borg and Skiles would provide the additional design fees for finishing the lower level space.

Construction Change Order      Change Order #1 (not to exceed \$55,000) to the construction contract would provide for corridor and other improvements required by the State Fire Marshal.

**Hamilton Hall Renovation**

| <u>Project Summary</u>  |               |             |                     |
|---|---------------|-------------|---------------------|
|   | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
| Permission to Proceed   |               | Nov. 2000   | Approved            |
| Architectural Agreement—Pre-Design and Schematic Design Services (OPN Architects, Cedar Rapids, IA)                                     | \$ 33,910     | May 2001    | Approved            |
| Program Statement   |               | Nov. 2001   | Approved            |
| Schematic Design  |               | Nov. 2001   | Approved            |
| Project Description and Total Budget Architectural Agreement—Design Development through Construction (OPN Architects, Cedar Rapids, IA) | 2,000,000     | Nov. 2001   | Approved            |
|   | 156,600       | Jan. 2002   | Approved            |
| Revised Project Budget  | 2,150,000     | June 2002   | Requested           |
| Construction Contract Award—Roof Repairs (R. L. Craft Company)  | 101,631       | June 2002   | Ratification        |

**Background** This project would provide improvements to Hamilton Hall, which houses the Greenlee School of Journalism and Communication, the Iowa State Daily, and the International Education Services Office.

The renovation project would provide spaces that respond to the changing learning environment and support a more collaborative and interactive style of teaching and learning, utilizing a multitude of media.

**Project Scope** The project would include:

- Remodeling of 7,997 net square feet of space on the first level, and 1,085 net square feet of space on the ground level.
- Replacement of the roof, repair of windows, and improvements to the brick masonry.
- Improvements to the building mechanical and electrical systems.

**Revised Budget** The revised budget of \$2,150,000, an increase of \$150,000, reflects an increased project scope to include the installation of a sprinkler system for the building in response to fire safety deficiencies identified by the State Fire Marshal and the University Department of Environmental Health and Safety.

The additional funds would be provided by Income from Treasurer's Temporary Investments.

Project Budget

|  | <u>Initial<br/>Budget<br/>Nov. 2001</u> | <u>Revised<br/>Budget<br/>June 2002</u> |
|--|---|---|
| Construction Costs                               | \$ 1,453,200                            | \$ 1,567,200                            |
| Professional Fees                                | 308,000                                 | 355,500                                 |
| Movable Equipment                                | 190,000                                 | 180,000                                 |
| Relocation                                       | 15,000                                  | 15,000                                  |
| Contingency                                      | <u>33,800</u>                           | <u>32,300</u>                           |
| <b>TOTAL</b>                                     | <b><u>\$ 2,000,000</u></b>              | <b><u>\$ 2,150,000</u></b>              |
| Source of Funds:                                 |   |   |
| Private Giving                                   | \$ 2,000,000                            | \$ 2,000,000                            |
| Income from Treasurer's Temporary<br>Investments | <u>0</u>                                | <u>150,000</u>                          |
| <b>TOTAL</b>                                     | <b><u>\$ 2,000,000</u></b>              | <b><u>\$ 2,150,000</u></b>              |

**Utilities Infrastructure—College of Business Building**

Project Summary

|  | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Project Budget and Total Budget<br>ISU Engineering Services (all design services<br>but high voltage electrical) | \$ 750,000    | July 2001   | Approved            |
| Construction Contract Award—<br>Steam Piping<br>(Manning-Seivert Mechanical Contractors)                         | 182,000       | March 2002  | Ratified            |
| Engineering Agreement—High Voltage<br>Electrical Service (Farris Engineering,<br>Omaha, NE/Urbandale, IA)        | 7,500         | March 2002  | Approved            |
| Revised Project Budget   | 821,000       | June 2002   | Requested           |

- 
- Background This project would extend utility services to the Gerdin Business Building site.
- Project Scope The project includes the installation of chilled water, natural gas, sanitary and storm water sewers, and electric and steam extensions.
- Revised Budget The revised budget of \$821,000, an increase of \$71,000, reflects an increased project scope to include the installation of the steam service equipment for the Gerdin Business Building.
- This work will be bid with the infrastructure work to extend steam service to the building site; therefore, funds for the construction contract will be provided from a single project budget.

Project Budget

|                                   | <u>Initial<br/>Budget<br/>July 2001</u> | <u>Revised<br/>Budget<br/>June 2002</u> |
|-----------------------------------|---|---|
| Construction Costs                | \$ 625,000                              | \$ 696,000                              |
| Professional Fees                 | 113,900                                 | 113,900                                 |
| Contingency                       | <u>11,100</u>                           | <u>11,100</u>                           |
| TOTAL                             | <u>\$ 750,000</u>                       | <u>\$ 821,000</u>                       |
| Source of Funds:                  |   |   |
| Utilities Infrastructure          | \$ 750,000                              | \$ 750,000                              |
| Facilities Overhead Use Allowance | <u>0</u>                                | <u>71,000</u>                           |
| TOTAL                             | <u>\$ 750,000</u>                       | <u>\$ 821,000</u>                       |

---

**Utilities—Power Plant—Ash Silo Replacement**

Project Summary

|  | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|--|---------------|-------------|---------------------|
| Permission to Proceed  |               | Nov. 2000   | Approved            |
| Project Description and Total Budget                                 | \$ 1,750,000  | Nov. 2000   | Approved            |
| Engineer Selection/Agreement<br>(Stanley Consultants, Muscatine, IA) | 182,000       | June 2001   | Approved            |
| Revised Project Budget   | 2,150,000     | June 2002   | Ratification*       |
| Construction Contract Award<br>(Story Construction Company)          | 1,088,000     | June 2002   | Ratification*       |

\* Approved by Executive Director in accordance with Board procedures.

---

|                |   |
|----------------|---|
| Background     | <p>The Power Plant stoker bottom ash silo contains equipment to load the ash, which is stored in the silo, into trucks for disposal or reuse.</p> <p>The existing silo, which was installed in 1948 and no longer has sufficient storage capacity, is constructed of clay tile, which is deteriorating and is beyond its useful life.</p> <p>As the Power Plant has been expanded to accommodate the University load growth, truck access has become very limited, causing all ash to be handled twice, thereby increasing operational costs and creating environmental problems resulting from the increase in ash dust.</p> |
| Project Scope  | <p>This project will replace the silo in a more accessible location, allowing ash to be loaded directly into trucks for disposal or reuse, minimizing dust.</p> <ul style="list-style-type: none"> <li>Once the new silo is operational, the existing silo will be demolished.</li> </ul>   |
| Revised Budget | <p>The revised budget of \$2,150,000, an increase of \$400,000, was approved by the Executive Director to allow award of the construction contract to the low bidder.</p>   |
| Funding        | <p>Utility Repair Funds.</p>  |

Project Budget

|                    | <u>Initial<br/>Budget<br/>Nov. 2000</u> | <u>Revised<br/>Budget<br/>June 2002</u> |
|--------------------|---|---|
| Construction Costs | \$ 1,460,900                            | \$ 1,816,000                            |
| Professional Fees  | 234,000                                 | 234,000                                 |
| Contingency        | <u>55,100</u>                           | <u>100,000</u>                          |
| <b>TOTAL</b>       | <b><u>\$ 1,750,000</u></b>              | <b><u>\$ 2,150,000</u></b>              |

**Reiman Gardens—Conservatory**

Project Summary

|   | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed   |               | March 1999  | Approved            |
| Project Description and Total Budget  | \$ 7,835,300  | July 1999   | Approved            |
| Architectural Agreement through<br>Schematic Design<br>(Architects Smith Metzger) | 739,740       | July 1999   | Approved            |
| Program Statement   |               | Nov. 1999   | Approved            |
| Schematic Design  |               | June 2000   | Approved            |
| Revised Project Budget  | 9,624,300     | June 2000   | Approved            |
| Architectural Amendment #1  | 97,790        | June 2000   | Approved            |
| Construction Contract Award<br>(Story Construction Company)                       | 7,778,000     | June 2001   | Ratified            |
| Revised Project Budget  | 9,901,300     | June 2001   | Approved            |
| Architectural Amendment #2  | 15,525        |             | Approved*           |
| Architectural Amendment #3  | 38,200        | July 2001   | Approved            |
| Revised Project Budget  | 10,168,300    | March 2002  | Approved            |
| Architectural Amendment #4  | 45,600        | June 2002   | Requested           |

\*Approved by the University in accordance with Board procedures.

---

|                         |   |
|-------------------------|---|
| Background              | <p>This project, which is under construction, will build a conservatory facility at the Reiman Gardens to support the University's multi-disciplinary academic programs and extension activities at the Gardens, particularly activities of the Department of Horticulture.</p> <p>The primary features of the facility include a glass structure garden conservatory area which will be used for permanent and rotating plant displays, growing greenhouses for plant production, a head house for preparation of plants for production and display, and a butterfly flight house and laboratory.</p> <p>The facility will also include an auditorium and multi-purpose room for educational and outreach activities, and a café/kitchen area and gift shop to serve visitors.</p> |
| Architectural Amendment | <p>Amendment #4 (\$45,600) to the agreement with Architects Smith Metzger would provide compensation for the following additional design services:</p> <ul style="list-style-type: none"><li>• Testing services in response to delays and unforeseen conditions during the construction phase of the project.</li><li>• Review of proposed kitchen modifications requested by the University. (The modifications will not be implemented based on this review.)</li><li>• Additional construction coordination meetings due to a revised construction schedule.</li></ul>   |
| Funding                 | <p>Private giving, Income from Treasurer's Temporary Investments, and the Department of Natural Resources.</p>  |

---

Included in the University's capital register for Board ratification are ten project budgets under \$250,000, one amendment approved by the University, five construction contracts awarded by the Executive Director, and the acceptance of two completed construction contracts. 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