

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE NORTH CAMPUS CHILD CARE FACILITY PROJECT WILL TAKE PLACE AT THE SEPTEMBER 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 July 20, 2001 through September 13, 2001

**Date:** August 30, 2001

**Recommended Action:**

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

**Executive Summary:**

Iowa State University requests approval of the schematic design and project description and budget (\$2,000,000) for the **North Campus Child Care Facility** project, which would remodel and add to an existing building to provide a modern child care facility in the University Village family housing community north of campus.

Representatives of the University and the project architects, InVision Architecture, will present the schematic design at the Board meeting. Booklets outlining the schematic design are included with the Board's docket materials.

The University presents for Board ratification a revised project budget (\$405,000) and construction contract award to Jensen Builders (\$289,100) for the **Iowa State Center—Parking Lot Bus Terminal** project, which were approved by the Executive Director to allow the University to complete the project in a timely manner.

The University requests Board approval of a revised project budget (\$275,000) for the **Utilities—Electrical System Improvements—FY 2001** project to expand the project scope to include additional electrical work and roadway improvements.

The University requests approval of Amendment #3 (\$14,000) to the agreement with VGI Design for the **College of Veterinary Medicine—Rooms 2146 and**

**2148, BL3 Laboratory Renovation** project for additional design services for specialized ventilation and isolation equipment required to meet National Institutes of Health requirements.

**Background and Analysis:**

North Campus Child Care Facility

Source of Funds: Income from Treasurer's Temporary Investments

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 2000	Approved
Architectural Agreement (InVision Architecture, Des Moines, IA)	\$ 163,200	Dec. 2000	Approved
Program Statement		March 2001	Approved
Schematic Design		Sept. 2001	Requested
Project Description and Total Budget	2,000,000	Sept. 2001	Requested

The development of a new child care facility in University Village and the relocation of programs from the aging facilities in West Pammel Court would improve the accessibility of child care services to the University community and provide a larger facility, with greater capacity, to meet the increasing demand for child care services.

The project would renovate and provide small additions to the existing 8,248 square foot building at 100 University Village, located at the northeast corner of the intersection of Stange Road and Bruner Drive, on the University's north campus. (A map indicating the project site is included as Attachment A.)

The University also considered construction of a new facility, but chose to renovate existing space, primarily due to cost savings. The University reports that 100 University Village, which was constructed in 1967, was the only facility available in the north campus area which could be converted to a child care facility. The building currently houses some administrative offices and maintenance shops for the Department of Residence; the University reports that these functions would be relocated to other campus locations.

### Site Plan

The facility is located at southwest corner of site. The majority of the remainder of site would include a 28,430 square foot fenced playground area with a variety of playground and natural elements. The site would also provide parking areas, a drop off/pick up area, and driveways. The existing pedestrian circulation around the site would be maintained and enhanced.

### Building Exterior

The building additions (2,906 square feet) would wrap the building on all sides and update the building exterior to give the child care facility an independent identity in the north campus area. The additions would be constructed to the west and south adjacent to Stange Road and Bruner Drive, and to the north and east adjacent to the playgrounds. The west and south additions would be taller to protect the exterior playgrounds from the street noise; the north and east additions would be shorter to relate more personally with the children.

The existing main entrance at the south would be retained. A new vestibule would be added to provide weather protection and allow separate controlled access to both the child care areas and the Center for Child Care Resources.

The existing roof would be removed due to its age and the need to connect the new roof areas over the additions. The new roof would consist of low-sloped areas constructed of a rubber membrane roofing material, and steeply-sloped areas constructed of asphalt shingles. The estimated life expectancy of the roofing materials is 20 years.

## Interior Design

The renovated facility would consist of 11,154 gross square feet (8,651 net square feet) and would include space for the child care areas, Child Care Resources, Comfort Zone (Sick Child Care Program), and the University Child Care Coordinator.

### Child Care Areas

The child care areas (6,089 net square feet) would include six age-specific rooms to house up to a total of 88 children. The child care rooms would be placed in chronological order along the east wall of the building, with the infant room located immediately adjacent to the reception/waiting area and the school age room at the far north end. The infant room would be directly accessible from the reception/waiting area, and the remaining areas would be accessible from the main building corridor.

The rooms would generally be open to one another to encourage interaction among the children and to facilitate supervision by the caregivers. The infant and pre-toddler rooms would be connected by shared kitchenette and diaper areas, the pre-toddler and toddler rooms would be connected with shared restroom facilities, and the pre-school and flex-care rooms would be connected through an interior doorway.

A total of eight toilet fixtures (six children's fixtures and two standard fixtures) would be included in the child care areas. There would be two shared children's toilet facilities for the pre-toddler and toddler rooms, two children's toilet facilities in the pre-school room, two children's toilet facilities in the flex-care room, and two standard toilet fixtures in the school age room. The restroom areas would also include one lavatory for each toilet fixture. The fixture counts exceed Iowa child care licensing requirements which specify at least one toilet fixture and one lavatory fixture for every 15 children.

The child care areas would be designed to provide a "homelike" environment, with rooms of different scale and activity levels to accommodate the wide range of the children's needs. All child care rooms would have visual and physical access to fenced exterior playgrounds east of the building.

The child care areas would be served by a multi-use center located adjacent to the main building corridor. This area would be used for motor skills development and would provide an indoor play area during inclement weather. A full-service kitchen and a storage area would be located adjacent to the multi-use center.

The child care reception area at the front entrance would be directly accessible to the office of the director of the child care center, the infant room, and the interior corridor that would serve all of the child care areas.

### Child Care Resources

The Child Care Resources program (1,047 net square feet), which works to increase the quality and quantity of child care in the area and provides child care referrals and other resources, would be located adjacent to main building entrance at the southwest corner. The space would house a combined reception area with four private staff offices and a lending library for child care-related materials. The area would be served by a separate entrance from the main entrance vestibule.

### Comfort Zone

The Comfort Zone program (668 net square feet), which would be located at the far end of the building corridor at the northwest corner, would provide a safe, monitored environment for the care of up to eight children who are too ill for the other child care areas. The self-contained area would have separate controlled interior and exterior entrances and its own mechanical and fresh air system, to prevent the spread of communicable diseases to other children.

The Comfort Zone would include sufficient space to allow sick children to rest and play quietly, an isolation room to separate children with readily communicable diseases, an office area for the storage of children's medical records, and support spaces (food preparation, storage and toilet facilities). This area would house one standard toilet fixture and one lavatory.

### Child Care Coordinator

The private office of the Child Care Coordinator (200 net square feet), who coordinates all programs and functions related to child care at the University, would be located in the southwest corner of the Child Care Resources area.

### Shared Support Areas

The child care facility would also provide a number of shared support spaces (647 net square feet) consisting of a conference/work room, a break/meeting room, restrooms and a laundry room. This would include one male and one female restroom facility each with one toilet fixture and one lavatory. The University has indicated that the fixture count is consistent with building code requirements based on the number of staff that are estimated to occupy the building (25 to 28 individuals).

These building support areas would be centrally located to the north of the Child Care Resources area and would be served by a secondary building corridor; this corridor can be accessed from the main corridor and from the Child Care Resources area.

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 March 2001.

	<u>Building Program</u>	<u>Schematic Design</u>		
<u>Child Care Areas</u>	3,720*			
Infant Room		544		
Pre-Toddler Room		595		
Toddler Room		537		
Pre-School Room		763		
Flex-Care Room		662		
School Age Room		811		
Multi-Use Center	520	630		
Children's Restrooms	210	421		
Kitchen	200	323		
Storage	165	181		
Reception/Waiting	300	455		
Director's Office	<u>150</u>	<u>167</u>		
Total		5,265	6,089	nsf
<u>Child Care Resources</u>				
Reception/Library	375	537		
Offices (4)	<u>480</u>	<u>510</u>		
Total		855	1,047	nsf
<u>Comfort Zone (Sick Child Care Program)</u>				
Main Room	240	351		
Office	120	74		
Isolation Room	80	70		
Storage	100	68		
Restroom	100	51		
Entry	50	41		
Food Preparation	<u>50</u>	<u>13</u>		
Total		740	668	nsf
<u>Child Care Coordinator</u>				
Office		150	200	nsf
<u>Shared Spaces</u>				
Conference/Work Room	240	252		
Break/Meeting Room	120	200		
Adult Restrooms (2)	100	136		
Laundry	<u>42</u>	<u>59</u>		
Total		502	647	nsf
Total Net Assignable Space		7,512	<b>8,651</b>	nsf
Total Gross Square Feet		10,742	<b>11,154</b>	gsf

**Net-to-Gross Ratio (Schematic)= 78%**

\* Not differentiated by area

The University plans to begin construction of the project in February 2002 for completion in December 2002. The proposed occupancy date is January 2003.

Project Budget

Construction Costs	\$ 1,625,210
Professional Fees	272,920
Movable Equipment	40,810
Relocation	5,110
Project Contingency	<u>55,950</u>
 TOTAL	 <u>\$ 2,000,000</u>

Iowa State Center—Parking Lot Bus Terminal

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Architectural Selection—Schematic Design through Construction	\$ 275,000	April 2000	Approved
Revised Project Budget	325,000	March 2001	Approved
Revised Project Budget	405,000	Sept. 2001	Ratification*
Construction Contract Award (Jensen Builders)	289,100	Sept. 2001	Ratification*

\* Approved by Executive Director in accordance with Board procedures

This project would construct a bus terminal at the Iowa State Center parking lot for use by student, faculty and staff commuters who travel to campus from the Iowa State Center commuter parking lot via the Cy-Ride bus system.

In August 2001, the University received Executive Director approval of a revised project budget in the amount of \$405,000, an increase of \$80,000. The revised budget was requested to allow award of the construction contract.

Two bids were received for the construction contract; the low bid exceeded the engineering estimate by approximately 31 percent and the construction budget by approximately 19 percent. The University requested Executive Director approval of the revised project budget and construction contract award to avoid any delays with the project. The revised budget includes additional funding from parking system revenues.

Project Budget

	<u>Revised Budget March 2001</u>	<u>Revised Budget Sept. 2001</u>
Construction Costs	\$ 247,200	\$ 312,600
Professional Fees	73,000	90,400
Contingency	<u>4,800</u>	<u>2,000</u>
TOTAL	<u>\$ 325,000</u>	<u>\$ 405,000</u>
Source of Funds:		
Parking System Revenues	\$ 200,000	\$ 280,000
Tuition Revenue Designated for Student Activities	<u>125,000</u>	<u>125,000</u>
TOTAL	<u>\$ 325,000</u>	<u>\$ 405,000</u>

Utilities—Electrical System Improvements—FY 2001

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 247,800	Dec. 2000	Not Required*
Engineering Agreement (Farris Engineering, Urbandale, IA)	20,700	Jan. 2001	Not Required*
Construction Contract Award (Nikkel and Associates)	182,000	June 2001	Not Required*
Revised Project Budget	275,000	Sept. 2001	Requested

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

This project will remove and replace obsolete electrical switches and relocate high voltage cables in the vicinity of the University Heating Plant. The University requests approval of a revised project budget in the amount of \$275,000, an increase of \$27,200. The project scope would be increased to include reconstruction and expansion of an existing underground electrical vault, and the repair of a section of deteriorated pavement on Wallace Road adjacent to the work site.

The revised budget includes increased funding from Utility Repair funds for the electrical vault and the addition of Institutional Roads funds for the roadway improvement.

Project Budget

	<u>Initial Budget Dec. 2000</u>	<u>Revised Budget Sept. 2001</u>
Construction Costs	\$ 207,800	\$ 230,000
Professional Fees	29,000	35,000
Contingency	<u>11,000</u>	<u>10,000</u>
TOTAL	<u>\$ 247,800</u>	<u>\$ 275,000</u>
Source of Funds:		
Utility Repair Funds	\$ 247,800	\$ 261,500
Institutional Roads Funds	<u>0</u>	<u>13,500</u>
TOTAL	<u>\$ 247,800</u>	<u>\$ 275,000</u>

College of Veterinary Medicine—Rooms 2146 and 2148 BL3 Laboratory Renovation

Source of Funds: General University Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Architectural Agreement (VGI Design, Des Moines, IA)	\$ 125,000	June 2000	Not Required*
Revised Project Budget	18,750	July 2000	Not Required*
Revised Project Budget	136,540	Feb. 2001	Not Required*
Revised Project Budget Architectural Amendments #1 and #2	283,000	June 2001	Approved
	3,881		Not Required*
Architectural Amendment #3	14,000	Sept. 2001	Requested

\* Approved by the Board Office and University consistent with Board procedures.

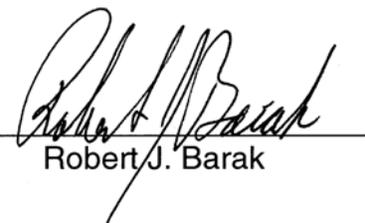
This project will renovate 500 square feet of laboratory space in the Veterinary Medicine facilities to meet National Institutes of Health guidelines for conducting research on Biosafety Level 3 (BL3) pathogens. The University requests approval of Amendment #3 in the amount of \$14,000 to the design agreement with VGI Design. The amendment would provide compensation for additional design services for the specialized ventilation and isolation equipment required to meet the requirements of a BL3 facility.

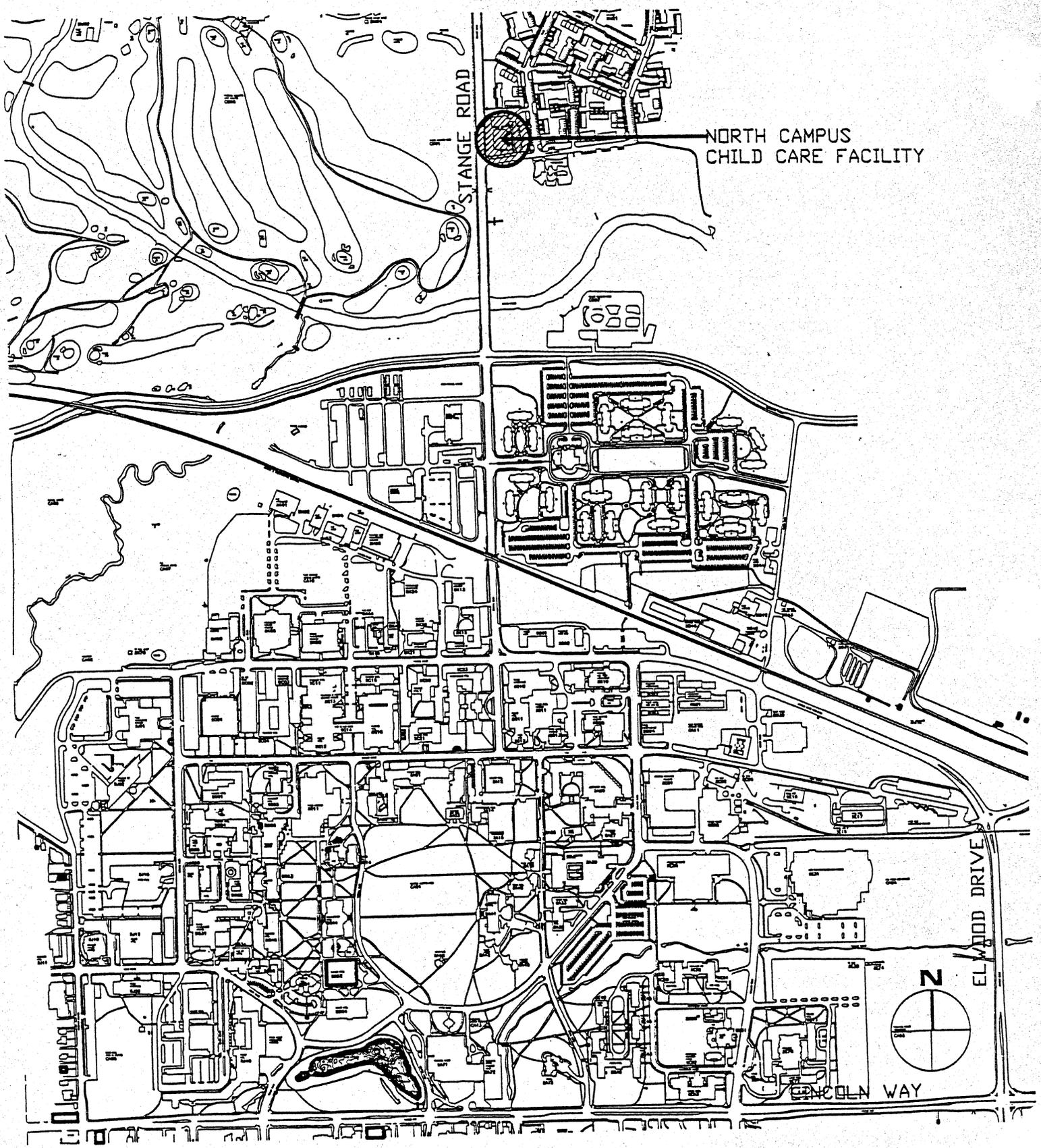
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Included in the University's capital register for Board ratification are 14 project budgets under \$250,000, two amendments to engineering agreements which were approved by the University in accordance with Board procedures, three construction contracts 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:

  
Robert J. Barak



REVISIONS:  	North Campus Child Care Facility	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT AMES, IOWA	DESIGNED BY:
DATE:		SCALE: 1" = 800'-0"
		REQUEST NO. SHEET NO. S1