

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board:

1. Ratification of the Executive Director's authorization to utilize the services of a construction manager (CM) and begin the selection process for a CM firm for the **College of Veterinary Medicine – Teaching Hospital and Diagnostic Laboratory Renovation** project.
2. Approval of the following actions for the **College of Design Addition** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the architectural selection process.

Executive Summary: In December 2005, the Executive Director authorized Iowa State University, subject to Board ratification, to utilize the services of a construction manager (CM) and begin the process for selection of a CM firm for the **College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation** project. Given the significant scope and complexity of the project, the University wishes to utilize a CM to serve as its agent in coordinating and managing multiple prime contractors to complete the work.

The use of a CM on this project is expected to provide many benefits, including expertise in construction means and methods, current material and labor costs, material availability, and industry workload, to optimize the balance between construction cost, quality and schedule. Additional anticipated benefits include the CM's ability to develop feasible and cost-effective phasing schemes, ensure construction continuity, maximize competition and participation of Iowa-based contractors, and manage and sequence the work for a fast-track completion. In addition, the University anticipates that the CM will have experience in the construction of animal or human health care and/or laboratory facilities.

The University expressed its wish to add the CM to the project team as soon as possible to maximize the CM's participation on the project. With approval to utilize a CM firm, the Executive Director authorized the University to proceed only with the advertisement for CM services; the University will proceed with interviews of the CM firms, contingent upon Board ratification of the Executive Director's action. The University anticipates that this action would allow its selection of the CM firm to be presented for Board consideration at the March meeting.

The **College of Design Addition** project would construct an addition of approximately 22,225 gross square feet to the College of Design facility. (A map indicating the location of the facility is included as Attachment B.) The addition would replace approximately 16,000 square feet of space in the Armory that houses instructional studios for the College. The University reports that the Armory space suffers from a number of deficiencies including partial height walls which do not provide adequate acoustical separation between the studios and other building occupants, insufficient security, and lack of adequate restroom facilities. The proposed addition would allow the College to integrate in one location its learning, discovery and engagement activities for improved interaction and collaboration, while providing a singular physical presence for the activities of the College.

The University anticipates that the estimated project cost of \$6.25 million would be funded by a combination of private gifts (\$3.75 million), Income from Treasurer’s Temporary Investments (\$2 million), and the College of Design annual budget reallocations (\$0.5 million). The detailed financial plan will be presented at the time that approval of the project description and budget is requested.

Details of Projects:

**College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory
Renovation – Phase 1**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Permission to Proceed Architectural Selection (InVision Architecture, Waterloo, IA/ ED2 International, San Francisco, CA)		Sept. 2003	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Approved
Approval of Negotiated Design Agreement— Programming and Master Planning Services (InVision Architecture, Waterloo, IA)	\$ 1,229,325	Jan. 2005	Not Required*
Phase 1 Project Description and Total Budget	51,050,000	Feb. 2005	Approved
Phase 1 Program Statement		Aug. 2005	Not Required*
Negotiated Design Agreement – Phase 1 Full Design Services (InVision Architecture, Waterloo, IA)	3,844,000	Sept. 2005	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2005	Received Report
Phase 1 Schematic Design		Nov. 2005	Approved
Revised (Reduced) Project Budget	48,050,000	Nov. 2005	Not Required**
Use of Construction Manager		Jan. 2006	Ratification*

* Approved by Executive Director in accordance with Board procedures

** Approved by University in accordance with Board procedures

The project would construct approximately 52,000 net square feet of new space, and renovate approximately 4,700 net square feet of existing space, for the Veterinary Teaching Hospital and Veterinary Diagnostic Laboratory. The project would provide modern academic facilities to ensure accreditation, respond to changing demands for the College's services (which include an increasing need for equine and large animal care, new veterinary hospital technologies, and response to infectious disease risks), and develop facilities that are biosecure. The Phase 1 project budget of \$48,050,000 includes \$38,750,000 from the sale of Academic Building Revenue Bonds (authorized by the 2004 General Assembly) and \$9,300,000 in private gifts.

College of Design Addition

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2006	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2006	Receive Report

The evaluation criteria for the project are included as Attachment A to this Agenda Item.

College of Design Addition
Evaluation Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan: The 2005-2010 College of Design strategic plan is based on many of the basic themes established when the College was founded in 1978. These original principles focused on interdisciplinary education and scholarship based upon strong disciplinary offerings, service to the university community and the people of the State of Iowa, and a special allegiance to the welfare of its students, staff and faculty. The College of Design Strategic plan relates directly to the content and structure of the 2005-2010 Iowa State University Strategic Plan.

The College plans: to secure national distinction as a strongly identifiable, unified academic community built upon the collegial interchange among the diverse strengths of its people and their professional design and art disciplines; to create distinguished scholarship by promoting discovery and innovation within its disciplines, selected cross-disciplinary concentrations, and advanced study; and to share its liberal and professional educational programs that will enhance the learning opportunities for the university community, professional constituencies, alumni and consumers of design everywhere, and to apply knowledge and talent to address the issues of social and economic development, environmental stewardship, community design, preservation and growth.

The addition to the Design Building will facilitate undergraduate learning by allowing all of the studios to be consolidated in one location, fostering a shared experience and increased sense of community for students, as well as providing spaces that better meet the instructional needs of the College.

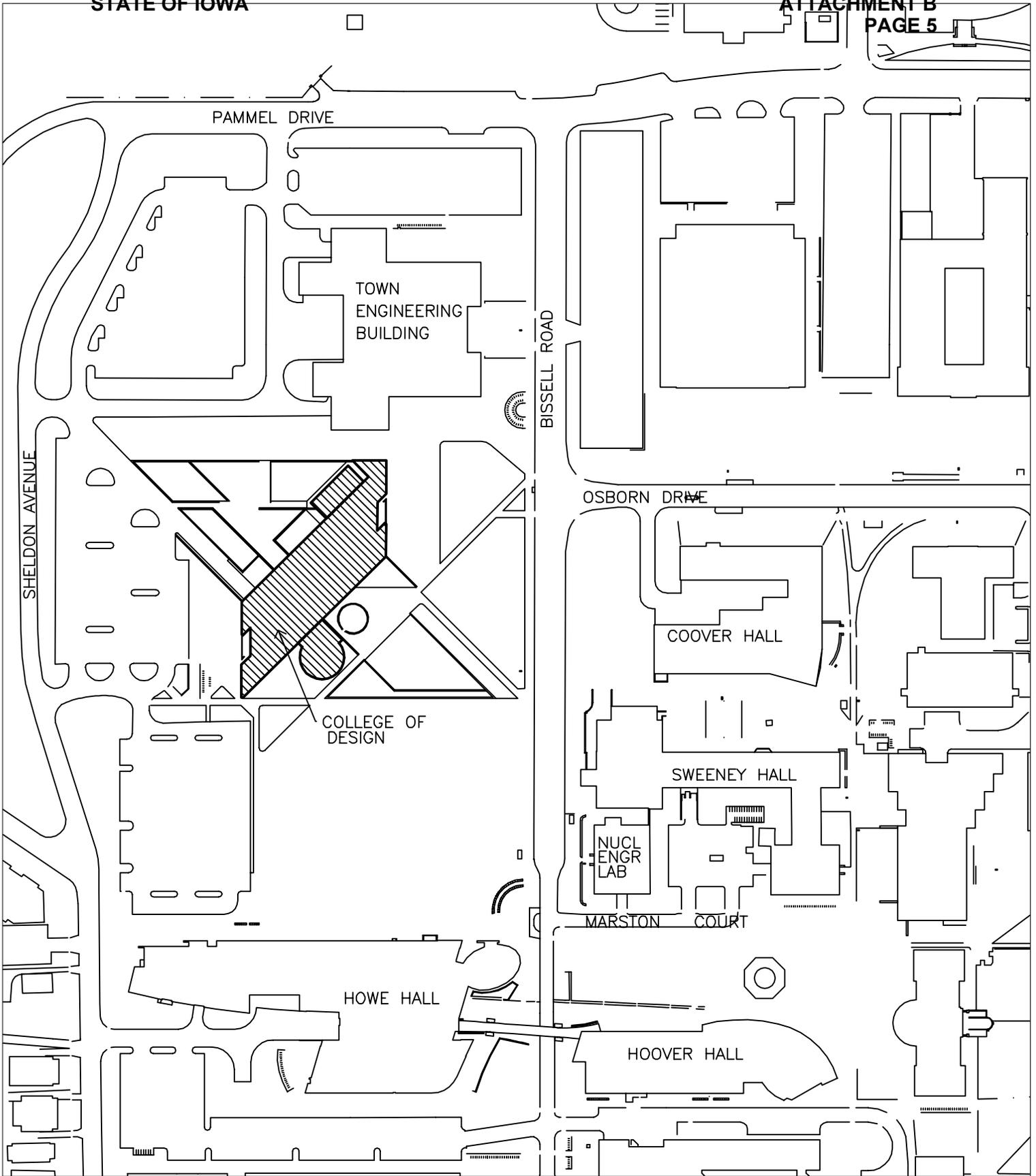
Other Alternatives Explored: The College of Design occupies 16,000 square feet of very poor quality space in the Armory. The College utilizes this space for undergraduate instructional studios. There is no space available for reallocation in the College of Design Building, nor is there any available space on campus adjacent to the Design Building that could be reallocated to the College's use. A building addition to the Design Building is the only feasible option to provide additional, updated, and adjacent space.

Impact on Other Facilities and Square Footage: This project proposes to build a 20,000 net square feet (22,225 gsf) addition to the College of Design building. The College will vacate the space they currently occupy in the Armory, making that space available for other uses.

Financial Resources for Construction Project: Total project cost is estimated to be \$6.25 Million. Funding will be provided through a combination of \$3.75M from private fundraising, \$2.0M from University TTI funds, and \$0.5M from the College of Design. Sufficient funds are available to pay for the project planning. The private fundraising is based upon fund raising feasibility studies. Depending upon the cash flow associated with gifts, the university may request short term financing, not to exceed 5 years for a portion of private funds, as well as the \$0.5 million commitment from the College operating budget. The detailed financial plan will be part of the Project Description and Budget that will be presented to the Board after further planning and private fund raising has been completed.

Financial Resources for Operations and Maintenance: Estimated increases to the operating and maintenance costs of the additional space are: custodial and routine maintenance, \$35,000; utilities, \$66,000; repair and replacement, \$60,000; other (grounds/mail/EHS/DPS), \$15,000; total, \$176,000.

External Forces: The addition, projected as "green architecture," will provide an excellent opportunity for the examination of sustainable design practice, an area of study in need of amplification within the design disciplines. This project is viewed as central to the success of on-going recruitment activities, particularly in regard to non-resident prospects who are comparing our facilities with those in surrounding states. The addition will provide space for a prototyping lab which will propel the College's strategic interests in developing a product design program within the College.



REVISIONS:		College of Design Addition 2006	APPROVED BY:
COMPLETED:			CHECKED BY:
ISSUED:			DESIGNED BY:
DATE: APRIL 16, 1993		FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY	SCALE: As Noted
		AMES, IOWA	REQUEST NO.
			SHEET NO. A101