

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the following actions for the **College of Design – Foundations Pavilion** project (formerly the **College of Design Addition**), a major capital project as defined by Board policy.

1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment B);
2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
3. Approve the schematic design and project description and budget (\$6,250,000) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary: The **College of Design – Foundations Pavilion** project would construct a two-story, 23,361 gross square foot addition on the north side of the existing College of Design building. (A map indicating the location of the addition is included as Attachment A.) The addition would primarily house instructional studio space. Currently, the College's instructional studios are located in 16,000 square feet of poor quality space in the Armory; this space does not provide adequate acoustical separation, security, and restroom facilities for the studio functions. The addition would allow the College to integrate in one location its learning, discovery and engagement activities for improved interaction and collaboration, with space that better meets its instructional needs, while providing a singular physical presence for the activities of the College. The project is also expected to improve the College's recruitment efforts. The schematic design book for the project is included with the Board's materials.

The University reports active involvement in the project by students in the College of Design. The University has met with classes from each discipline within the College and held open forums for student input into the schematic design, which is based on the building program prepared by the students. The University intends to continue student involvement in the project throughout the remaining design phases.

One goal of the project is to utilize the principles of sustainable design; this design philosophy seeks to maximize the quality of the building environment, and minimize or eliminate the negative impact to the natural environment. Accordingly, the addition has been designed to minimize its impact on the project site, the environment, and energy, water and resource consumption, and to maximize the use of renewable materials. The University reports that the project is providing an excellent demonstration of these environmental practices for the College's students, faculty and staff.

The project budget of \$6,250,000 would be funded by private giving (\$3,250,000), Income from Treasurer's Temporary Investments (\$2,500,000), and the College of Design (\$500,000).

Details of Project:

College of Design – Foundations Pavilion (formerly College of Design Addition)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 2006	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2006	Received Report
Architectural Agreement through Schematic Design (RDG Planning and Design, Des Moines, IA)	\$ 161,205	Oct. 2006	Not Required
Program Statement		Sept. 2006	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Feb. 2007	Requested
Schematic Design		Feb. 2007	Requested
Project Description and Total Budget	6,250,000	Feb. 2007	Requested

The building interior would feature a centrally located two-story flexible studio area, surrounded by instructional studios on both levels. Each level of the addition would link with corridors in the existing building and would be served by two existing nearby elevators. A prototyping lab would be located on the ground floor near the connection to the existing building; the University believes the inclusion of this lab would encourage development of a product design program within the College.

In an effort to achieve cost savings and retain program space, the University reports that the addition would be constructed without air conditioning (an estimated construction savings of \$250,000), since the studio spaces are not used in the summer. Instead, natural ventilation, and an evening ventilation cycle to exhaust large quantities of outside air through the building, would be used to provide cooling for the addition. However, the building would be constructed to accommodate the installation of air conditioning in the future, if necessitated by changes in the building usage.

The addition would be constructed of materials consistent with the existing College of Design building. It would feature silver or gray metal panels, exposed concrete, and aluminum-framed window areas to provide natural light into the building interior. The roof of the addition could be constructed of a “green” (vegetated) material, if additional funding is received for the project. The use of roof vegetation would lower cooling costs, extend the roof’s life expectancy, and reduce storm water discharge.

The construction project will require the removal of six trees from the project site. The University reports that these are not specimen trees and are too large to relocate to another campus site.

The University plans to begin construction in September 2007 for completion and occupancy in January 2009.

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

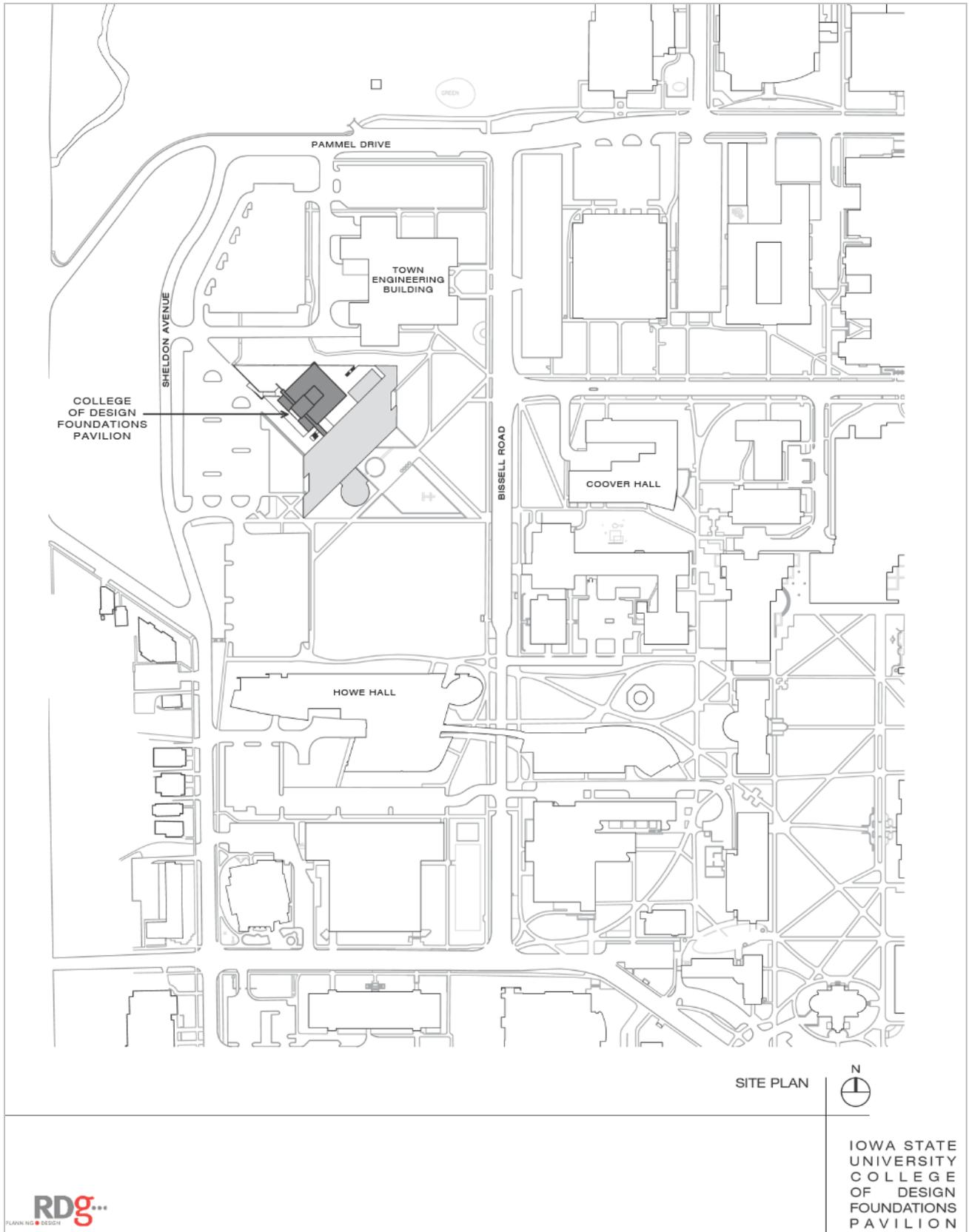
The square footages in the schematic design reflect a reduction of approximately 3,500 net square feet of space from the building program. The University reports that this reduction, which was the result of budget restrictions, minimizes the impact on the primary program areas.

Detailed Building Program

	<u>Program</u>	<u>Schematic</u>	
Instructional Studios (15)	11,520	10,995	
Flexible Studio	2,160	1,443	
Support Space	4,210	1,879	
Recycling Center	<u>150</u>	<u>216</u>	
Total Net Assignable Space	19,040	14,533	nsf
Anticipated Gross Square Feet	23,325	23,361	gsf
Anticipated Net-to-Gross Ratio = 62 percent (Schematic)			

Project Budget

Construction	\$ 4,940,560
Professional Fees	968,510
Movable Equipment	210,000
Contingencies	<u>130,930</u>
TOTAL	<u>\$ 6,250,000</u>
Source of Funds:	
Private Giving	\$ 3,250,000
Income from Treasurer's Temporary Investments	2,500,000
College of Design	<u>500,000</u>
TOTAL	<u>\$ 6,250,000</u>



College of Design – Foundations Pavilion
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.
- 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 14,533 net square feet (23,361 gsf) addition to the College of Design building. The College will vacate the space they currently occupy in the Armory. The current open studio spaces will be dismantled and the space returned to flexible open activity space for use by ROTC, Recreation Services, Student Affairs, and other university units.

Financial Resources for Construction Project: Total project cost is estimated to be \$6.25 Million. Funding will be provided through a combination of \$3.25M from private fundraising, \$2.5M from the University's Income from Treasurer's Temporary Investments funds, and \$0.5M from the College of Design.

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)	<u>15,000</u>
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.