

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of the project description and budget for the **College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements** project (\$4,405,000) and approval of a revised project budget (\$3,630,000) for the **Willow Hall-Fire Suppression System Installation and Exterior Improvements** project.

Executive Summary: The **College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements** project would renovate the HVAC (heating, ventilating and air conditioning) system for the Laboratory Animal Resources (LAR) Central Facility. The Central Facility occupies approximately 12,700 net square feet (21,200 gross square feet) in the College of Veterinary Medicine building. The facility is an essential element of the University's LAR Core and supports the research of more than 15 National Institutes of Health (NIH) funded scientists across campus, as well as programs funded by agencies such as the Department of Energy, United States Department of Agriculture, Centers for Disease Control, and private foundations.

Renovation of the HVAC system would include the addition of a new heating, ventilating and air conditioning system, independent of the current system that also serves offices and classrooms. The new system would provide humidification, improved filtering, and redundancy that the current system lacks. The proposed system would also include a new emergency generator, computerized controls and energy recovery equipment. The project budget of \$4,405,000 would be funded primarily by a National Institute of Health American Recovery and Reinvestment Act grant.

Presented for Board ratification is a revised project budget (\$3,630,000 an increase of \$780,000) for the **Willow Hall - Fire Suppression System Installation and Exterior Improvements** project. The project would install a fire suppression system throughout Willow Hall; install new energy efficient windows; and repair precast concrete wall panels. The project is being funded by Dormitory System Improvement Funds.

Details of the Projects:

College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2010	Approved
Selection of InVision Architecture (Waterloo, IA)		April 2010	Approved
Design Professional Agreement – InVision	\$ 430,000	Aug. 2010	Not Required*
Project Description and Total Budget	4,405,000	Feb. 2011	Requested

*Approved by Executive Director consistent with Board policies

The specific goals of the project are: the production of high-quality laboratory animal space, the development of facilities that optimize the recruitment and retention of NIH-supported researchers, and accreditation of the University’s Laboratory Animal Resources Core by the Association for the Assessment and Accreditation of Laboratory Animal Care (AAALAC).

The last major overhaul of the HVAC system in the 30 year-old Central Facility was in 1994. Although the building is structurally sound, the mechanical system is aged and energy inefficient. The Central Facility continues to meet USDA standards for animal housing. However, it has recently been cited by the Institutional Animal Care and Use Committee (IACUC) for reduced air flow, improper directional air flow, and low humidity deficiencies. In addition, an AAALAC pre-review last fall expressed concerns about air quality, the need for greater air exchange, and “excessive odors.”

Project Budget

Construction	\$3,465,480
Design, Inspection and Administration	831,920
Movable Equipment	5,000
Project Contingency	<u>102,600</u>
TOTAL	<u>\$4,405,000</u>
Source of Funds:	
National Institutes of Health (NIH) Grant (ARRA)	\$4,383,050
Vice President for Research and Economic Development	<u>21,950</u>
TOTAL FUNDS	<u>\$4,405,000</u>

Willow Hall-Fire Suppression System Installation and Exterior Improvements

Five bids for the project were received on December 2, 2010, with all bidders exceeding the engineer's estimate for the project. On December 17, 2010, Executive Director Donley approved the revised project budget to allow award of the construction contract. In addition to addressing the receipt of bids higher than anticipated, the revised project budget includes an increase in the scope of the work to modify the building mechanical systems. These approvals will allow the project to be substantially completed prior to the Fall 2011 semester.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$2,850,000	June 2010	Approved
Design Professional – Howard R. Green	226,000	June 2010	Not Required*
Construction Contract Award HPC, L.L.C. (Ames, IA)	\$2,490,000	Dec. 2010	Not Required*
Revised Project Description and Total Budget	\$3,630,000	Feb. 2011	Requested**

*Approved by the University consistent with Board policies

**Requested Board ratification of Executive Director action

Project Budget

	<u>June 2010 Initial Budget</u>	<u>Feb. 2011 Revised Budget</u>
Construction	\$2,329,250	\$3,088,500
Design, Inspection and Administration	423,620	461,900
Project Contingency	97,130	79,600
TOTAL	<u>\$2,850,000</u>	<u>\$3,630,000</u>

Source of Funds: Dormitory System Improvement Funds