

Contact: Joan Racki

**REGISTER OF IOWA STATE UNIVERSITY**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Actions Requested:** Consider approval of the project description and budget (\$12,000,000) for the **Friley Hall – Fire Safety Improvements - Install Fire Sprinkler System** project and a revised project budget (\$13,134,800) for **Curtiss Hall Renovation – Phase 1** project.

**Executive Summary:** The University requests approval of a project description and budget (\$12,000,000) for the **Friley Hall – Fire Safety Improvements - Install Fire Sprinkler System** project, which would install a new fire sprinkler system on all floors of Friley Hall, which currently houses more than 1,200 students. The project, which would be completed in four phases, would be funded by Dormitory System Improvement Funds (shown in Attachment A).

The University requests approval of a revised project budget of \$13,134,800, an increase of \$1,134,800 for the **Curtiss Hall Renovation – Phase 1** project. The budget increase, funded by University funds, would add to the project scope additional exterior window replacements and the installation of central cooling for approximately 5,400 square feet (shown in Attachment B).

**Details of the Projects:**

**Friley Hall – Fire Safety Improvements - Install Fire Sprinkler System**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Friley Hall – Fire Safety Improvements</u>			
Permission to Proceed with Project Planning		June 2007	Approved
Selection of Design Engineer (H.R. Green; Cedar Rapids, IA)		June 2007	Approved
<u>Friley Hall – Fire Safety Improvements – Heat and Smoke Detection</u>			
Project Description and Budget	\$ 4,355,870	Oct. 2007	Approved
Construction Contract Award – Phase 1 (Menninga Electric; Carroll, IA)	509,000	Oct. 2007	Not Required*
Construction Contract Award – Phase 2 (Nikkel & Associates; Ames, IA)	467,800	Oct. 2008	Not Required*
Construction Contract Award – Phase 3 (Nikkel & Associates; Ames, IA)	433,000	Oct. 2009	Not Required*
Construction Contract Award – Phase 4 (IES Commercial, Inc.; Carroll, IA)	105,085	Aug. 2010	Not Required*
<u>Friley Hall – Fire Safety Improvements - Install Sprinkler System</u>			
Project Description and Budget	12,000,000	Feb. 2012	Requested

\*Approved by the Executive Director consistent with Board policy

The four phases of construction are anticipated to occur over the summer months of 2012 through 2015.

Project Budget

Construction	\$ 9,775,600
Professional Fees	1,934,730
Project Contingencies	<u>289,670</u>
TOTAL	<u>\$12,000,000</u>
Source of Funds:	
Dormitory System Improvement Funds	<u>\$12,000,000</u>
TOTAL	<u>\$12,000,000</u>

**Curtiss Hall Renovation – Phase 1**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Student Services Mall</u>			
Permission to Proceed		Oct. 2009	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria			Received Report
Design Professional Agreement Pre-Design and Schematic Design (Architects Smith Metzger; Des Moines, IA)	\$ 93,000	Feb. 2010	Not Required*
Amendment #1	110,000	May 2010	Not Required*
Program Statement		June 2010	Not Required*
Schematic Design		Sept. 2010	Approved
Project Description and Budget	3,600,000	Sept. 2010	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Design Professional Agreement Design Development through Construction (Architects Smith Metzger; Des Moines, IA)	295,368	Sept. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	2,522,500	April 2011	Not Required*
<u>Harl Commons</u>			
Permission to Proceed		Sept. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Selection of Design Professional -- (Architects Smith Metzger; Des Moines, IA)		Sept. 2010	Approved
Design Professional Agreement – (Architects Smith Metzger; Des Moines, IA)	530,000	Mar. 2011	Not Required*
Program Statement		Mar. 2011	Not Required*
Schematic Design		June 2011	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report
<u>Building Wide Sprinkler System</u>			
Project Description and Budget	800,000	Oct. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	417,821	April 2011	Not Required**
<u>Combined Project</u>			
Project Description and Budget	12,000,000	June 2011	Approved
Revised Project Description and Budget	13,134,800	Feb. 2012	Requested

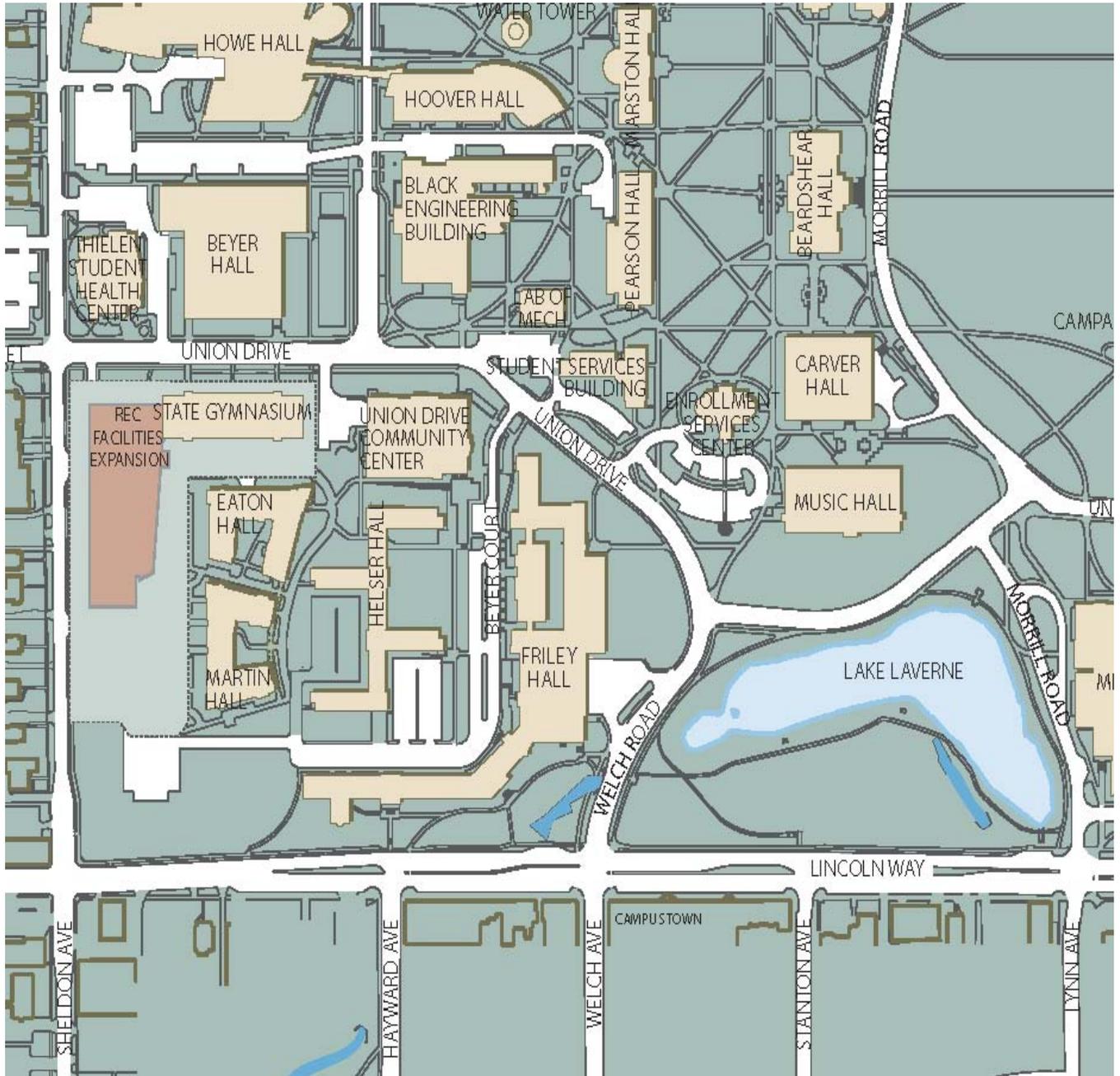
\*Approved by Executive Director, consistent with Board policies

The Student Services Mall and the Harl Commons components of the project are replacing windows in openings affected by those projects. The Curtiss Hall Auditorium project (completed in 2005) replaced the windows in the auditorium space. The remaining 125 window openings will be addressed by the additional funds to the project. In addition, the increased funding will connect 5,400 square feet to the central system, eliminating all cooling in the building by window air conditioner units.

Project Budget

	Initial/Rev. (previous) Budget <u>(June 2011)</u>	Revised Budget <u>(Feb 2012)</u>
Construction Costs	\$ 8,806,080	\$ 9,800,870
Professional Fees	2,176,030	2,263,310
Movable Equipment	540,000	540,000
Relocation	35,000	35,000
Project Contingency	<u>442,890</u>	<u>495,620</u>
<b>TOTAL</b>	<b><u>\$12,000,000</u></b>	<b><u>\$13,134,800</u></b>
Source of Funds:		
Private Giving	\$ 6,953,780	\$ 6,953,780
University Funds	2,751,220	3,886,020
Facilities Overhead Use Allowance	1,762,000	1,762,000
Deferred Maintenance/Academic	<u>533,000</u>	<u>533,000</u>
Building Revenue Bonds		
<b>TOTAL</b>	<b><u>\$12,000,000</u></b>	<b><u>\$13,134,800</u></b>

Friley Hall



Curtiss Hall

