

Contact: Joan Racki/John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider recommending to the Board approval of the:

1. Following actions for the **Richardson Court Residence Halls – Bathroom Remodeling** 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 design professional selection process and consideration of the use of the construction manager – agent delivery method in lieu of the traditional design-bid-build process.
2. Revised project description and budget (\$88,000,000) for the **Biosciences Facilities: Bessey Hall Addition** and **Advanced Teaching and Research Building** projects.

Executive Summary:

The University requests permission to proceed with project planning, including the design professional selection process and consideration of the use of the construction manager – agent delivery method in lieu of the traditional design-bid-build process for the **Richardson Court Residence Halls – Bathroom Remodeling** project, which would remodel bathrooms in six residence halls: Birch, Welch, Roberts, Barton, Lyon and Freeman Halls. (The location of the residence halls is shown in Attachment B.) The current bathrooms have community showers that are not Americans with Disabilities Act (ADA) compliant, are not energy efficient and have little privacy. This project will implement ADA accessibility, update inefficient mechanical/electrical/plumbing systems and upgrade lighting, improve energy use and increase privacy. The estimated cost of \$3.8 million would be funded by Dormitory System Funds.

The University requests approval of a revised project description and budget (\$88,000,000, an increase of \$8,000,000) for the **Biosciences Facilities: Bessey Hall Addition** and **Advanced Teaching and Research Building (ATRB)** projects. The revised budget will allow for three things; 1) the reintroduction of the atrium, elevator, north stair and north site/entry which were all removed after schematic design approval due to budget issues; 2) the increased design professional fees for the redesign of these reintroduced items and; 3) construction market price escalations that exceeded initial estimates.

Details of the Projects:

Richardson Court Residence Halls – Bathroom Remodeling

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2016	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2016	Receive Report
Consideration of Use of Construction Manager - Agent Delivery Method		Feb. 2016	Requested

The Birch, Welch, Roberts, Barton, Lyon and Freeman Residence Halls, located on the east side of campus in the Richardson Court residence complex, are popular student housing facilities due to their proximity to classes, the Iowa State Center and the Lied Recreation Athletic Facility. The halls, which house 817 students, were constructed from 1914 through 1936. While they have received various upgrades over the years, the existing bathrooms have community showers that are not Americans with Disabilities Act (ADA) accessible, have little privacy and are not currently energy efficient. This project will remodel the bathrooms to accommodate current accessibility codes, update the affected mechanical/electrical/plumbing systems, upgrade lighting to improve energy use, provide more privacy in the shower and toilet areas and enhance the interior finishes.

The University requests Board authorization to consider the use of the construction manager – agent delivery method for this project. With the high occupancy levels of the residence hall system, taking rooms or buildings out of service is not possible. Due to the work associated with this project, isolating the work from occupied areas is not possible, thereby requiring that the work be completed during the summer unoccupied period – a relatively short period for the proposed scope.

As the project scope is further developed, the University will consider the advantages and disadvantages of the construction manager – agent and traditional design-bid-build delivery methods for this project and propose the method that provides the best value and managed risk to the project.

In making this determination, the factors that will be considered include the following:

- Necessity for use of methods that provide for accelerated design and construction schedules and/or a fast-track approach to the project as required to allow the University to assure that construction activities can be completed in the periods these buildings are not occupied.
- Maximizing collaboration during the design phase between construction professionals and design professionals to improve project outcomes.
- Conditions in the construction market including the availability and capacity of potential bidders and construction labor.
- Assuring that construction professionals are selected that have the necessary experience and specialized knowledge or expertise with similar projects.

- Continuity of means and methods through multiple phases if a phased approach is required.

If a determination is made to use the construction manager – agent delivery method, the University will seek authorization from the Executive Director to proceed with this method.

Biosciences Facilities: Bessey Hall Addition and Advanced Teaching and Research Building (ATRB)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Bessey Hall Addition and ATRB: combined</u>			
Selection of The S/L/A/M Collaborative (Glastonbury, CT) for Planning Study		Feb. 2013	Not Required*
Facilities Planning Study Project Description and Budget	\$591,500	May 2013	Not Required*
Professional Services Agreement with The S/L/A/M Collaborative	552,718	July 2013	Not Required*
Board of Regents FY 2015 Capital Request		Sept. 2013	Approved
Permission to Proceed with Project Planning		Feb. 2014	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Feb. 2014	Received Report
Selection of The S/L/A/M Collaborative for Programming		Feb. 2014	Approved
Consideration of Use of Alternative Delivery Method		Feb. 2014	Approved
Program Statement		Oct. 2014	Not Required*

Project Summary (continued)

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Bessey Hall Addition</u>			
Authorization to Use Construction Manager – Agent		Dec. 2014	Not Required*
Design Professional Agreement (Rohrbach Associates; Iowa City)	\$ 2,043,185	Feb. 2015	Not Required*
Selection of Construction Manager – Agent (The Weitz Company; Des Moines)	2,460,477	May 2015	Not Required*
Schematic Design		June 2015	Approved
Project Description and Budget	28,000,000	June 2015	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2015	Received Report
Revised Project Description and Budget	30,300,000	Feb. 2016	Requested

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>ATRB</u>			
Authorization to Use Construction Manager at Risk		Feb. 2015	Not Required*
Design Professional Agreement (OPN Architects; Des Moines)	\$4,389,915	Mar. 2015	Not Required*
Selection of Construction Manager at Risk (McGough Construction Co.; Cedar Rapids)	2,570,564	May 2015	Not Required*
Demolition of Industrial Education II (site for ATRB)		June 2015	Approved
Schematic Design		June 2015	Approved
Project Description and Budget	52,000,000	June 2015	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2015	Received Report
Construction Manager at Risk (McGough Construction) guaranteed maximum price	42,828,119**	Jan. 2016	Not Required*
Revised Project Description and Budget	56,100,000	Feb. 2016	Requested

* Approved by Executive Director, consistent with Board policies

** Construction Manager at Risk guaranteed maximum price is an amount which includes the cost of construction and all construction manager costs.

Revised Budgets

Bessey Hall Addition

	Initial Budget <u>(June 2015)</u>	Revised Budget <u>(Feb. 2016)</u>
Construction	\$23,247,950	\$24,985,170
Planning, Design & Management	4,019,550	4,167,840
Furniture & Equipment	232,500	232,500
Contingency	<u>500,000</u>	<u>914,490</u>
TOTAL	\$28,000,000	\$30,300,000

Source of Funds: State Appropriations

ATRB

	Initial Budget <u>(June 2015)</u>	Revised Budget <u>(Feb. 2016)</u>
Construction	\$43,801,000	\$47,901,120
Planning, Design & Management	7,165,680	7,165,680
Furniture & Equipment	650,000	650,000
Contingency	<u>383,320</u>	<u>383,200</u>
TOTAL	<u>\$52,000,000</u>	<u>\$56,100,000</u>

Source of Funds: State Appropriations, University Funds, Private Giving,
Facilities Corporation Bonds

Summary: Sources of Funds

Bessey Hall Addition and ATRB: combined

	Initial Budget <u>(June 2015)</u>	Revised Budget <u>(Feb. 2016)</u>
State Appropriations	\$50,000,000	\$50,000,000
University Funds	20,000,000	19,700,000
Private Giving	10,000,000	10,300,000
Facilities Corporation Bonds	<u>0</u>	<u>8,000,000</u>
 TOTAL	 <u>\$80,000,000</u>	 <u>\$88,000,000</u>

Summary Budget

Bessey Hall Addition and ATRB: combined

The project budget includes a project contingency of \$1,600,000 that will be allocated to either or both of the referenced budgets, if required.

The total project budget is summarized below.

Bessey Hall Addition	\$30,300,000
ATR B	56,100,000
<u>Project Contingency</u>	<u>1,600,000</u>
Total Biosciences Funding	\$88,000,000

Richardson Court Residence Halls – Bathroom Remodeling
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 Birch, Welch, Roberts, Barton, Lyon and Freeman Residence Halls located in the Richardson Court residence system are popular student housing facilities because of their location on campus, which aides with the student experience on campus. These residence halls supply beds for 817 students.

Other Alternatives Explored: These residence halls were constructed from 1914 through 1936, but have been upgraded over the years. This upgrade improves the student experience by making the facilities more accessible and giving more privacy in the shower and toilet areas, while maintaining the close location to academic activities.

Impact on Other Facilities and Square Footage: Construction will occur during the summer while these residence halls are unoccupied to minimize impact on students.

Financial Resources for Construction Project: Department of Residence funds.

Financial Resources for Operations and Maintenance: Operating and maintenance funding will continue to be provided by Department of Residence funds.

External Forces Justifying Approval: New residence halls are opening over the next 1-2 years which creates healthy competition for existing residence halls. To continue to compete for students, these older residence halls need certain upgrades like those proposed in this project. ISU's undergraduate enrollment increase of over 40% over the last 10 years has also contributed to the demand for on-campus housing.

Richardson Court Residence Halls Site Map

