

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Permission to Proceed with Project Planning for the:
 - **Jack Trice Stadium – East Gateway Bridge** project, including the design professional selection process and use of alternative delivery methods.
2. Schematic Design, Project Description and Budget for the:
 - **Parking Lots 2020 – Pavement Replacement** (\$3,830,000) and the
 - **Utilities – Power Plant – Station Power Improvements** (\$16,000,000) projects with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 3
Jack Trice Stadium – East Gateway Bridge**

Executive Summary: The project would build a gateway bridge over South University Boulevard, east of Jack Trice Stadium, and an elevated walkway connecting the bridge to the stadium's east concourse. Not only would it create a safer pedestrian route between the stadium and parking, but would enhance entry into the ISU campus. The estimated project budget of \$8 million to \$12 million would be funded by Athletics Department Operations and Private Giving.

Background: South University Boulevard is a four-lane, divided road with a 45 mile per hour speed limit running between Jack Trice Stadium and game day parking to the east. There are two pedestrian crossing points with stoplights on South University Boulevard, but they are widely separated by one-third of a mile, with one to the north and one to the south of this project. A large number of football fans cross this busy road, raising safety concerns and competing with game day traffic. Overall, the proposed bridge and elevated walkway would provide safer pedestrian circulation between Jack Trice Stadium and various parking lots to the east.

The bridge would also serve as a substantial, new gateway to Iowa State University as you enter campus from U.S. Highway 30 to the south.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Feb. 2020	Requested

The University also requests permission to utilize alternative delivery methods, other than the traditional design-bid-build method. As the project develops, the University would consider various delivery systems and utilize one that provides the best value to the University and manages risks appropriately. In making this determination, the following alternative delivery method advantages would be considered:

- Lower costs: Maximize collaboration during the design phase between design and construction professionals to improve project outcomes and minimize change orders.
- Shorter project: Provide an accelerated design, smoother team communications and fast-track construction approaches, which allow the University to begin beneficial use of the facility sooner than the traditional, design-bid-build method.
- Utilize Expertise: Assuring that the best design and construction professionals are selected that have the necessary, specialized knowledge and expertise that lead to a successful project outcome for all parties.

**ISU project #2 of 3
Parking Lots 2020 – Pavement Replacement**

Executive Summary: This project would replace parking areas in three parking lots and install ADA parking improvements, while replacing select underground utilities. The project budget of \$3,830,000 would be funded by Institutional Roads Program Funds (DOT funds), ISU Parking, ISU Utilities and University Funds.

Background: Campus parking’s pavement conditions are measured by ISU’s Facilities Planning & Management on a scale from zero to 100, utilizing the “Pavement Condition Index” (PCI). A rating of zero indicates pavement that has completely failed, where a rating of 100 reflects pavement in excellent condition.

More specifically, this project would make improvements in the following targeted areas.

1. Lot 54: widen entire U-shaped, one-way road and replace the adjoining on-street parking in the Richardson Court residence hall area, east side of campus (PCI 15)
2. Lot 18: convert regular parking stalls to ADA parking stalls, build ADA curb ramps and install the associated ADA parking signage in multiple parking areas along Morrill Road in front of Beardshear, Carver and Morrill Halls and Parks Library (PCI 62)
3. Lot 66: replace one parking lot in the Richardson Court residence hall area (PCI 40)
4. Lot 74: replace on-street parking on Union Drive, just north of Lake LaVerne

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection, ➤ Shive Hattery, Inc., Des Moines		Jul. 2019	Not Required*
Design Professional Agreement ➤ Land Surveys and Schematic Design only	\$ 30,000	Aug. 2019	Not Required*
Design Professional Amendment #1 ➤ Design Development – Record Documents	212,361	Nov. 2019	Not Required*
Project Description and Budget	\$3,830,000	Feb. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 541,820
Construction	3,202,430
Contingency	85,750
Total	\$ 3,830,000

Source of Funds

Institutional Roads Program, Iowa DOT Funds	\$ 200,000
ISU Parking	2,080,000
ISU Utilities	1,400,000
University Funds	150,000
Total	\$ 3,830,000

Schedule

Construction: Summer 2020 and Summer 2021

**ISU project #3 of 3
Utilities – Power Plant – Station Power Improvements**

Executive Summary: This project would replace the 50-year-old “station power system,” the Power Plant’s central control system, using 12 phases of construction through 2027. The project budget of \$16 million would be funded by the Utility Repair Fund and the Utility Infrastructure Fund.

Background: The new “station power system” would consist of new 5,000 and 15,000-volt switchgear, internal substations, 480-volt load centers, motor control centers and essential power systems for the cogeneration of steam, electricity and chilled water.

The current “station power system” has outlived its useful life. The equipment is obsolete and does not meet current safety requirements. In addition, ISU’s plant operations have evolved, requiring much-needed redundancy to ensure uninterrupted utility services to campus. The current system does not have that capability.

To maintain uninterrupted delivery of utilities to the campus, the project would be bid in 12 phases and constructed over an unusually long construction period of eight years, ending in 2027.

Project Summary			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection, four proposals submitted, ➤ NV5, Inc., Cedar Rapids		Apr. 2018	Not Required*
Design Professional Agreement ➤ Preliminary Design, Cost Estimating and Scheduling	\$ 124,000	May 2018	Not Required*
Permission to Proceed with Project Planning		Jun. 2019	Requested
Design Professional Amendment #1 ➤ Design Development through Construction Administration, Phases 1 and 2	\$ 191,900	pending	Not Required*
Design Professional Amendment #2-#6 ➤ Design Development through Construction Administration, Phases 3 through 12	to be determined	pending	Not Required*
Project Description and Budget	\$ 16,000,000	Feb. 2020	Requested

Project Budget	
Planning, Design & Management	\$ 2,259,690
Construction	12,570,000
Contingency	1,170,310
Total	\$ 16,000,000

Source of Funds

Utility Repair Funds	\$ 14,000,000
Utility Infrastructure Funds	2,000,000
<u>Total</u>	<u>\$ 16,000,000</u>

Schedule

Construction: start Summer 2020, complete late 2027 (12 phases)



Iowa State University, northeast of central campus

