

Contact: John Nash

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

**Actions Requested:** Consider recommending to the Board approval of:

1. Schematic Design, Project Description and Budget for the **Jack Trice Stadium – East Gateway Bridge** (\$10,000,000) project with the understanding that approval is authorization to proceed with construction.
2. Revised Project Description and Budget for the **Poultry Farm – Teaching and Research Facilities** (\$9,200,000, previously \$6,780,000) project with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 2**  
**Jack Trice Stadium – East Gateway Bridge**

**Executive Summary:** To create safer pedestrian access to Jack Trice Stadium across South University Boulevard and enhance game day parking opportunities, this project would build a quarter-mile long, elevated walkway from Gate 2 on the east side of Jack Trice Stadium through a new Gateway Bridge over South University Boulevard to parking areas further east. The project budget of \$10,000,000 would be funded by through the generous support of Private Giving.



Proposed Jack Trice Stadium – East Gateway Bridge project, looking northwest



Proposed East Gateway Bridge, looking north

**Background:** Central to the project’s design would be two towers, supporting a pedestrian Gateway Bridge over South University Boulevard, that would also welcome visitors to Iowa State University. The elevated walkway and the Gateway Bridge’s towers, include building materials that reflect the architecture of the adjacent ISU Athletics Complex and the Iowa State Center.

At the west end, where the elevated walkway connects to Jack Trice Stadium at Gate 2, renovations would be made to install ticketing and improve Gate 2.

At the east end, where the elevated walkway connects to existing parking, the elevated walkway would rise gradually from east to west as an ADA accessible, elevated ramp to the east tower. The Gateway Bridge would then take pedestrians safely across South University Boulevard to the west tower and Gate 2. The elevated walkway and Gateway Bridge would not be enclosed and would have lighting for night use.

To improve pedestrian traffic across South University Boulevard, fencing would be installed west of South University Boulevard. To provide year-round accessible access to the elevated walkway from the west, a new sidewalk would be installed from Gate 2 to the north end of the stadium.

Started in February 2020, this project does not fall within the September 23, 2020 – June 30, 2022 construction moratorium on newly constructed square footage.

To allow ISU to build over South University Boulevard’s right-of-way, an easement is being developed by ISU and the City of Ames, and prepared for Executive Director review and approval.

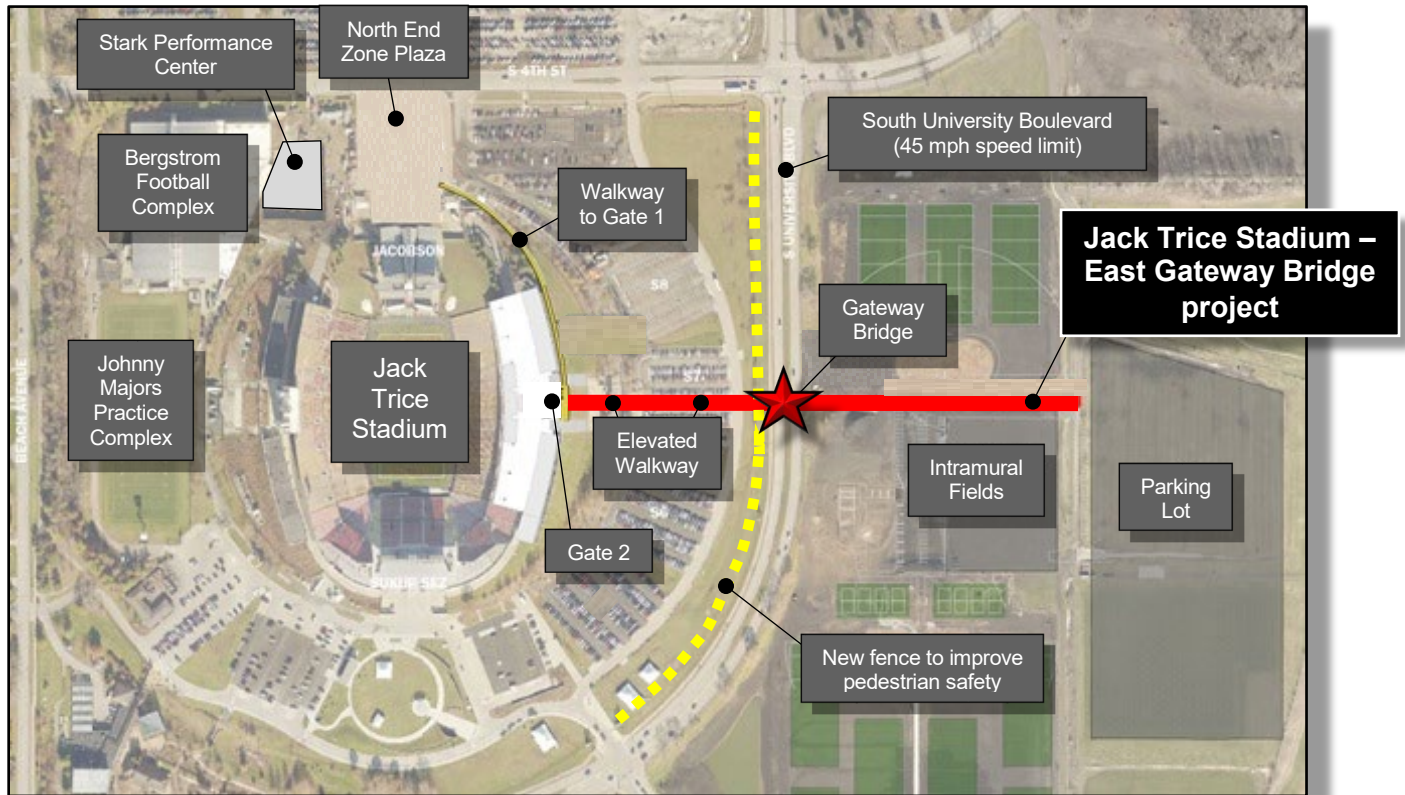
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Feb. 2020	Approved
Use of Alternative Project Delivery Methods		Feb. 2020	Approved
Design Professional Selection			
➤ Substance Architecture, Des Moines		Mar. 2020	Not Required*
Substance Architecture Agreement			
➤ Schematic Design only	\$ 70,000	Apr. 2020	Not Required*
Substance Architecture Amendment #1			
➤ Design Development - Record Documents	809,000	Nov. 2020	Not Required*
<b>Schematic Design</b>		<b>Feb. 2021</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$10,000,000</b>	<b>Feb. 2021</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board Policy.

<b>Budget</b>	
Planning, Design & Management	\$ 1,521,800
Construction	8,286,250
Contingency	191,950
<b>Total</b>	<b>\$ 10,000,000</b>

**Source of Funds**  
Private Giving

**Schedule**  
Construction: Spring 2021 – Early Fall 2022



Iowa State University: southeast campus



East tower of the Gateway Bridge and elevated walkway: looking west to Jack Trice Stadium

**ISU project #2 of 2  
Poultry Farm-Teaching & Research Facilities**

**Executive Summary:** Due to Iowa State University receiving additional recommendations and financial support from industry partners, ISU requests its third budget revision to expand the size of the turkey facility and make improvements in the chicken facility three miles south of central campus. This revised budget of \$9,200,000 is an increase of \$2,420,000 over the last budget and would be funded by Private Giving primarily and University Funds.



ISU Poultry Farm-Teaching & Research Facilities: chicken facility, looking northeast,  
dedicated March 2020

**Background:** In October 2018, the Board approved the first budget increase from \$5,000,000 to \$5,750,000 to consolidate this six-building (chicken) facility into one. The size of the chicken facility went from 50,000 gross square feet (gsf) to 28,300 gsf, and more technology and automation were included to meet the industry demand. In April 2019, the Board approved the second budget increase from \$5,750,000 to \$6,780,000 to build a turkey facility adjacent to the chicken facility with the support of private giving from industry partners.

This proposed third revised budget increase from \$6,780,000 to \$9,200,000 would increase the size of the turkey facility from 15,280 gsf to 19,850 gsf, create additional industry-recommended research opportunities and purchase state-of-the-art equipment for the original chicken facility through the support of private giving from industry partners and University funds.

Equipment acquisitions would include computerized feeding equipment, automated ventilation and cooling controls, and additional biosecurity features, including controlled entrances and lockers.

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2017	Approved
Use of Alternative Project Delivery Methods		Oct. 2017	Approved
Design Professional Value Engineering			
➤ Henning Companies, Johnston	\$50,000	Aug. 2018	Not Required*
Design Build Bridging Consultant			
➤ ISU Facilities, Planning & Management		Sep. 2018	Not Required*
Project Description and Budget	\$5,000,000	Feb. 2018	Approved
Proposed Naming		Apr. 2018	Approved
Design Build Interviews, Proposals		Jul. 2018	Not Required*
Program Statement		Oct. 2018	Not Required*
Revised Project Description and Budget #1	\$5,750,000	Nov. 2018	Approved
Design Build Firm Selection and Contract			
➤ Henning Companies, Johnston	\$5,250,000	Dec. 2018	Not Required*
Revised Project Description and Budget #2	\$6,780,000	Jun. 2019	Approved
<b>Revised Project Description and Budget #3</b>	<b>\$9,200,000</b>	<b>Feb. 2021</b>	<b>Requested</b>

\* Approved by Executive Director, consistent with Board policies.

The chicken facility and proposed turkey facility support educational and research needs in poultry breeding, genetics, housing systems, flock management, nutrition and environmental well-being. Both facilities would be versatile and adaptable to the ever-changing needs of the poultry industry.

#### Project Budgets

	Original (Feb. 2018)	Revision #1 (Nov. 2018)	Revision #2 (Jun. 2019)	Revision #3 (Feb. 2021)
Planning, Design & Management	340,600	412,100	509,380	670,450
Construction	\$ 4,514,000	\$ 5,320,250	\$ 6,202,010	\$ 8,455,790
Furniture & Equipment	14,050	10,000	-	22,600
Contingency	131,350	7,650	68,610	51,160
<b>Total</b>	<b>\$ 5,000,000</b>	<b>\$ 5,750,000</b>	<b>\$ 6,780,000</b>	<b>\$ 9,200,000</b>

#### Source of Funds

Private Giving = \$8,989,000  
University Funds = 211,000  
 Total = \$9,200,000

#### Schedule

Construction: Spring 2021 through Fall 2022