

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

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

1. Permission to Proceed with Project Planning for the:
 - **Veterinary Medicine-Veterinary Diagnostic Laboratory, Phase 2** project, including the Design Professional Selection Process and the use of Alternative Delivery Methods.
2. Revised Project Descriptions and Budgets for the:
 - **Parking Lots G7-RV Parking Construction** (\$9,100,000, up from \$8,100,000) project with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 2
Veterinary Medicine Laboratory, Phase 2**

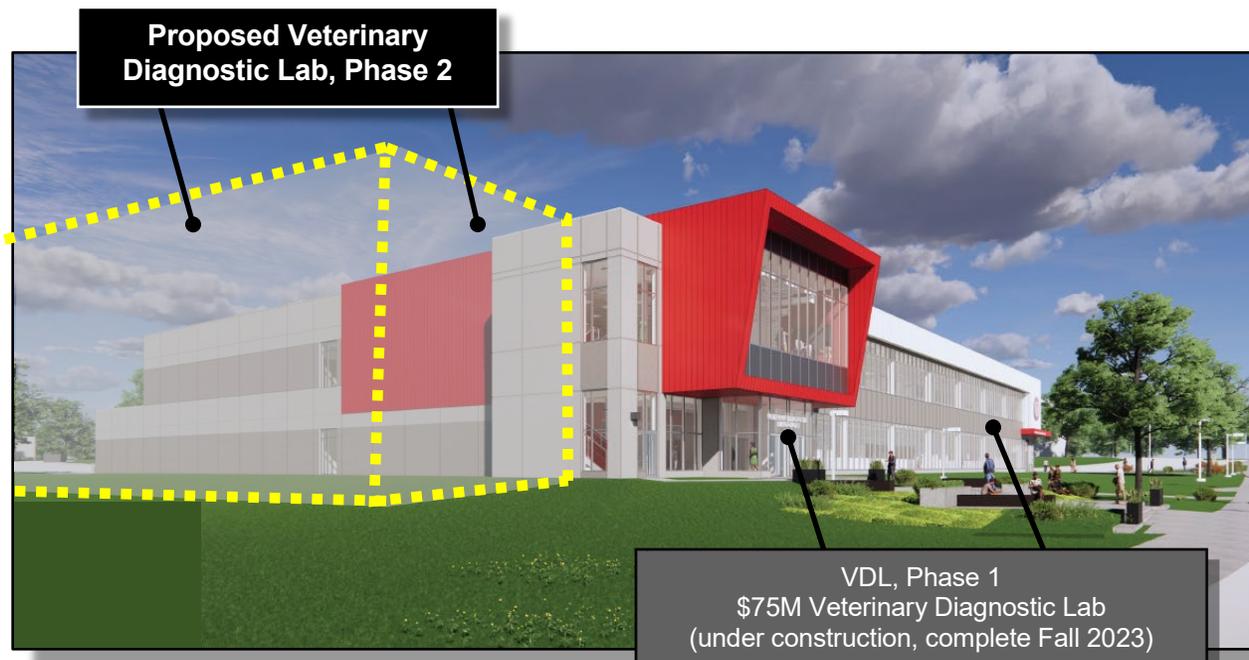
Executive Summary: ISU requests Board approval for Permission to Proceed with Project Planning to start the design process for VDL Phase 2. Phase 2 would provide 69,600 additional square feet at the south end of VDL Phase 1, a 72,500 square foot VDL facility under construction and 35% complete. With Phase 1 and 2 together, all VDL operations would be under one roof.

The \$64,300,000 VDL Phase 2 would be funded by College of Veterinary Medicine funds, Veterinary Diagnostic Laboratory funds and other funds to be determined.

Background: Phase 2 would co-locate all remaining VDL testing sections of the laboratory, diagnostic research activities and administrative staff with Phase 1, which houses VDL's front-end sample processing and receiving functions.

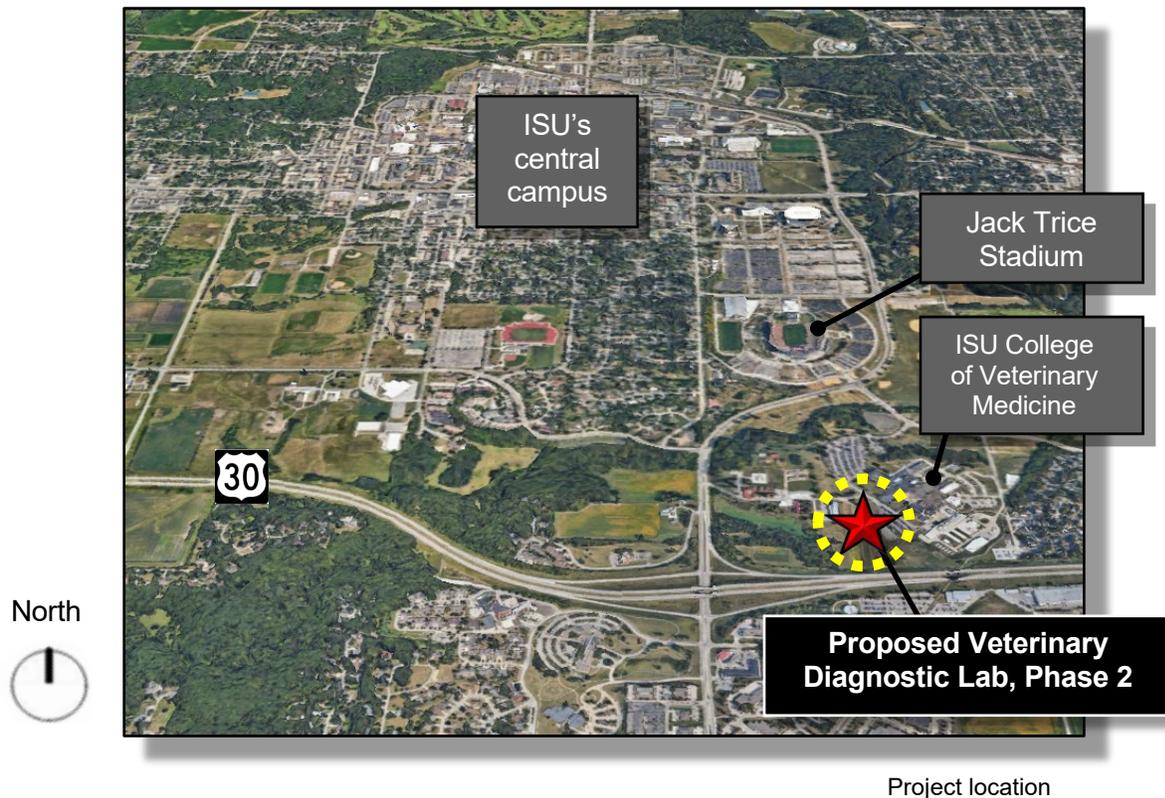
Specifically, the following critical functions and sections would move from the College of Veterinary Medicine to Phase 2:

- Analytical Chemistry, Bioinformatics, BSL3 Diagnostic Lab Space, Molecular Diagnostics, Sequencing, Serology and Virology
- VDL administration, quality assurance, information technology and epidemiological services.
- Research space for development of new assays to detect emerging diseases and toxicoses



west of the College of Veterinary Medicine and looking northwest

Additional space would provide optimal sample process flow, required functional relationships, appropriate biocontainment and biosafety, and address the required growth in critical programmatic space needs. It would provide needed additional space to further integrate diagnostic medicine education. Public access would be provided to administrative functions and meeting areas, while materials, samples and animal receiving and disposal areas would be isolated from the public and from other college functions.



Project Summary

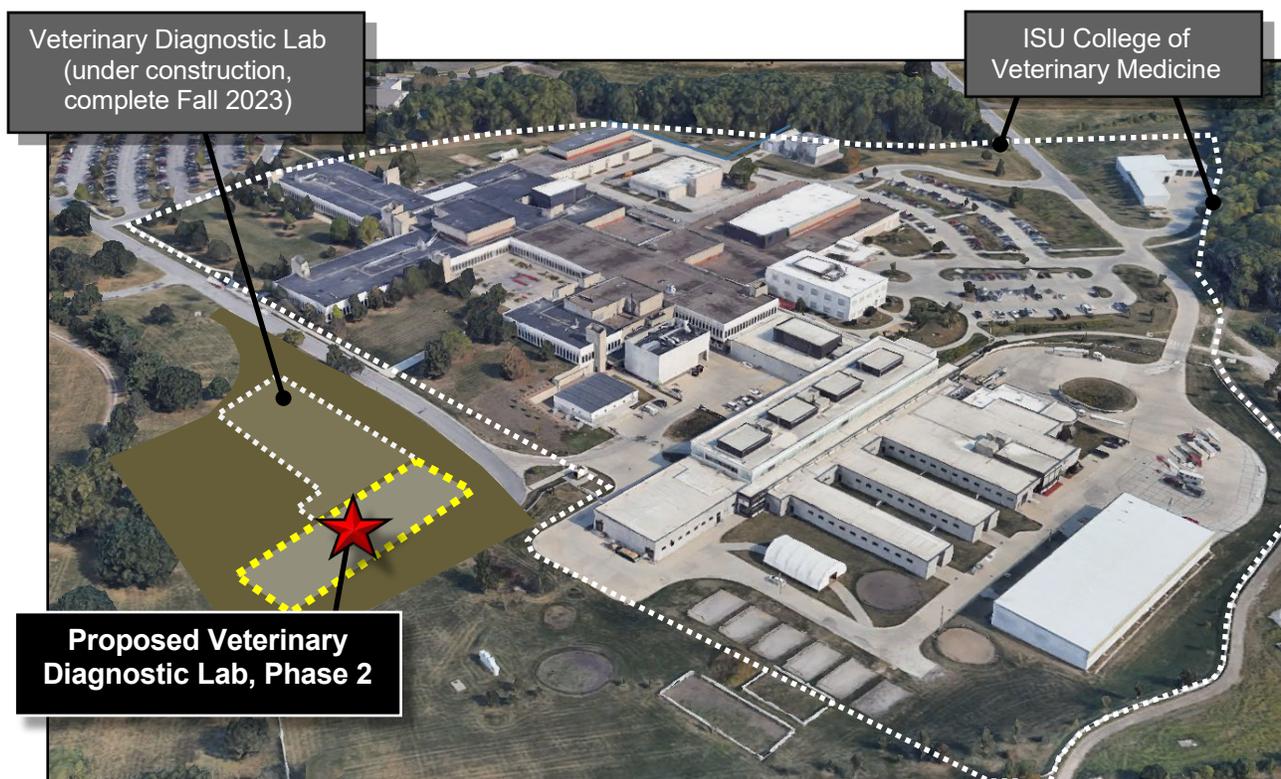
	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Feb. 2022	Requested
Use of Alternative Delivery Methods	Feb. 2022	Requested

Operations & Maintenance Costs

Operations and Maintenance	\$217,000
Utilities	543,000
Other: Grounds, Environmental	
Health & Safety, Mail	57,000
Total	\$817,000

The ISU Veterinary Diagnostic Laboratory (VDL) operation supports Iowa's \$32.5 billion dollar animal agriculture industry by providing timely, high quality and comprehensive veterinary diagnostic services, diagnostic medicine instruction and applied research in order to advance diagnostic and production animal medicine.

The ISU VDL is a national leader in protecting animal and human health and is distinguished for having one of the nation's few comprehensive laboratories that encompasses a full range of diagnostics specialty areas. The consistent focus on accurate same-day test results, innovations in test development and delivery, and educating the public about outbreaks and serious health concerns has led to the current status as the preeminent food animal veterinary diagnostic laboratory in Iowa. The lab also plays an important role in providing diagnostic services to companion animals, wildlife and humans (e.g. rabies, chronic wasting disease and COVID-19/SARS-CoV-2).



Project location

The VDL has earned Tier 1 status in the National Animal Health Laboratory Network for the major role it plays in surveillance for foreign animal and emerging diseases. The volume of diagnostic services, research and teaching continues to grow and expand, but is housed in insufficient and inadequate space in the College of Veterinary Medicine Building, and obsolete and unsuitable space in the Veterinary Medicine Research Institute.

In 2018, the Iowa General Assembly authorized \$63.5 million for the design and construction of VDL Phase 1, now under construction. Coupled with private and university funds, \$75 million has been committed to Phase 1 to support case receiving, accessioning, sample processing, necropsy, pathology, bacteriology and the installation of an incinerator. Construction on this project began in March 2021 and is planned to be complete in Fall 2023.

Phase 2 would build 69,600 square feet of additional space to accommodate the remaining required laboratory testing (molecular diagnostics, virology, analytical chemistry, toxicology, and serology), new assay development space, and operational support functions. These remaining units constitute critical laboratory functions, which impact more than 80% of the testing done by the VDL.

Phase 2 would also provide efficient and effective process flow, address critical issues of space quantity and quality, and provide the necessary biosafety and biocontainment for the only full-service and fully accredited veterinary diagnostic lab in the state of Iowa.

Advantages of Alternative Delivery Methods (ADM):

Board approval to employ ADMs in lieu of the traditional Design-Bid-Build Delivery Method would allow the University to allocate project risks to the appropriate party, get the most out of project dollars and attain the highest quality facility, based on the following advantages as required in the Board's *Policy Manual* §2.3, section 6c:

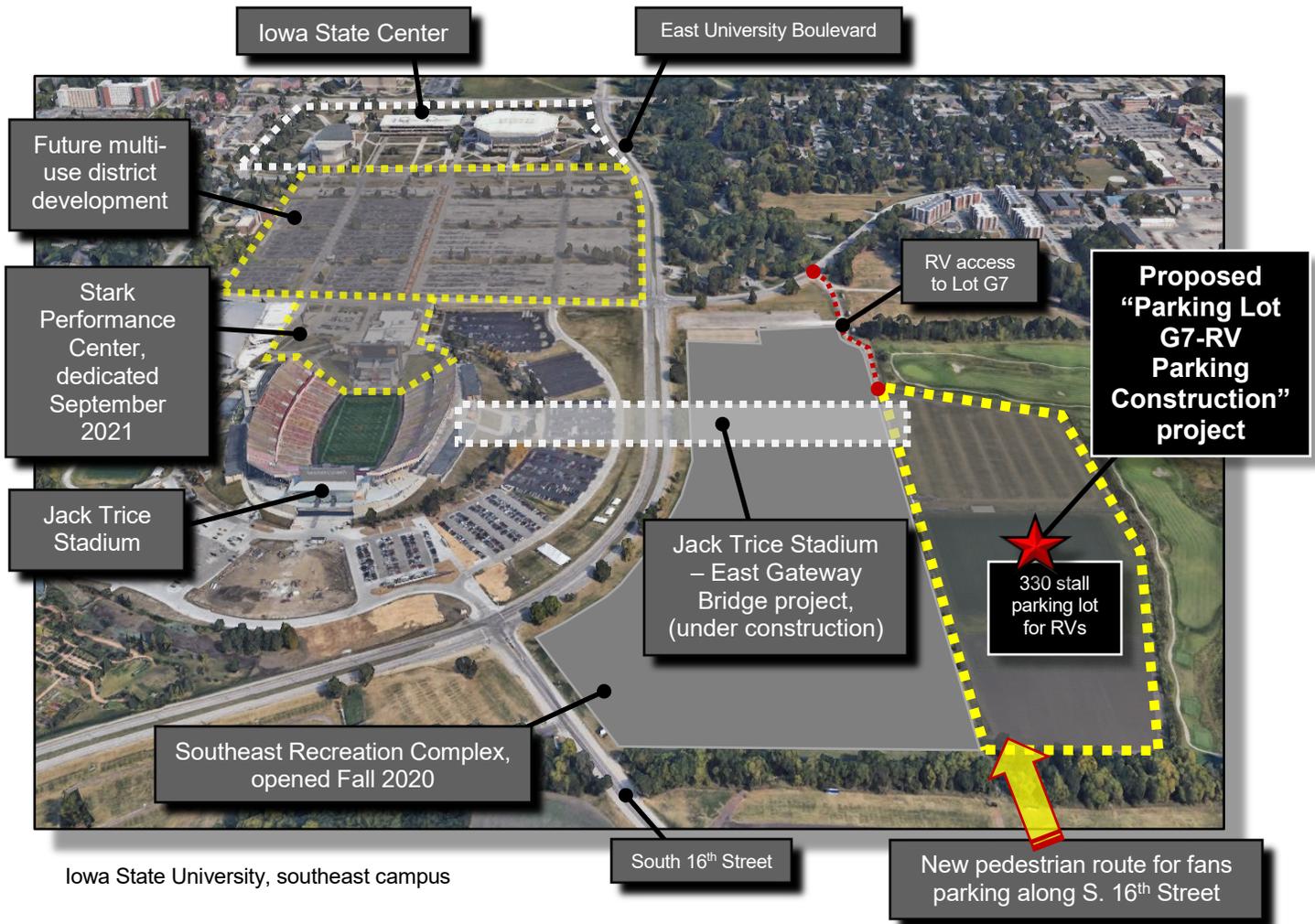
- ADMs allow for an accelerated design and a fast-tracked project, allowing the University earlier beneficial use and occupancy;
- ADMs provide maximum collaboration during design between the Design Professionals and Construction Professionals, improving project outcomes and the quality of the facility and;
- ADMs allow the University to select Design Professionals and Construction Professionals that are experts, who have specialized knowledge required for the project.

VDL Study of Alternatives: In 2014, ISU conducted a study, that determined an addition to and a renovation of the existing Veterinary Diagnostic Laboratory, which currently resides in the College of Veterinary Medicine, was not feasible.

The study found that such an addition/renovation would cause disruptions to operational continuity and VDL services due to a lengthy, phased construction schedule. Also, the study raised concerns about potential biosafety contamination and biocontainment during construction and in the future, that would impact access, disrupt VDL work flows and result in significant operational deficiencies.

ISU project #2 of 2
Parking Lot G7-RV Parking Construction

Executive Summary: Due to covid-induced inflation in construction material and labor costs, ISU requests Board approval to increase the project budget from \$8,100,000 to \$9,100,000. The revised project budget would be funded by ISU Athletics funds.



Background: The project would replace an existing grass parking lot one-quarter mile east of Jack Trice Stadium with a 330 stall gravel parking lot specifically for RVs during ISU Cyclone football games. Each RV would have a concrete parking pad and electrical power dedicated to it. New parking lot lighting, a pedestrian trail from South 16th Street and a pedestrian bridge over Worle Creek would also be built.

ISU's future multi-use district development (shown above) between the Iowa State Center and Jack Trice Stadium requires the relocation of recreational vehicle parking from that area. Recreational vehicle parking is an important amenity for donors and fans of Iowa State football.

This project and the separate “Jack Trice Stadium – East Gateway Bridge” project (see previous page), which is currently under construction, are both scheduled to have simultaneous completions in time for kickoff of the Cyclone’s first home game of 2022.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Apr. 2021	Approved
Design Professional Selection, 7 proposals			
➤ Shive-Hattery, Inc., Iowa City		Jun. 2021	Not Required*
Shive-Hattery Agreement + Amendment #1			
➤ Schematic Design through Record Documents	\$596,900	Sep. 2021	Not Required*
Project Description and Budget	\$8,100,000	Nov. 2021	Approved
Revised Project Description and Budget	\$9,100,000	Feb. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

	Nov. 2021	Revised Feb. 2022
Planning, Design & Management	\$ 1,136,600	\$ 1,326,010
Construction	6,827,400	7,670,000
Contingency	136,000	103,990
Total	\$ 8,100,000	\$ 9,100,000

Proposed Source of Funds

ISU Athletics

Proposed Schedule

Construction: Winter 2021/2022 – Summer 2022