

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of May 20, 2004, Through June 16, 2004

**Date:** June 7, 2004

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**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for Iowa State University, including the demolition of 15 structures at the Mortensen Road Dairy Teaching Farm in Ames as identified in this memorandum. **(ROLL CALL VOTE)**

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**Executive Summary:**

Requested  
Approvals

Project description and budget for the **Mortensen Road Dairy Teaching Farm—Demolition** project (\$485,910) which would demolish 15 deteriorated structures at the Dairy Teaching Farm in Ames in accordance with the University's plan to incorporate the Dairy Teaching Farm operations into the new **Dairy/Animal Science Education and Discovery Facility** project (see page 2).

Board ratification of the revised project budget (\$373,000) for the **Beyer Hall—Correct Pool Backwash Flow** project (see page 4).

- The revised budget was approved by the Executive Director to allow the University to award the construction contract and is presented for Board ratification since the project budget now exceeds \$250,000, which is the threshold for Board approval of capital projects.

Selection of Howard R. Green, Cedar Rapids, Iowa, and feasibility study agreement (\$54,180) for the **Storms Hall and Knapp Hall Demolition** project which would raze the deteriorating residence halls (see Attachment B for location) which suffer from significant deferred maintenance and have exceeded their life expectancies (see page 6).

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**Background and Analysis:**

**Mortensen Road Dairy Teaching Farm—Demolition**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 485,910	June 2004	Requested

Background

In September 2003, the Board authorized permission to proceed with project planning for the **Dairy/Animal Science Education and Discovery Facility** project which would construct a new dairy education and research facility to combine into a single education and research operation the activities of the Ankeny Dairy Research Farm and the Ames Mortensen Road Dairy Teaching Farm.

The 2002 General Assembly directed Iowa State University to sell the Ankeny Dairy Research Farm, with the proceeds from the sale to be used to establish a new dairy research and dairy teaching facility, or for the University's Plant Sciences Institute.

The 102 acre Mortensen Road Dairy Teaching Farm, located southwest of the University campus in Ames, is surrounded by City residential areas; a number of the existing facilities at the farm are extremely outdated, in disrepair, and unsafe.

In September 2003, the University indicated its plan to discontinue the dairy teaching operations at the farm and consolidate these functions with the dairy research programs at the new facility; the University closed the Dairy Teaching Farm last fall.

The University wishes to demolish deteriorated structures at the farm; Board policy requires that the disposal of buildings with an estimated value of \$1,000 or more be approved by the Board by roll call vote.

Project Scope The project would demolish a total of 15 deteriorated structures totaling 32,100 gross square feet at the Mortensen Road Dairy Teaching Farm as listed below:

<u>Building</u>	<u>Inventory #</u>
Bull Barn	DS-1
Machine Shed	DS-2
Goat Shed	DS-3
Maternity Barn	DS-4
Metal Loafing Barn	DS-11
Calf Nutrition Barn	DS-12
Loafing Shed #3	DS-14
Silo and Unloader	DS-15
Silos (2)	DS-16
Shed	DS-24
Bunker Silo	DS-30
Commodity Shed	DS-33
Scale Shed	DS-37
Metal Shed	DS-39

A map of the farm structures, including those to be demolished, is included as Attachment A.

The University reports that the total market value for the structures exceeds \$1,000.

The project would include demolition and disposal of the structures, abatement of hazardous materials, and disconnection of utilities.

Remaining Structures The remaining structures at the Dairy Teaching Farm will be retained for their historical value and for the University's equine operations.

- The condition of the major historical barn structures at the farm will be evaluated for possible future use.

Funding Proceeds from the future sale of the Ankeny Dairy Research Farm.

<u>Project Budget</u>	
Construction Cost	\$ 343,000
Professional Fees	109,010
Contingency	<u>33,900</u>
TOTAL	<u>\$ 485,910</u>

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**Beyer Hall—Correct Pool Backwash Flow**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget Engineering Services—ISU	\$ 201,000	Feb. 2003	Not Required*
Revised Project Budget	373,000	June 2004	Ratification**
Construction Contract Award (Capital City Boiler and Machine Works)	271,706	June 2004	Ratification*

\* Approved by ISU in accordance with Board procedures.

\*\* Approved by Executive Director in accordance with Board procedures.

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Background	<p>The Beyer Hall pool serves the women’s swimming and diving team and academic and recreational uses.</p> <p>This project will redirect drainage from the Beyer Hall pool into the city sanitary sewer system in accordance with Department of Natural Resources and Environmental Protection Agency requirements. (The water currently drains into the city storm sewer system.)</p>
Revised Project Budget	<p>The revised project budget of \$373,000, an increase of \$172,000, is based on the bids received for the construction contract; the University reports that the original construction estimate did not accurately reflect the complexity of the project.</p> <p>The revised budget was approved by the Executive Director in accordance with Board procedures to allow the University to award the construction contract. This budget is being presented for Board ratification since the project budget now exceeds \$250,000, which is the threshold for Board approval of capital projects.</p>

Funding                    The budget increase would be funded by Income from Treasurer's Temporary Investments, and Building Repair and/or General University Funds.

<u>Project Budget</u>		
	Initial Budget <u>(Feb. 2003)</u>	Revised Budget <u>(June 2004)</u>
Construction Costs	\$ 157,380	\$ 316,610
Professional Fees	38,160	49,770
Project Contingency	<u>5,460</u>	<u>6,620</u>
TOTAL	<u>\$ 201,000</u>	<u>\$ 373,000</u>
Source of Funds:		
Income from Treasurer's Temporary Investments, Building Repair and/or General University Funds	\$ 146,000	\$ 318,000
Department of Athletics	35,000	35,000
Recreation Services Facility Improvement Funds	<u>20,000</u>	<u>20,000</u>
	<u>\$ 201,000</u>	<u>\$ 373,000</u>

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**Storms Hall and Knapp Hall Demolition**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2003	Approved
Architectural Selection (Howard R. Green, Cedar Rapids, IA)		June 2004	Requested
Feasibility Study Agreement (Howard R. Green, Cedar Rapids, IA)	\$ 54,180	June 2004	Requested

**Background** Storms and Knapp Residence Halls, two of the four buildings in the Towers Residential Neighborhood, were constructed in 1965 and 1966.

The facilities are located in the southwest area of campus at the intersection of Welch Avenue and Storm Street. (A map indicating the location of the facilities is included as Attachment B.)

Each residence hall consists of approximately 104,000 square feet with 580 dormitory style beds.

The buildings, which have exceeded their life expectancies, suffer from significant deferred maintenance and would require major renovation for continued occupancy.

The proposed demolition of the residence halls was presented to the Board in the Department of Residence Master Plan.

Resolutions for the abandonment of Storms and Knapp Halls were approved by the Banking Committee and the Board in April 2003 and April 2004, respectively.

Storms Hall was closed at the end of the spring 2003 semester; Knapp Hall was taken off-line during the winter of 2004.

The University plans to demolish both facilities during the summer of 2005.

**Project Scope** The project would raze Storms and Knapp Halls; the site would be cleared, leveled and graded following the demolition.

Because of the location of these buildings and their proximity to other occupied residence halls, all demolition options for the two buildings and phasing scenarios would be fully evaluated before proceeding with the demolition.

**Design Services** Expressions of interest to provide design services for the project were received from seven firms. Three firms were selected for interviews with an institutional committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of Howard R. Green, Cedar Rapids, Iowa, to provide design services for the project.


- The firm was selected based on the expertise of its project team in demolition projects and various demolition methods, including the use of a specialized demolition consultant; its understanding of the key project issues; and its past University experience and enthusiasm for the project.

The initial agreement with Howard R. Green would provide a feasibility study to determine the most appropriate method of demolition for the structures and the associated project budget. This agreement provides for a fee of \$54,180, including reimbursables.

The agreement for schematic design through construction administration services would be negotiated with Howard R. Green following completion of the feasibility study.

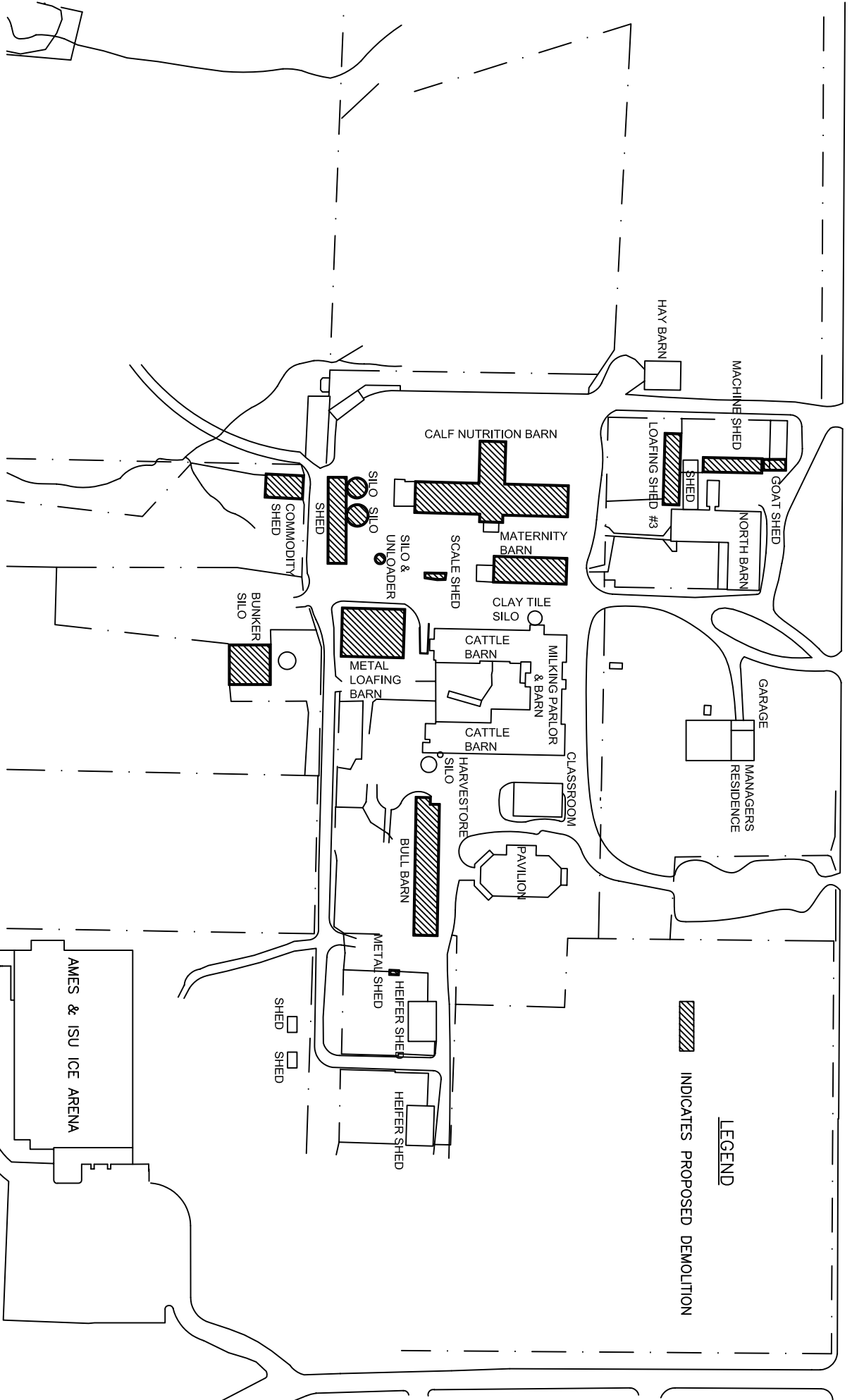
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Also presented for Board ratification are four project descriptions and budgets under \$250,000, two construction contract awards, and the acceptance of two completed construction contracts. The register prepared by the University is included in the Regent Exhibit Book.

  
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Sheila Doyle

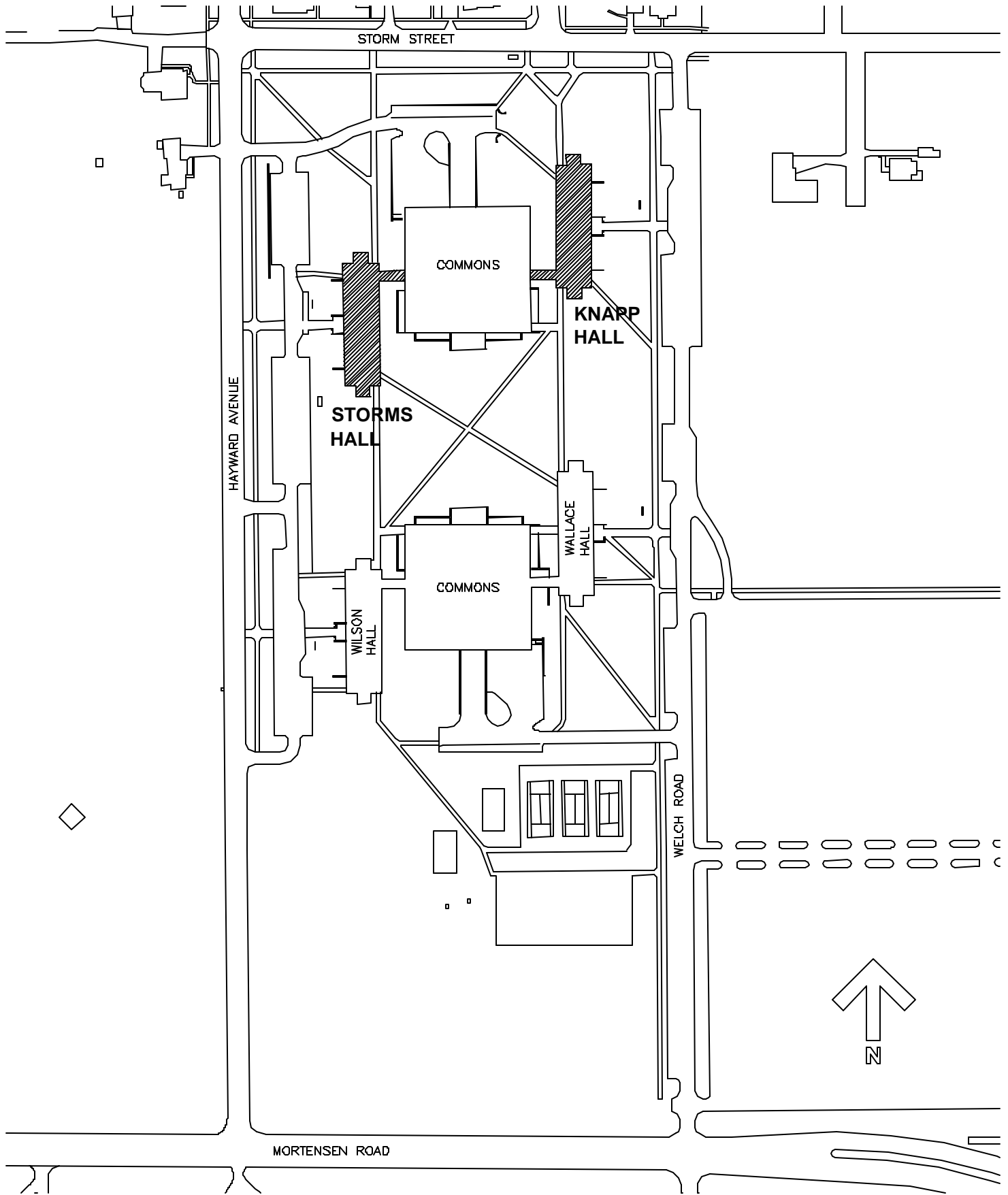
Approved:   
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Gregory S. Nichols

MORTENSEN ROAD



# Iowa State University Mortensen Road Dairy Teaching Farm - Demolition





REVISIONS:	<b>STORMS HALL and KNAPP HALL DEMOLITION</b>	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	DESIGNED BY:
DATE: May 19, 2003		SCALE: Not to Scale
		REQUEST NO.
		SHEET NO. 1