

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approvals of:

1. **Jack Trice Stadium Improvements – 2006** and **Hilton Coliseum Renovation and Additions** projects, major capital projects as defined by Board policy, subject to satisfactory review of the Athletics Department Master Plan to be presented as Agenda Item 3d:
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachments A and B);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the architectural selection process.

2. **Snedecor Hall Renovation – 2006, East Campus Dining Improvements, and Horticulture – Greenhouse Replacement** projects, major capital projects 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 Attachments C, D and E);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Authorize permission to proceed with project planning, including the architectural selection process.

Executive Summary: The proposed **Jack Trice Stadium Improvements – 2006** project would expand seating options and guest amenities at the Stadium in accordance with the Athletics Department Master Plan (presented as Agenda Item 3d). The project would construct additional suites, remodel and expand the existing club section and south end zone seating areas, and enlarge concession and restroom areas. In addition, the project would correct deferred maintenance; develop a maintenance/storage building; and address the stadium fencing, security and ticketing functions. The anticipated project cost of \$35 million would be funded by suite and club seating sales and private gifts. The project would not proceed beyond planning until a financial plan has been completed and approved by the Board. It is likely that debt financing will be required utilizing the revenue generated by the sale of suites and seats.

The proposed **Hilton Coliseum Renovation and Additions** project (formerly Hilton Coliseum Improvements – 2004) would construct additions to Hilton Coliseum to house a basketball/volleyball practice facility and athletic office complex, and provide upgrades to the facility, including suite and club seating areas, in accordance with the Athletics Department Master Plan. The practice facility would provide full-size practice courts for use by the men's and women's varsity basketball and women's varsity volleyball programs. The office complex would provide administrative and support space for all University athletic programs, with the exception of varsity football and academic services.

In addition, the project would provide deferred maintenance and life safety improvements with expansion of the existing concourse, upgrade of the fire alarm system, repair and replacement of elevators, and repair of elevated walkways. The anticipated project cost is \$100 million; the University anticipates funding the project through debt financing supported by gifts, sponsorship, athletic donor contributions, and ticket revenue. The project would be phased and would not proceed beyond planning until a financing plan has been approved by the Board.

The proposed **Snedecor Hall Renovation – 2006** project would renovate approximately 39,000 gross square feet of space in Snedecor Hall, which houses the Department of Statistics. The facility was constructed in 1939 and does not provide modern classroom and computer laboratory space or adequate consulting areas for the Department. In addition, the building is in need of circulation improvements, infrastructure upgrades, new restrooms, exterior masonry restoration, and window replacements. The renovation project is vital to the Department and its ability to attract and retain top faculty and students. The anticipated project cost of \$6 million would be funded by Facilities Overhead Use Allowance.

The proposed **East Campus Dining Improvements** project would renovate the two dining centers that serve the Maple Willow Larch, and Oak Elm residence halls. The ISU Dining proposal to continue to provide campus dining services included conversion of the Maple Willow Larch Commons dining facilities to a marketplace dining center (similar to the Union Drive Community Center), which has proven popular with students and important in student recruitment and retention. The ISU Dining proposal also included modest improvements to the Oak Elm dining center. The anticipated project cost of \$5 million to \$12 million for both projects would be funded by the Department of Residence and ISU Dining. The financial plan would be presented for Board approval with the schematic design and project budget. Further evaluation regarding any additional debt would be completed as part of the financial planning.

The proposed **Horticulture – Greenhouse Replacement** project would replace the outdated greenhouse facilities which were constructed in 1913 and are used extensively by the Department of Horticulture. The anticipated project cost of \$6 million would be funded by private funds.

Details of Projects:

Jack Trice Stadium Improvements – 2006

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Requested
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		June 2006	Receive Report

The evaluation criteria for the project are included as Attachment A to this Agenda Item.

Hilton Coliseum Renovation and Additions (formerly Hilton Coliseum Improvements – 2004)

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Received Report
Architectural Selection (RDG Planning and Design, Des Moines, IA)		Dec. 2004	Approved
Negotiated Architectural Agreement— Pre-Design and Schematic Design Services (RDG Planning and Design, Des Moines, IA)	\$ 259,350	Feb. 2005	Not Required
Program Statement		Sept. 2005	Not Required
Permission to Proceed (revised scope)		June 2006	Requested
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		June 2006	Receive Report

The evaluation criteria for the project are included as Attachment B to this Agenda Item.

Snedecor Hall Renovation – 2006

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Requested
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		June 2006	Receive Report

The evaluation criteria for the project are included as Attachment C to this Agenda Item.

East Campus Dining Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Requested
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		June 2006	Receive Report

The evaluation criteria for the project are included as Attachment D to this Agenda Item.

Horticulture – Greenhouse Replacement

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Requested
Initial Review and Consideration of Capital Capital Project Evaluation Criteria		June 2006	Receive Report

The evaluation criteria for the project are included as Attachment E to this Agenda Item.

Jack Trice Stadium Improvements – 2006
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: Jack Trice Stadium plays an important role in the university's strategic plan to "Elevate the state's appeal as a place to live, learn, work and play" and to "Ensure that the university is a great place to learn and work". Jack Trice is a place of engagement for the university with thousands of students, families, visitors and alumni. They connect with all of the other programs of the university because of their associations with Iowa State University Football and their experiences at Jack Trice Stadium.

More than 300,000 people visit the university each year because of the football program and its student-athletes. The success of these visits is in part measured by the success of the football team, but just as important is the experience that each of the visitors has with the university community. The ease with which they may arrive at the site, visit with old friends, and of course enjoy a game is dependent on the facilities to support each element of their visit. Jack Trice is a good facility and this project is intended to make it a better facility to meet the needs of the university's guests.

The success of the football program has far reaching implications. It is one of the programs in the Athletic Department that supports not only itself, but many other sports. To continue to support student athletes in all programs, football needs to continue to be a revenue generating enterprise. Improvements to Jack Trice Stadium will enhance revenue by making the experience better for visitors and creating additional income generating premium seat options.

Other Alternatives Explored: Jack Trice Stadium is a good facility, but there are areas that need improvement. There are no alternatives to these improvements because replacement of the stadium with a new facility is not needed to meet the needs of the university.

Impact on Other Facilities and Square Footage: The project will provide for additional suites, remodel and expand the existing club section and the south end-zone seating, expand concession and toilet areas and develop a new maintenance/storage facility for the stadium and adjoining athletic practice field operations. In addition, the project will address stadium fencing and related security items, ticketing functions and deferred maintenance issues.

Financial Resources for Construction Project: A detailed budget has not been fully developed at this time, but it is anticipated that the total project costs will be \$35 million (2006 dollars). Funding will be provided from suite and club section sales and private gifts. The project will not proceed beyond planning until a financial plan has been completed and approved by the Board. It is likely that debt financing will be required utilizing the revenue generated by sale of suites and seats.

Financial Resources for Operations and Maintenance: Operating and Maintenance funding will be paid by the Athletic Department.

External Forces: Jack Trice Stadium improvements are needed to allow the university to be competitive in offering a good experience to visitors. As a revenue generating program, it is important to continue to be successful so that all student athletes may be offered an opportunity to a university education as a result of their participation in one the department's programs.

Hilton Coliseum Renovation and Additions
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 Iowa State Center mission is to develop and support the programming, facilities and services necessary to establish the Iowa State Center as the premier university public assembly complex in the United States. The Center sponsors and encourages a varied and comprehensive array of quality performing and visual arts, educational programs, athletics, and entertainment for the university community, and for residents of central Iowa, reaching throughout the state and the region. By providing efficient, top quality facilities and services, which are responsive to the individual event's requirements, the Center continually achieves the highest professional standards.

The Center buildings include Hilton Coliseum, Scheman Building, Stephens Auditorium, and Fisher Theatre. These facilities provide opportunities, conveniences, services and amenities to facilitate personal, cultural, leisure and group needs, as well as to enhance the day-to-day educational and social activities of Iowa State University. The activities at the Center are central to the university's mission and strategic plan because they are not duplicated anywhere else at the university. Without the Center, many of the activities would cease to exist or they would be offered at central campus locations in less desirable spaces and in direct competition with scheduled classes.

Hilton Coliseum is the most unique of the venues at the Center and at Iowa State. With nearly 15,000 seating capacity for some events, it has no equal at the university, or anywhere else in the community. Programs in the building directly support the Learning goal of the university strategic plan with broad-based enrichment opportunities, and the Engagement goal with a strategy of providing quality cultural and athletic events that engage the interest and support of constituencies. These programs are often the first Iowa State experience for many people and help in the recruitment of students and faculty/staff. The growth and expansion of the athletic programs has increased the scheduling complexity of a multipurpose facility.

Other Alternatives Explored: Several studies by professional consultants have been conducted in the past to address deficiencies in Hilton Coliseum. These early studies identified fire safety issues and inadequate restroom facilities as high priority needs. Those corrections were part of an improvement project in 2001. The remaining safety issues are to upgrade the building's fire alarm system, expand the exiting capability of the concourse by relocating concession activities and to repair and upgrade the exterior elevated walkways leading to Hilton from other buildings in the complex.

The studies also identified the desirability of increasing the number of seats in the facility. The availability of additional seats was cited for its potential to attract more top quality events, and secondly provide additional revenue that will be used to help fund operations and maintenance costs.

Hilton is 35 years old and needs to be refurbished. A project to upgrade seats and replace the sound system is underway. The two elevators need to be replaced to provide adequate capacity for large events with disabled and elderly guests.

The exterior elevated walkways that extend from Hilton Coliseum to other buildings in the complex provide the possibility for small children if unattended to fall due to guardrails that do not meet current building codes. The project includes restructuring the railings to provide greater protection and comply with current codes.

Impact on Other Facilities and Square Footage: Hilton Coliseum was constructed in 1971, with additions in 1980, 1994, and 2001, and contains about 230,000 gross square feet. In addition to the arena itself, there are office suites for the Iowa State Center, and Men's and Women's Basketball. The project improvements will be made to the public spaces of the building and will result in about 7,000 square feet of additional space, as well as the addition which could add 125,000 square feet. The estimated project cost for all phases is \$100 million.

Financial Resources for Construction Project: Funding will be provided through a variety of sources including bond fund sources, revenues, and private gifts. The project will be phased and will not proceed beyond planning until a financing plan has been approved by the Board.

Financial Resources for Operations and Maintenance: Operating and maintenance costs for a fully completed project could increase \$500,000/yr. Operating and maintenance costs are funded by the Iowa State Center and Athletics.

External Forces: To meet the mission of the university and its Athletic programs, Hilton Coliseum must be able to attract top quality cultural, educational, and athletic and entertainment programs and activities and provide practice spaces. The functional and aesthetic amenities that event organizers, sponsors, and guests expect from a venue of this kind are becoming increasingly difficult to provide unless improvements are made to expand and modernize the facility.

Snedecor Hall Renovation – 2006
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 mission of the Department of Statistics is to conduct research and to provide teaching and consulting services for the entire campus community. The department's mission is fulfilled by taking advantage of the many opportunities for interdisciplinary research and collaboration, and the department has become and remains one of the best applied statistics departments in the world.

The Department teaches introductory statistics courses to over 3,000 undergraduate and graduate students a year, and the graduate program has consistently ranked among the best in the nation, both in the quality of its program faculty and in the effectiveness of educating research scholars and scientists.

The Survey Section is nationally recognized as one of the best survey groups in the country, from both academic and operational aspects. The section is funded through contracts and grants; the most significant being a long-standing agreement with the USDA which provides funding of over \$1,000,000 per year.

The Department's Strategic Plan identifies three areas in which national prominence is sought: Environmental Statistics, Engineering Statistics, and Survey Sampling. The Department was recently awarded an NSF grant for Statistics for Engineering and Physical Sciences. Research and consulting opportunities continue to grow, putting additional strain on the available space and the building systems.

Other Alternatives Explored: Several studies by professional consultants have been conducted in the past to address deficiencies and develop specific solutions to address additional space requirements identified for faculty and staff, academic programs and building infrastructure improvements.

These studies also identified fire safety issues and inadequate restroom facilities, as well as renovation of heating, ventilation and air conditioning, electrical and telecommunications infrastructure as high priority needs.

Due to the number of students that utilize the computer labs and the number of consulting clients the Department serves, a location easily accessible to students and clients is crucial. There is no other central campus space available that could accommodate the Department. Renovating the existing building at this time is the most feasible approach.

Impact on Other Facilities and Square Footage: This project will renovate the approximately 39,000 gross square feet in Snedecor Hall to provide improved student access to faculty and staff, teaching labs and student services through refurbishment and reallocation of space.

Financial Resources for Construction Project: Facilities Overhead Use Allowance.

Financial Resources for Operations and Maintenance: Operating and maintenance costs are not expected to increase because of the project. These costs may actually decrease because new mechanical/electrical systems will reduce the need for extensive maintenance and reduce energy consumption.

External Forces: Facilities are an important component of a department's resources, and the existing building has not kept pace with the growth and reputation of the Statistics Department. To attract the best faculty members and students, to remain strong and competitive as a department, and to support the University's Strategic Plan, the facilities that the Statistics Department occupies need to be improved.

Upgrading and expanding the current facilities will support and enhance undergraduate education by upgrades to instructional space, computer and teaching labs. This will affect thousands of students each academic year from many academic disciplines.

The graduate program will be enhanced, funded research opportunities expanded, and support provided to the distance education program.

**East Campus Dining Improvements
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: ISU Dining has been awarded the contract to continue providing dining services to the campus community. Included in this proposal is the conversion of the residence hall dining facilities at Maple Willow Larch Commons to a marketplace dining center similar to those at the Union Drive Community Center. The marketplace concept has been very popular with the students and is an important priority for ISU Dining and the university. Improvement of the Oak Elm dining center is also a key element in the ISU Dining proposal. The recruitment and retention of students with learning centers and excellent facilities is an important item in the university's strategic plan. Dining facilities are an important key to recruitment and retention.

Other Alternatives Explored: A feasibility study and market surveys have shown the need for expanding the retail dining program and the improvement of the residential dining centers. The sophisticated market research has determined the customers' preference on dining options, dining schedule, and delivery preferences. The popularity of the Union Drive Community Center marketplace dining has exceeded the expectations and confirmed the need for a similar facility on the east side of campus. The dining improvements are important in the Department of Residence and university long-range plan.

Impact on Other Facilities and Square Footage: This proposed project anticipates major renovation at Maple Willow Larch Commons and a somewhat more modest renovation at Oak Elm dining center. The exact size of the remodeled areas cannot be determined at this time and will be dependent upon developing a sound financial plan as part of the project.

Financial Resources for Construction Project: University and ISU Dining resources. A complete financial plan and budget will be submitted for approval concurrent with schematic design approval.

Financial Resources for Operations and Maintenance: It is too early to predict actual operating expenses, but it is anticipated that the increased cost will be minimal. Proposed source of funds: ISU Dining and Department of Residence

External Forces: The recruitment and retention of students with learning centers and excellent facilities is an important item in the university's strategic plan. Dining facilities are an important key to recruitment and retention. The success of Residence halls and dining are inter-related.

Horticulture – Greenhouse Replacement
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 roots of horticulture extend back to the years before Iowa became a state. The early immigrants who came from eastern states were eager to grow fruits, vegetables, trees and nursery crops. When the Iowa Agricultural College and Farm opened for students in 1869, horticulture classes were among the subjects offered. Farmers and horticultural producers have benefited from the teaching, research and outreach activities of the horticulture program for nearly 150 years.

The mission of the Department of Horticulture at Iowa State University is to create and sustain programs in research, undergraduate and graduate instruction, and extension that promote enthusiasm and excitement for the discovery, enhancement, production and creative utilization of plants for the betterment of Iowans and all humankind. These goals are supportive of the institutional mission to Create, Share and Apply knowledge to make Iowa and the world a better place.

Iowa State University was founded on the ideals that higher education should be accessible to all and that the university should teach theoretical and practical subjects. The Department of Horticulture was a pioneer in meeting these ideals and continues to do so at the present time.

Other Alternatives Explored: In Spring 2005, an engineering/architectural firm was retained to assist the department in an initial evaluation of the condition of the existing facilities and to define the potential for renovation or replacement of approximately 22,000 GSF of greenhouse facilities used by the department. Almost immediately it was determined that the 1913 greenhouse and a small addition in 1980 were inadequate in meeting the needs of the department and that renovation would not be a practical solution.

The original greenhouse complex built in 1913 remains virtually unchanged since that time. All of the iron rafters, trusses, and posts are still in place. None of the original steam lines, water lines, and mechanical vents have been replaced, and maintenance has consisted of repairs only. These greenhouses have been obsolete for teaching and research for many years due to a lack of environmental controls, automatic watering systems, shading and supplement lighting systems, and computer based environmental management systems.

The study also included an analysis of the space needs of the department. Utilization information was evaluated for the department's teaching, research and extension programs. The existing greenhouse facilities are well used, but the department would make even greater use of the space if environmental conditions didn't limit its usefulness during the summer months. In some cases, regardless of the season, the facilities cannot be used for growing crops for research or teaching. In addition, the space is unsuitable for some research activities because it is not bio-secure. The study concludes that new construction is the only viable alternative to meet the department's teaching, research and extension program needs.

Impact on Other Facilities and Square Footage: This project will remove and replace approximately 22,000 gross sq. ft. of greenhouses.

Financial Resources for Construction Project: Project funding of \$6,000,000 will be provided by private funds.

Financial Resources for Operations and Maintenance: Estimated increases to the operating and maintenance costs of the additional space are:

Custodial and routine maintenance	\$	0
Utilities		0
Repair and replacement		90,000
Other (Grounds/Mail/EHS/DPS)		<u>0</u>
Total		\$90,000

The repair and replacement costs will be funded by the College of Agriculture or as part of the private fundraising effort.

External Forces: Horticulture is a plant-based discipline; nearly every class taught by the department uses greenhouse space for producing, treating, and studying plants. For many years, the department has not been able to teach greenhouse operation and management, and greenhouse crop production courses properly because the facilities are so out-of-date. The department is unable to prepare students for what they need to know when they enter the professional arena; greenhouses have not kept up with the technology.

The Horticulture producers of the State of Iowa could be better served through research and outreach programs that are supported with modern and appropriately supported greenhouse facilities.