

Contact: Joan Racki

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

**Action Requested:** Consider approval of the revised project descriptions and budgets for the **Iowa State Center Courtyard Improvements** (\$2,550,000) and the **Curtiss Hall – Phase 1** (\$14,314,828) projects.

**Executive Summary:** The University requests approval of a revised project description and budget of \$2,550,000, an increase of \$1,550,000, for the **Iowa State Center Courtyard Improvements** (formerly known as the Iowa State Center Elevated Walkway Repairs) project. The revised project budget, with the additional funds from the Facilities Overhead Use Allowance, would repair the elevated walkway system, bringing it into current code compliance, provide landscaping, parking and vehicular roadway improvements, and develop a master plan for the Iowa State Center Complex.

The University also requests approval of a revised project description and budget of \$14,314,828, an increase of \$1,180,028, for the **Curtiss Hall – Phase 1** project. As design has progressed on components of the project yet to be bid, it became apparent that more extensive work than originally anticipated was needed, reflecting, in part, the difficulties of an extensive renovation of space in an occupied 104-year old building. Expanding the mechanical systems to provide cooling to the remodeled space and difficulties in modernizing the elevator and central stair tower compounded those difficulties. In addition, the scope of work has been expanded to include mechanical infrastructure work which will bring additional central campus utilities to the building. Increased funding would be provided by University Funds (\$1,100,000) and Utility Infrastructure Funds (\$80,028).

**Details of the Projects:**

**Iowa State Center Courtyard Improvements** (formerly known as the Iowa State Center Elevated Walkway Repairs)

**Project Summary**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$1,000,000	Dec. 2010	Not Required*
Revised Project Description and Budget	2,550,000	June 2012	Requested

\*Approved by Executive Director, consistent with Board policies

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The initial project approved by the Board Office in December 2010 provided for repairs to the concrete structure of the elevated walkway system at the Iowa State Center and replacement of the guardrails with new guardrails that comply with the current building code. The project was also to include an evaluation of the system. During the early predesign and schematic design phases, the evaluation process identified the need to include additional landscaping, parking and

vehicular roadway improvements to further enhance the programmatic needs of the Center. In addition, the evaluation process identified a need to develop a master plan for the Iowa State Center Complex.

Project Budget

	Initial Budget <u>(Dec. 2010)</u>	Revised Budget <u>(June 2012)</u>
Construction Costs	\$ 903,000	\$1,933,000
Professional Fees	76,620	537,000
Project Contingency	<u>20,380</u>	<u>80,000</u>
TOTAL	<u>\$1,000,000</u>	<u>\$2,550,000</u>
Source of Funds:		
Facilities Overhead Use Allowance	<u>\$1,000,000</u>	<u>\$2,550,000</u>
TOTAL	<u>\$1,000,000</u>	<u>\$2,550,000</u>

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**Curtiss Hall Renovation – Phase 1**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Student Services Mall</u>			
Permission to Proceed		Oct. 2009	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria			Received Report
Design Professional Agreement			
Pre-Design and Schematic Design (Architects Smith Metzger; Des Moines, IA)	\$ 93,000	Feb. 2010	Not Required*
Amendment #1	110,000	May 2010	Not Required*
Program Statement		June 2010	Not Required*
Schematic Design		Sept. 2010	Approved
Project Description and Budget	3,600,000	Sept. 2010	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Design Professional Agreement			
Design Development through Construction	295,368	Sept. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	2,522,500	April 2011	Not Required*
<u>Harl Commons</u>			
Permission to Proceed		Sept. 2010	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2010	Receive Report
Selection of Design Professional -- (Architects Smith Metzger; Des Moines, IA)		Sept. 2010	Approved
Design Professional Agreement –	530,000	Mar. 2011	Not Required*
Program Statement		Mar. 2011	Not Required*
Schematic Design		June 2011	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		June 2011	Receive Report
Design Professional Amendment	55,100	Oct. 2011	Not Required*
Construction Contract Award (Woodruff Construction; Fort Dodge)	3,998,000	May 2012	Not Required*
<u>Building Wide Sprinkler System</u>			
Project Description and Budget	800,000	Oct. 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines, IA)	417,821	April 2011	Not Required**
<u>Combined Project</u>			
Project Description and Budget	12,000,000	June 2011	Approved
Revised Project Description and Budget	13,134,800	Feb. 2012	Approved
Revised Project Description and Budget	14,314,828	June 2012	Requested

\*Approved by Executive Director, consistent with Board policies

Renovations of spaces vacated by the occupancy of the Student Services Mall will require more extensive work to address Americans with Disability Act (ADA) accommodations and user needs. Design is also complete on the required extension of central air conditioning to spaces currently served by window units. This system extension is a requirement of the window replacement project and affects approximately 6,400 square feet scattered throughout the building (11% of building NASF).

The revised budget of \$14,314,828 reflects the following:

- Inclusion of mechanical infrastructure by general contractors on the Student Services Mall and the Harl Commons bid packages.
- Refined estimates on cost of renovations based on actual construction documents.
- Increased costs for renovations due to difficulties encountered while working in occupied 104-year old building.

Project Budget

	Revised Budget <u>(Feb. 2012)</u>	Revised Budget <u>(June 2012)</u>
Construction Costs	\$ 9,800,870	\$ 10,809,484
Professional Fees	2,263,310	2,700,750
Movable Equipment	540,000	576,030
Relocation	35,000	25,000
Project Contingency	<u>495,620</u>	<u>203,564</u>
TOTAL	<u>\$13,134,800</u>	<u>\$14,314,828</u>
Source of Funds:		
Private Giving	\$6,953,780	\$6,953,780
University Funds	3,886,020	4,986,020
Facilities Overhead Use Allowance	1,762,000	1,762,000
Deferred Maintenance / Academic	533,000	533,000
Building Revenue Bonds		
Utility Infrastructure	<u>-----</u>	<u>80,028</u>
TOTAL	<u>\$13,134,800</u>	<u>\$14,314,828</u>