

Contact: John Nash

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

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

1. Permission to Proceed with Project Planning including the design professional selection process and the use of alternative project delivery methods (Curtiss Farm project only) for the;
  - **Curtiss Farm – Feed Mill and Grain Science Complex** and the
  - **Memorial Union – Floors 4-6 Renovation** projects.
2. Project Description and Budget (\$2,295,000) for the;
  - **Curtiss Hall – Third Floor Renovation** project with the understanding that approval is authorization to proceed with construction.
3. Schematic Design, Project Description, and Budget (\$28,000,000) for the;
  - **Gerdin Business Building – Expansion** project with the understanding that approval is authorization to proceed with construction.

**Project #1 of 4**  
**Curtiss Farm – Feed Mill and Grain Science Complex**

**Executive Summary:** The university requests Permission to Proceed with Project Planning for the **Curtiss Farm – Farm Mill and Grain Science Complex** project. It would construct education and outreach facilities, a feed mill tower, and corn/feed storage buildings on five acres of the 141 acre Iowa State University Curtiss Farm, one mile southwest of campus (see project location on next page). Parking, driveways, site work, and utilities would also be included. The estimated project budget of \$21,200,000 would be funded by private giving.

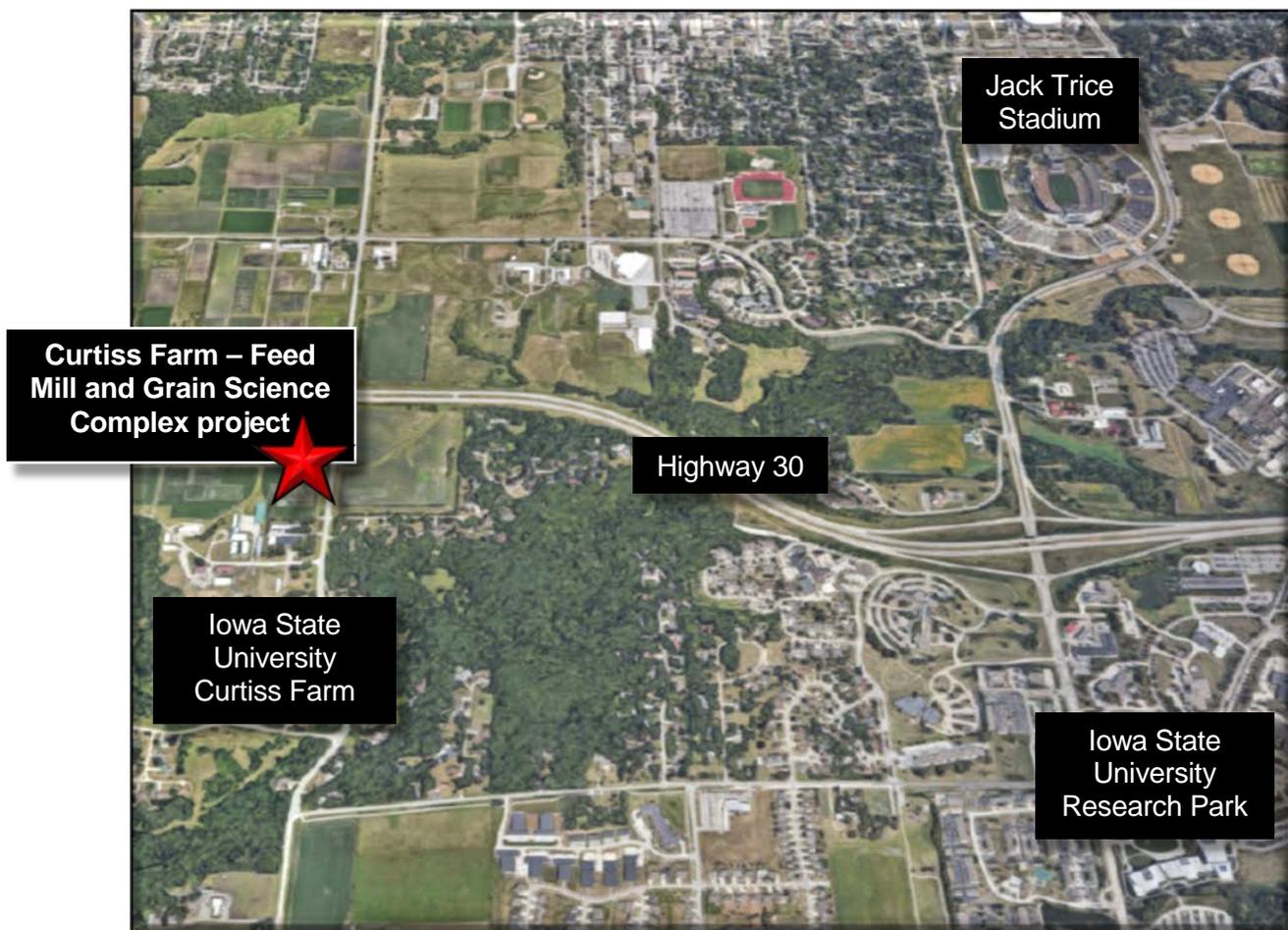
This project would help meet the university's need for customized, yet affordable, livestock feed, help train students to fill an employment shortage in the feed and grain industries, and meet other significant Iowa agriculture needs.

The new complex would replace the university's three existing feed mills that are outdated and non-compliant with modern worker and feed safety laws. The strategy envisioned with this project's on-site grain handling and storage facility would increase the power of research results by reducing corn and diet nutrient variability, starting with control of base ingredients. Multi-species animal feed would be produced to support and enhance the university's teaching, extension, and diverse research grain science activities.

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jun. 2018	Requested
Use of Alternative Project Delivery Methods		Jun. 2018	Requested

### Project Location



Curtiss Farm – Feed Mill and Grain Science Complex project

The university requests permission to use alternative project delivery methods other than the traditional, design-bid-build process because;

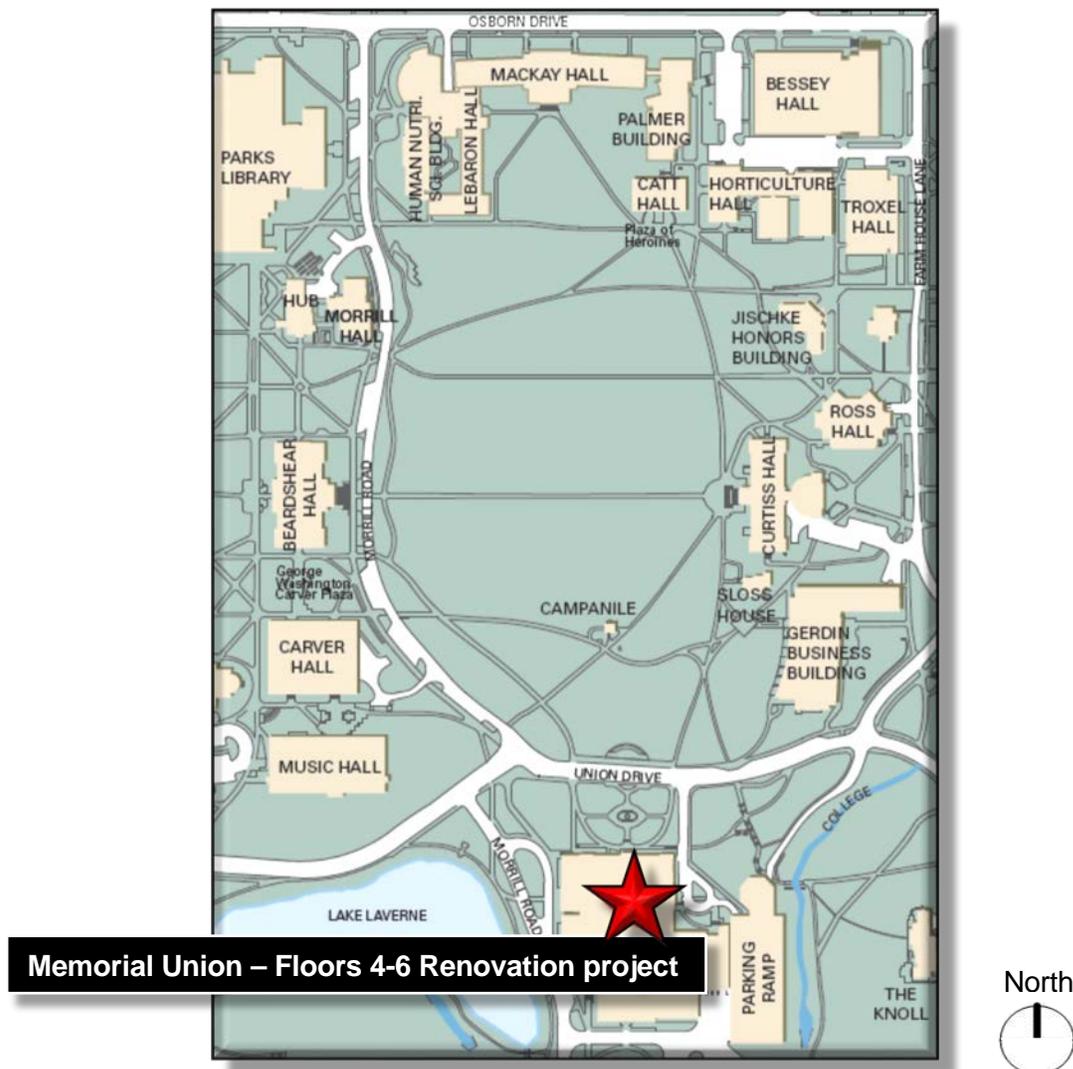
- feed mills are non-traditional facilities that require specific expertise supplied by a finite number of builders, primarily located in the Midwest,
- it is important to assure construction professionals are selected that have the necessary specialized knowledge required for the project,
- allowing input from construction professionals during the design would improve cost control, maximize collaboration, and overall project outcomes,
- there is a need for an accelerated design,
- a fast-track approach to construction would allow the university to begin beneficial use of the facility as soon as possible, and
- it would maximize competition and the use of Iowa-based contractors and sub-contractors.

**Project #2 of 4  
Memorial Union Floors 4-6 Renovation**

**Executive Summary:** The university requests Permission to Proceed with Project Planning for the **Memorial Union – Floors 4-6 Renovation** project that would convert 18,350 square feet of former hotel rooms on the fourth, fifth, and sixth floors into spaces that directly serve students (see project location below). The estimated project budget of \$11,000,000 would be funded by student fees.

For the last several years, these three floors have served as temporary office locations for faculty and staff during other campus renovations and, most recently, as undergraduate student housing to meet growing enrollment. Due to recent changes in student housing demand and the opening of the 784-bed Geoffroy Hall in Spring 2017, the need for undergraduate student housing in these areas would no longer be required after Spring 2018.

**Project Location**



Iowa State University's central campus

A study undertaken by ISU earlier this year determined that the best use of these floors was to support student-focused services. The new spaces would include student collaboration areas, teaming rooms, ISU's Veterans Center, Student Legal Services, Study Abroad Center, Center for LGBTQIA+ Student Success (relocated from the Student Services Building), NCORE/ISCORE (National Conference on Race and Ethnicity/Iowa State Conference on Race and Ethnicity) Office, and the International Students and Scholars Office.

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jun. 2018	Requested

The project would include remodeling and space reallocation to meet a number of goals including:

- Update or expand facilities to meet current and anticipated programmatic needs for students.
- Address deferred maintenance needs such as HVAC, electrical and plumbing. Some of these issues date back to the original 1927 construction.
- Provide mechanical, electrical, communication, and security system updates throughout the renovated area.

Since it was constructed in 1927, the Memorial Union has grown from a student-funded memorial to the student-centered campus hub that it is today. It is a place for students to come to create, discover, interact, collaborate, and celebrate. It is the one building on campus that truly serves a student throughout their entire education; first campus visit to graduation.

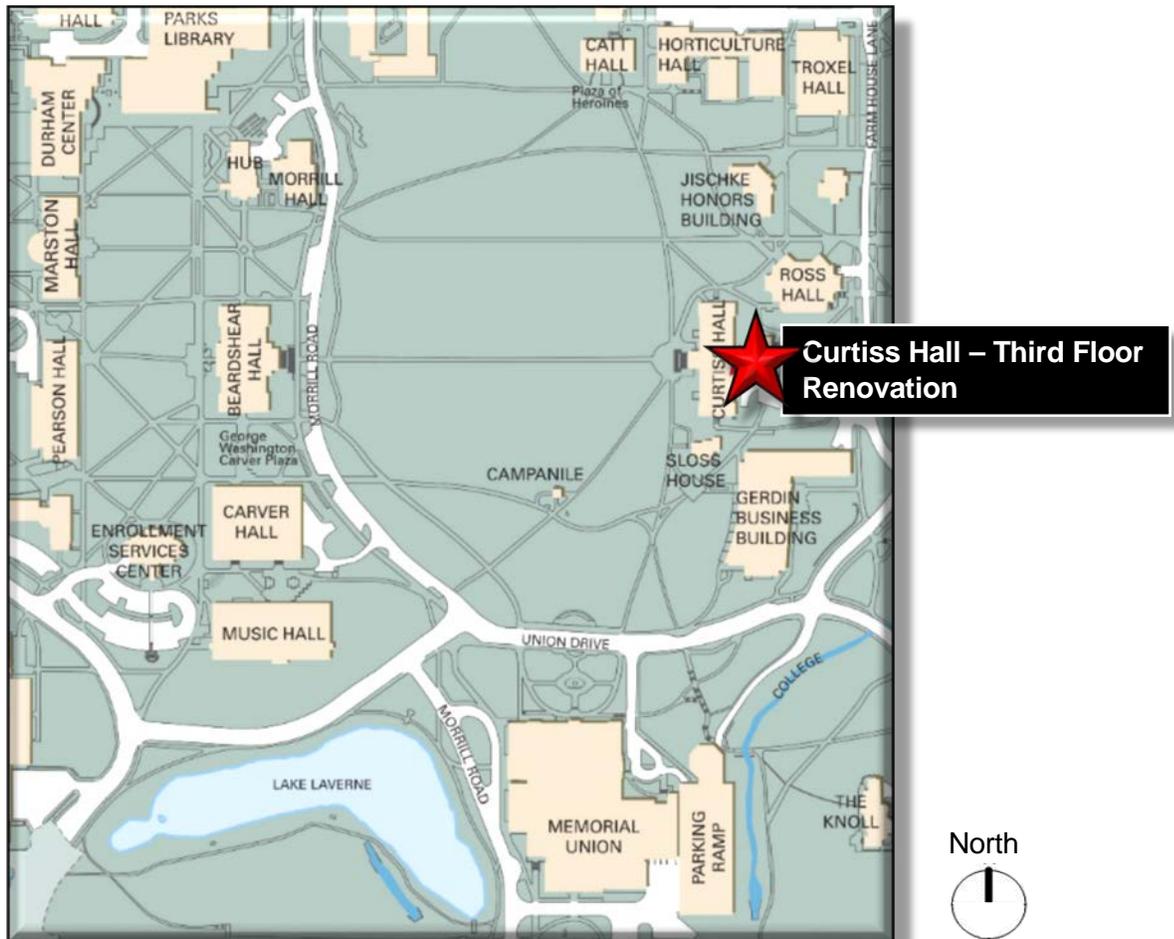
**Project #3 of 4**  
**Curtiss Hall – Third Floor Renovation**

**Executive Summary:** The university requests approval of the Project Description and Budget for the renovation of all 11,000 square feet of Curtiss Hall's third floor (see project location below) for the College of Agriculture and Life Science (CALS) and the College of Liberal Arts and Sciences (CLAS). The project budget of \$2,295,000 would be funded by the CALS, CLAS, and private giving.

Offices would be provided for the CALS Development Office, CALS Administrative IT Office, and the Department of English (within CLAS) lecturers and graduate students. Work generally includes:

- new ADA compliant entries into all major suites,
- reconfiguring the CALS Development and IT offices in the north wing,
- installing new lighting, replacing the lay-in ceiling, and painting the central corridor to match prior renovations on the lower levels, and
- new furniture and finishes in existing offices in the south wing.

**Project Location**



Iowa State University's central campus

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (CMBA Architects, Des Moines)		Dec. 2009	Not Required*
Design Professional Agreement (Schematic Design, Cost Estimation only)	\$ 26,500	Oct. 2017	Not Required*
<b>Project Description and Budget</b>	<b>\$2,295,000</b>	<b>Jun. 2018</b>	<b>Requested</b>

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

Over the last five years, CALS completed renovations of the basement, ground, and first floors of Curtiss Hall and would like to continue to update the building to attract and retain students, faculty, staff, and donors.

CLAS is wrapping up a multi-phase reorganization of space to facilitate the merger of the Department of Anthropology with the Department of World Languages and Cultures. This involves moving the Department of Anthropology from Curtiss Hall to Pearson Hall, the Department of English lecturers and graduate students from the Communications Building to Curtiss Hall, and co-locating tenure track faculty to Ross Hall. In addition, there is a growing number of Development and IT staff in CALS and CLAS, which need more office and meeting space on third floor of Curtiss Hall.

Square footage:

Net square feet: CALS	4,894
Net square feet: CLAS	4,755
<u>Net square feet</u>	<u>9,649</u>

Gross square feet	11,000
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Net to Gross square foot ratio	88%
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Project Budget:

Construction	\$1,430,960
Planning, Design & Management	363,590
Furniture & Equipment	378,700
Contingency	121,750
<u>Total Project Cost</u>	<u>\$2,295,000</u>

Source of funds:

College of Agriculture & Life Sciences (CALS),  
College of Liberal Arts & Sciences (CLAS), and  
private giving

**Project #4 of 4  
Gerdin Business Building – Expansion**

**Executive Summary:** The university requests approval of the Schematic Design, Project Description, and Budget of a 40,000 square foot expansion of the Gerdin Business Building (see project location below), built in 2003, to address critical instructional and administrative space for the Debbie and Jerry Ivy College of Business and Iowa State University. The project budget of \$28,000,000 would be funded by university funds and private giving.

**Project Location**



Gerdin Business Building – Expansion project, looking northwest toward central campus

**Background:**

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Agreement-planning study (ZGF Architects, Seville, WA)	\$ 97,570	Jan. 2015	Not Required*
Permission to Proceed with Project Planning		Jun. 2017	Approved
Use of Alternative Project Delivery Methods		Jun. 2017	Approved
Design Professional Selection (Haila / PGAV Architects, Ames)		Sept. 2017	Not Required*
Design-Build Bridging Agreement (Bridging document only)	399,050	Apr. 2018	Not Required*
Program Statement		May 2018	Not Required*
<b>Schematic Design</b>		<b>Jun. 2018</b>	<b>Requested</b>
<b>Project Description and Budget</b>	<b>\$28,000,000</b>	<b>Jun. 2018</b>	<b>Requested</b>

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

The goal of this project would be to construct additional student-focused instructional and collaboration space, faculty and graduate student offices, and common spaces to support curricular, co-curricular, and special events. It would be an efficient, flexible, and adaptable 40,000 square foot expansion of the existing Gerdin Business Building.

The student-focused instructional spaces would be located in the lower levels to provide convenient access to students. Graduate student programs would be located in a highly visible area of first floor to better promote their program benefits and for easier access. The Central Public Space on ground floor would provide a large area for special events, presentations, and collaboration (see floor plans on pages 10-14).

The limestone, glass, and masonry used on the exterior would follow the university's master plan and be seamlessly compatible with the architecture of the Gerdin Business Building.

In general, the project would elevate the profile of the Ivy College of Business and enhance the overall experience for students, faculty, and visitors.

Programmed areas	Program	Schematic Design
Classrooms	5,970	5,970
Computer lab	2,290	2,290
Private Offices	3,600	3,600
PhD Seminar Room	250	250
Central Public Space	2,700	2,700
Team Rooms	450	450
Light board Studio	180	180
Graduate Programs	2,420	2,420
Furniture Storage	400	400
Lactation Room	80	80
Family Restroom	120	120
Classroom (shell space)	1,900	1,900
Private Offices (shell space)	1,920	1,920
Net square feet	22,280	22,280
Gross square feet	38,360	38,360
Net to Gross square foot ratio	58%	58%

Project Budget:

Construction	\$21,626,800
Planning, Design & Management	\$2,538,600
Furniture & Equipment	\$2,839,600
Contingency	\$995,000
<hr/> Total Project Cost	<hr/> <b>\$28,000,000</b>

Source of funds:  
university funds and private giving

Schedule:  
Design Build firm interviews and selection: October 2018  
Construction: starts late 2018, ends late 2020

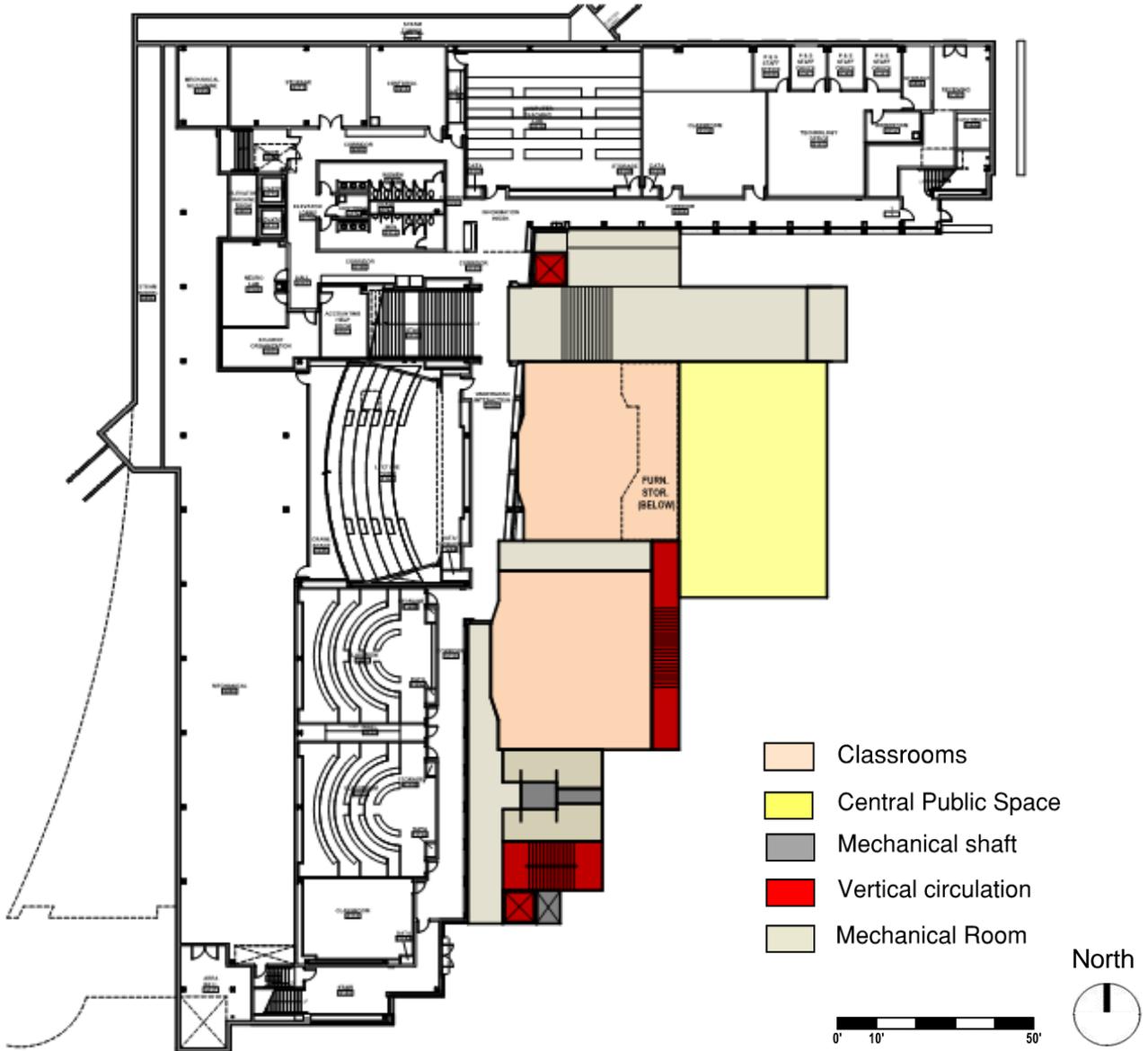
**Gerdin Business Building – Expansion  
Site Plan**



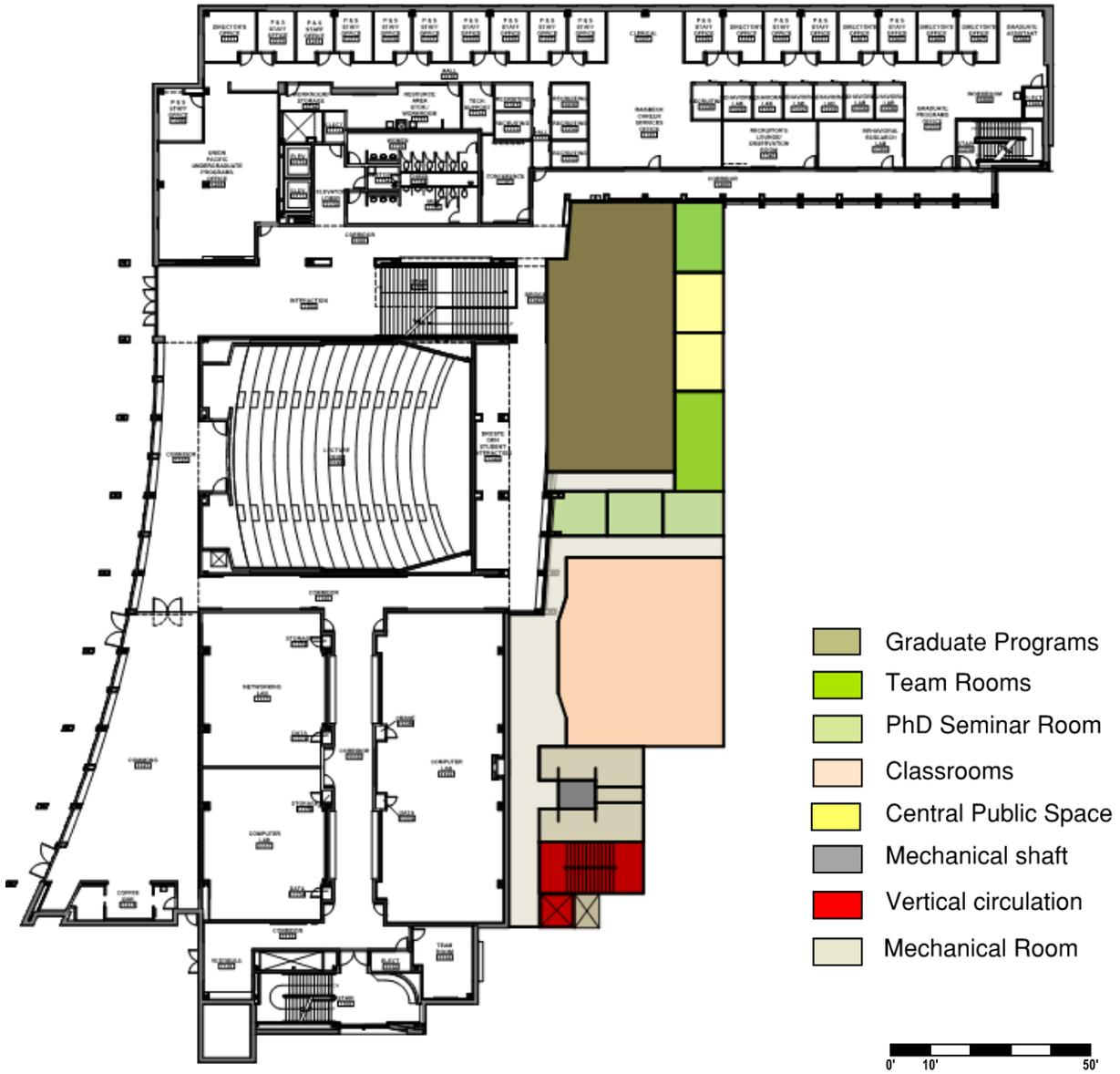
southeast of Iowa State University's central campus



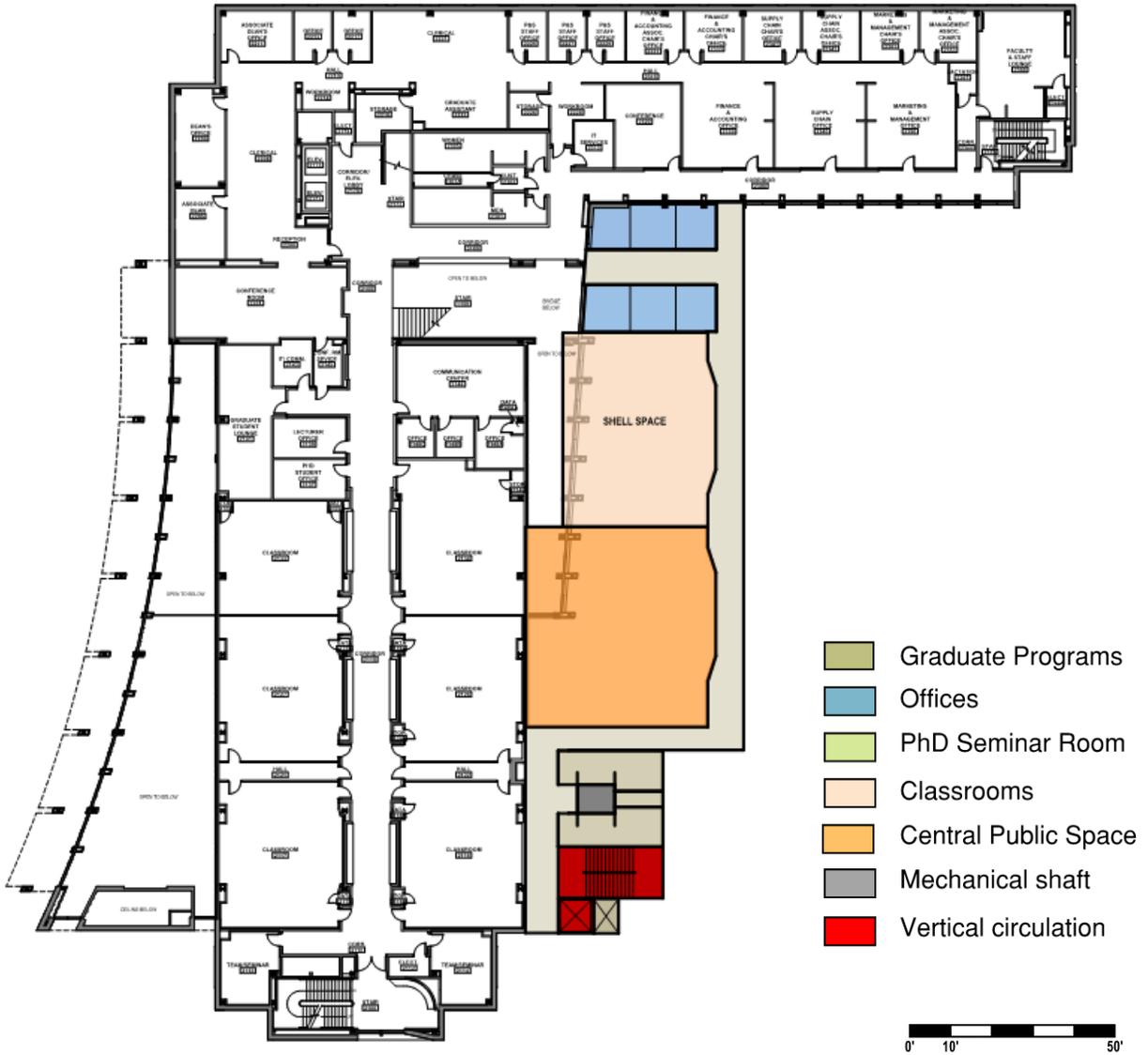
Gerdin Business Building – Expansion  
Ground Floor



Gerdin Business Building – Expansion  
First Floor



Gerdin Business Building – Expansion  
Second Floor



Gerdin Business Building – Expansion  
Third Floor

