

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider approval of the **Gerdin Business Building Expansion** project, a major capital project as defined by Board policy.

- Accept the Board Office review and recommendation that the project meets the capital project evaluation criteria necessary for Board consideration.
- Approve permission to proceed with project planning, including the design professional selection process and consideration of the use of an alternative project delivery method in lieu of the traditional design-bid-build process.

Executive Summary: The University requests permission to proceed with project planning for the **Gerdin Business Building Expansion** project to construct a 39,000 to 44,000 gross square foot addition immediately east of the 111,000 gross square foot Gerdin Business Building (see Attachment A). The project budget's estimate is approximately \$22,000,000 and would be funded by University Funds and Private Giving.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Jun. 2017	Requested

The College of Business has grown over the last ten years including a 15.8% increase in the last two years and would continue to grow as it competes at the highest levels with the top business colleges in the nation. Demand for business classes by non-business students has also grown significantly over the last few years due to overall University enrollment increases. Growth would continue as the college recruits more women and minority students. Expanding overall undergraduate and graduate student enrollment is also a goal.

Subsequently, numerous programmatic changes have occurred, creating a need for additional space including:

- Offices for additional faculty, graduate students, and staff;
- Classrooms with a capacity of 50 to 75 students per classroom;
- Additional conference, collaboration and interaction space; and
- Computer labs for instruction and project work.

The use of existing space has been maximized and the only feasible option to meet College of Business space needs is to provide additional space. Due to the growth in enrollment and research across the institution, there is no space available in other existing academic buildings. Alternate building sites in proximity to the Gerdin Business Building are limited.

The University also requests permission to consider the use of alternative project delivery methods other than the traditional design-bid-build process for this project. As the project is

developed, the University would consider the advantages and disadvantages of the available delivery systems including Construction Manager Agent, Construction Manager at Risk, and Design-Build and propose a project delivery method that provides the best value and managed risk to the project and the University. In making this determination, the factors to be considered include:

- The need for an accelerated design;
- Maximizing collaboration during the design phase between design professionals and construction professionals to improve project outcomes;
- A fast-track approach to the construction schedule to allow the University to begin beneficial use of the facility as soon as possible;
- Maximizing competition and the use of Iowa based contractors and subcontractors; and
- Assuring construction professionals are selected that have the necessary specialized knowledge or expertise required for the project.

As the project scope, schedule, and phasing are defined, the University would determine whether an alternative project delivery method would be beneficial. If this determination were made, the University would seek authorization from the Executive Director to proceed with the selected project delivery system.

IOWA STATE UNIVERSITY
Gerdin Business Building Expansion Map

