

Contact: John Nash

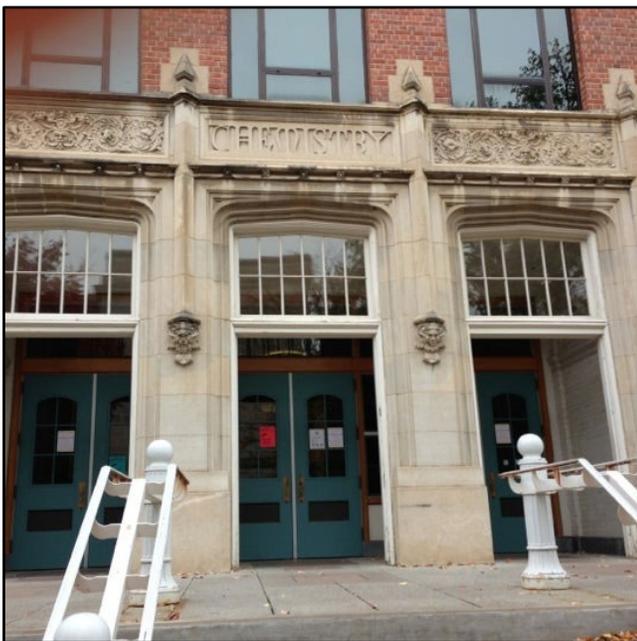
REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the **Gilman Hall – Renovation** project, including the use of Alternative Delivery Methods and the Design Professional Selection process.



ISU's Gilman Hall built in 1914,
Photo is roughly 1920,
looking northwest.

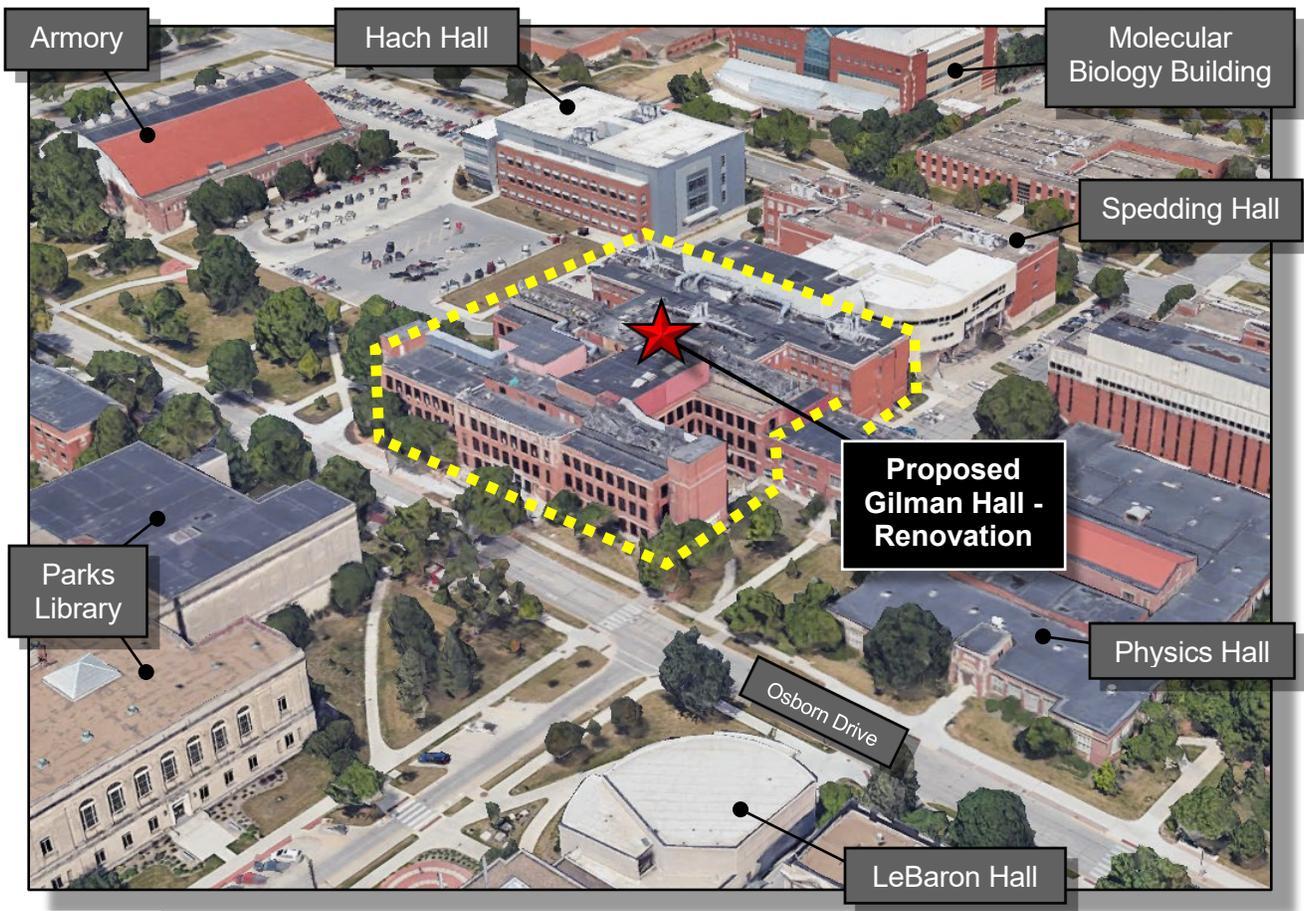


Gilman Hall's main entrance

Executive Summary: Permission to Proceed with Project Planning is requested to modernize 65,000 gross square feet of Gilman Hall and remove millions of dollars in deferred maintenance. The estimated project budget of \$35,000,000 to \$40,000,000 would be funded by Private Giving and University Funds.

Background: Built in 1914, Gilman Hall is one of the largest and oldest academic buildings on campus and the iconic home of the College of Liberal Arts and Sciences' Department of Chemistry. Numerous other programs, including the Department of Psychology, and several general university classrooms are also in Gilman Hall.

	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Jul. 2021	Requested
Use of Alternative Delivery Methods	Jul. 2021	Requested



North

Iowa State University,
North side of campus, looking northwest

Over the last 40 years, Gilman Hall has been incrementally renovated, yet its deferred maintenance backlog has increased to nearly \$34,000,000. This renovation would eliminate part of that backlog and modernize building space by creating high-quality space for the Chemistry

and Psychology Departments, renovating a portion of general university classrooms, upgrading restrooms, renovating common areas and renewing core building infrastructure.

In 2016, a facility study of Gilman Hall identified Chemistry Department needs and recommended a multi-phased approach to renovating Gilman Hall to accommodate simultaneous occupancy.

The Department of Chemistry, which occupies a substantial amount of Gilman Hall, has a continued need for the faculty and graduate student offices, and research lab space focused on physical, analytical and computational chemistry. A portion of Chemistry's space is under-utilized due to the poor condition of Gilman Hall's infrastructure.

The Psychology Department currently occupies space in five different ISU buildings, primarily along Osborn Drive. This project would consolidate some of that space.

ISU's Department of Chemistry and Department of Psychology

The Department of Chemistry is a premier research department on campus. The graduate program is ranked in the top 30 among public universities in *US News and World Report*. The department is home to a vibrant undergraduate program, prides itself on a strong culture of excellent teaching, and provides required courses for engineering, physical and life sciences, and many other majors on campus. It is one of the largest providers of student credit hours in the University. The renovation of space in Gilman Hall would provide quality space for current faculty as well as strategically targeted new faculty hires to maintain the department's national prestige.

With nearly 600 undergraduate majors and over 50 graduate students, the Department of Psychology is one of ISU's largest programs. The department has dramatically increased its research funding over the last decade, and the counseling psychology program is ranked 2nd out of 63 programs for overall research productivity by *Academic Analytics*. The department is also a cornerstone of ISU's other health programs. The renovation of space in Gilman Hall would provide proper space to support the department and facilitate collaboration among faculty with related research programs.

Use of Alternative Delivery Methods

The University also requests permission to use alternative delivery methods (ADMs), such as Construction Manager at Risk or Design Build. Per the Board's *Policy Manual* §2.3, section 6c, the University would consider the following advantages to attain the best project outcomes and distribute risk to the appropriate parties:

- ADMs provide an accelerated design saving time and money;
- ADMs maximize collaboration during the design between design and construction professionals providing a better design and minimizing change orders;
- ADM's fast-track approach to the construction allows the University to take beneficial use of the facility for students, faculty and staff sooner;
- ADM's foster fair competition and the use of Iowa based contractors and subcontractors and;
- ADM's allow the University to select design and construction professionals who have the necessary expertise required for the project.