

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of June 17, 2004, Through August 4, 2004

Date: July 21, 2004

Recommended Actions:

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
 - a. **Hilton Coliseum Improvements 2004** project (see pages 3 through 5), **Alumni Center** project (see pages 6 through 8), and **Student Success Center** project (see pages 9 through 13):
 1. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria;
 2. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning for the projects, including the architectural selection process.
 - b. **Dairy/Animal Science Education and Discovery Facility—Phase 1 – Dairy Facility, and Phase 2 – Pavilion** project (formerly Dairy/Animal Science Education and Discovery Facility) (see pages 14 through 19).
 1. Acknowledge receipt of the University's interim submission of information to address the Board's capital project evaluation criteria (pages 18 and 19).
 - The evaluation criteria have been resubmitted since the University is requesting permission to proceed with the Phase 2 project.
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Authorize permission to proceed with project planning for the Phase 2 project, and approve the program statement for Phases 1 and 2 and the architectural agreement with OPN Architects, Des Moines, Iowa (\$1,241,061).
 2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for Iowa State University.
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Executive Summary:

Requested
Approvals

Permission to proceed with project planning, including the architectural selection process, for the following:

Hilton Coliseum Improvements 2004 project which would update Hilton Coliseum to address life safety codes and deferred maintenance, increase the seating capacity, and provide other upgrades for improved guest services (see page 3).

Alumni Center project which would construct a new facility to house the operations of the Alumni Association (currently located in insufficient space in the Memorial Union) and improve the identity, accessibility and visibility of the organization (see page 6).

Student Success Center project which would construct a new facility to house academic student service programs to improve the awareness, visibility and accessibility of the programs and respond to existing space deficiencies which limit the programs' services in their current locations (see page 9).

For the **Dairy/Animal Science Education and Discovery Facility—Phase 1 – Dairy Facility, and Phase 2 – Pavilion** project (formerly Dairy/Animal Science Education and Discovery Facility), which would construct a new dairy education and research facility to consolidate the operations of the Dairy Research Farm and Dairy Teaching Farm (Phase 1), and construct a pavilion (Phase 2) to provide an arena with teaching and meeting facilities to house educational seminars, competitive events, and classes for all animal species (see page 14):

- Permission to proceed with project planning for the Phase 2 project;
 - Approval of the program statement for Phases 1 and 2; and
 - Approval of the architectural agreement (\$1,241,061) with OPN Architects, Des Moines, Iowa.
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Background and Analysis:

Hilton Coliseum Improvements 2004

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Requested
Initial Review and Consideration of Project Evaluation Criteria		Aug. 2004	Receive Report

Background The University wishes to update Hilton Coliseum to address life safety codes and deferred maintenance, as well as changing demographics, the increasing demand for guest amenities, and the mix of events currently held in the facility.

A 1996 feasibility study completed by the architectural firm of HNTB of Kansas City, Missouri, identified many possible improvements for Hilton Coliseum, several of which have already been completed as part of a 2001 project. (A copy of the feasibility study is on file at the Board Office.)

Project Scope The project is anticipated to include upgrading the fire alarm system, expanding the existing concourse and reconfiguring the mezzanine stairways, repairing and improving the safety of the deteriorated elevated walkways, increasing the seating capacity and repairing existing seats, increasing concession space, providing meeting facilities, repairing and replacing elevators, and installing a new sound system.

**Anticipated
Cost/Funding** \$6 million to \$8 million, to be funded by bond proceeds through the refinancing of the existing debt (principal outstanding as of June 30, 2004, of \$1.42 million with a final maturity of 2008), revenues from operations, and potential community and contract management support.

The University would only proceed with the project if the necessary financing is completed.

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 the 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 university experience for many people and help in the recruitment of students and faculty/staff.

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 to provide additional revenue that will be used to help fund operations and maintenance costs.

In addition to expansion of the seating capacity, Hilton is aging and needs to be refurbished. The seating needs to be reupholstered and new cushions installed. The sound system needs to be replaced, and 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 have been recognized as unsafe for small children if they are unattended 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.

Financial
Resources for
Construction
Project

The estimated project cost will be \$6-8 million.

Bond funds and revenues from operations, potential community and contract management support.

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 seating will reduce the need for extensive maintenance of the existing seating to fix and repair broken units.

Existing operating and maintenance costs are funded by the Iowa State Center.

External Forces

To meet the mission of the Iowa State Center and the mission of the University, Hilton Coliseum must be able to attract top quality cultural, educational, and athletic and entertainment programs and activities. 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 increase the seating capacity and the comfort and appearance of the facility.

The most compelling issues are those related to the accessibility and safety of the building's guests.

Alumni Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Requested
Initial Review and Consideration of Project Evaluation Criteria		Aug. 2004	Receive Report

Background The Iowa State University Alumni Association is currently located on the first level of the ISU Memorial Union in space of insufficient size for its operations. This location also lacks identity, accessibility and visibility, all of which are important to the Alumni Association vision of advancing the University's mission.

Project Scope The project would construct a new facility to house the Alumni Association; this building would provide sufficient space to accommodate all of the Association staff and would support a broad range of Association activities and enterprises.

The building, as currently envisioned, would consist of approximately 30,000 gross square feet (20,000 net square feet) and include a visitor's lounge and library, staff offices, large and small meeting rooms, and a multipurpose office and activity space for the Student Alumni Leadership Council.

The site under consideration for the location of the building is southwest of the Iowa State Center as indicated on the map included as Attachment A.

Anticipated Cost/Funding \$9 million, to be funded from private gifts.

Operating costs would be paid from the Alumni Association operating budget and operations endowment; no direct General Fund support would be required.

Evaluation Criteria	<p>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.</p>
Institutional Mission/Strategic Plan	<p>Founded in 1878, the Iowa State University Alumni Association is steeped in the tradition of serving, engaging and connecting Iowa State University alumni, students, and friends to the university. Throughout its history, the Alumni Association has adapted to the ever-changing needs of the university.</p> <p>The strategic plan recognizes and embraces the history of service to Iowa State University alumni. It reaches beyond the past accomplishments and is directed to further commitments to the university and its students. The plan demonstrates commitment to serving the university and assisting in its aspiration of becoming the nation's best land-grant university.</p> <p>The university strategic plan is enhanced by the Alumni Association partnership with the university through its goals to strengthen membership, to develop strategic alliances, and to engage constituents.</p> <p>This project will construct a new facility to house the Alumni Association. The building will accommodate all of the Alumni Association staff in support of a broad range of activities and enterprises. A preliminary feasibility study has identified a site at the Iowa State Center as an excellent location to serve the needs of alumni, students and friends. Visitors will appreciate the facility as a gateway to the university, including their visits to central campus, and as part of events at the Iowa State Center.</p>
Other Alternatives Explored	<p>The Alumni Association Board of Directors appointed a Facility Feasibility Task Force in May 2001. This Task Force was authorized to begin work immediately on enhancing Alumni Association facilities. The outcome of the study includes assessments of the functional needs and potential location opportunities and illustrates the objectives of the Association, identifies and quantifies space requirements, and analyzes site options. Alternatives that were considered by the Task Force include:</p> <ul style="list-style-type: none"> • Reallocation and remodeling of existing university facilities were considered but rejected because all of the considered facilities were fully occupied and required development of suitable replacement space. The on-campus buildings, although convenient for university faculty, staff and students, present a significant inconvenience (i.e.; parking; accessibility, and visibility) for visitors. • In addition, the Scheman Building was considered but rejected due to conflict with the Iowa State Center master plan in providing services to the clients of Scheman, Stephens Auditorium, Hilton Coliseum, and Fisher Theater.

- Purchase and remodeling of privately developed buildings in proximity to the campus was considered but no properties of adequate size and ones meeting visitor convenience were available.
- Construction of a new facility at the Iowa State Center environs at the corner of Beach Avenue and Country Club Drive is considered the best solution to provide easy access to visitors, convenient access to other venues, increased public visibility, and greater engagement opportunities.

Impact on Other Facilities and Square Footage

The building will be approximately 30,000 gross square feet (20,000 net assignable square feet). The facilities will include a visitor's lounge and library, offices for staff, large and small meeting rooms for events, and a multipurpose office and activity space for the Student Alumni Leadership Council.

Space currently occupied by the Alumni Association in the Memorial Union will be used as temporary space by the University Bookstore during a large remodeling project in the Memorial Union, and later reallocated to meet the increasing need for student organization meeting and office space.

Financial Resources for Construction Project

Project funding of \$9 million will be provided by private gifts.

Financial Resources for Operations and Maintenance

Estimated operations and maintenance costs of the new facility are:

Custodial and routine maintenance- \$73,000
 Utilities- \$51,000
 Other (Grounds/Mail/EHS/DPS)- \$20,000
 Total- \$144,000

The Alumni Association operating budget, plus income from the operations endowment, is the proposed source for operations and maintenance funding.

External Forces

The Iowa State University Alumni Association vision: "To become the lifetime partner in engaging all alumni, students, and friends of Iowa State University", and mission: "To engage the talents and resources of alumni, students, and friends in the life, work, and aspiration of Iowa State University" requires a facility that is open, inviting, accessible, and spacious enough to serve the university's constituency and further showcase the university's history and the associations engagement opportunities. The existing location in the Memorial Union is small and lacks the identity and visibility that is very important to the vision and mission of the Alumni Association in support of the university's mission.

Student Success Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Requested
Initial Review and Consideration of Project Evaluation Criteria		Aug. 2004	Receive Report

Background

The University offers a number of academic student service programs consistent with its commitment to increase graduation rates. Some of the programs suffer from significant space limitations in their existing locations.

- The Hixson Opportunity Awards Program provides services which lead to increased student retention and graduation rates for Hixson scholars; the program suffers from serious space constraints which prohibit the expansion of its services.
- The Athletic Center for Educational Services (ACES) works to ensure and enhance the academic experiences of the University's student-athletes; the existing facilities for this program are not sufficient to adequately accommodate all of the students who utilize these services.
- The University's student support services, including disability resources, academic counseling, tutoring, and supplemental instruction programs, are in need of additional space to better respond to student needs.

In order to more effectively provide these academic student services, the University acknowledges the need to improve student awareness of the programs and encourage their use by ensuring easy accessibility to the services offered.

Project Scope

The University proposes to construct the Student Success Center facility, which would support a broad range of academic enrichment services to increase academic achievement and retention, thereby also improving enrollment and graduation rates.

The facility would increase the visibility of the programs and provide an academic environment devoted to helping all students meet their potential and reach their goal of earning a degree.

The facility would house the Christina Hixson Opportunity Awards Program, the Athletic Center for Educational Services, and a variety of other academic services.

The building, as currently envisioned, would consist of approximately 33,000 gross square feet (22,000 net square feet) and include large and small tutoring rooms, computer laboratories, large and small classrooms, a testing center, quiet study spaces, meeting space, and staff offices.

The building site has yet to be determined.

Anticipated
Cost/Funding

Approximately \$10 million, to be funded from private gifts.

Operating costs would be paid from Athletic Department revenues, and possibly a building operating endowment or general funds.

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 Student Success Center will create a comprehensive support network that gives university students the tools and services they need to succeed.

The facility will house the Christina Hixson Opportunity Awards Program and the Athletic Center for Educational Services in addition to a variety of services to strategically support and increase academic achievement and retention for all students, with a focus on academically vulnerable students.

Hixson Opportunity Awards Program

The Hixson Program provides services to Hixson scholars that lead to increased student retention and graduation. The program integrates first-year seminars, social activities, mentoring, leadership development, and service learning to develop a community of students and friends within the larger university community.

The Hixson Program has serious space constraints that make offering additional counseling, tutoring and computer access nearly impossible. Additional space is needed for one-on-one assessments and advising to foster and strengthen the sense of community among these students.

Athletic Center for Educational Services

The Athletic Department is guided by university, NCAA, and Big 12 Conference standards in ensuring a supportive learning atmosphere for its student-athletes. As part of NCAA accreditation, the university must put student-athletes and educational objectives first.

The NCAA guidelines specifically state, "...the institution shall demonstrate that:

- a. Adequate academic support services are available for student-athletes.
- b. Student-athletes are encouraged and assisted in reaching attainable academic goals of their own choosing.
- c. When it is determined that individual student-athletes have special needs, these needs are addressed.
- d. The support services are approved and reviewed periodically by academic authorities outside of the Athletic Department."

The university works with its student-athletes to help them attain personal and academic success, as well as reach their athletic potential. The Athletic Center for Educational Services (ACES) works to ensure and enhance the academic experiences of our student-athletes. Students can participate in customized academic and personal development programs, study groups, tutoring, and other services that enhance study and learning skills. The programs are designed to strengthen students' academic, time management and social skills in order to achieve their long-term goals.

Student-athletes currently may go to different locations across campus to access academic support. While these services have helped student-athletes remain at the university and complete their degrees, the facilities where the services are located have not kept pace. The available spaces are marginal, and often not conducive to improving learning and studying. There are simply not enough computer labs, study spaces and team study areas to accommodate the athletes and many of the furnishings are inadequate and uncomfortable.

In recent years, the university has taken major strides to strengthen its athletic program. The next step of a plan to improve student-athlete recruitment and retention, and to increase the overall success of the intercollegiate athletics program is to provide adequate facilities for the Athletic Center for Educational Services. The Iowa State University Athletic Council has endorsed this project as necessary to provide the facilities for student-athlete support.

Satellite Student Services

Satellite offices for the disability resources, academic counseling, tutoring, and supplemental instruction programs are needed to address common challenges among student support services.

Students often encounter lengthy wait time for referrals or assistance, particularly for walk-in services. Due to insufficient office/counseling space, students may wait days or weeks for an appointment in which to discuss even critical, timely issues.

Other Alternatives Explored These programs are currently located in offices and classrooms in Beyer Hall and the Student Services Building.

Several alternatives were considered in the pre-planning phases of the project, but the size of the facility precludes a building addition to an existing campus structure. New construction is considered the most viable alternative to be studied as project planning begins.

Impact on Other Facilities and Square Footage Estimated space required to meet the program needs is 22,000 NASF and 33,000 GSF.

One of the programs currently occupies about 4,200 NASF in Beyer Hall. Three of the large rooms (1,900 NASF) will be returned to use as general university classrooms and the balance of the space allocated to Recreation Services, and Health and Human Performance.

Classrooms and computer laboratories in Ross Hall that are currently used exclusively by student-athletes will be opened for general university use.

Other programs are housed in severely restricted space in the Student Services Building or are simply not accommodated currently. Moving the Hixson Scholars group and some support services will vacate less than 500 square feet in the Student Services Building.

Financial Resources for Construction Project The estimated project budget is \$10 million and will be funded entirely by private gifts.

Financial Resources for Operations and Maintenance The estimated operating and maintenance budget is approximately \$140,000 and will be paid for from Athletic Department revenues, university's general fund or, if successful, additional funds raised for an operating endowment.

External Forces The Student Success Center will increase the visibility of each program, and increase the awareness of these services among students. Many students utilize more than one service at a time, so both physical proximity and the cohesive manner in which these programs are delivered will be enhanced by being housed in one facility.

Student-athlete recruitment and retention is enhanced by superior academic support services. Recruits visiting the university judge the help they will receive in their academic endeavors just as they evaluate the quality of the program. Having adequate facilities, computer equipment and program services available will assist in recruiting and retaining athletes.

NCAA Accreditation examiners have cited the need for improved facilities to support the Student Athlete Services. The NCAA policies are consistent with the university's goals to ensure and enhance the academic experiences of our student-athletes.

Dairy/Animal Science Education and Discovery Facility—Phase 1 – Dairy Facility, and Phase 2 – Pavilion

(formerly Dairy/Animal Science Education and Discovery Facility)

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed—Phase 1		Sept. 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Permission to Proceed—Phase 2		Aug. 2004	Requested
Interim Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Receive Report
Program Statement—Phases 1 and 2		Aug. 2004	Requested
Architectural Agreement—Phase 1 Schematic Design through Construction, and Phase 2 Schematic Design (OPN Architects, Des Moines, IA)	\$ 1,241,061	Aug. 2004	Requested

Background The 2002 General Assembly (SF 2316) directed Iowa State University to sell the Dairy Research Farm located in Ankeny, Iowa.

- The farm, which consists of 1,100 acres surrounded by the City of Ankeny, is inhibiting the City’s future growth; the existing facilities at the farm are extremely outdated.
- The legislation directs that the proceeds from the University’s sale of the farm are to be used to establish a new dairy research and dairy teaching facility, or for the University’s Plant Sciences Institute.

The 102 acre Mortensen Road Dairy Teaching Farm, located southwest of the University campus in Ames, is surrounded by City residential areas; a number of the existing facilities at the farm are extremely outdated, in disrepair, and unsafe.

- The University closed the Dairy Teaching Farm last fall; in June 2004, the Board approved the demolition of a number of the deteriorated structures at the farm.

All dairy research and outreach and much of the formal teaching activities have been located at the Ankeny dairy site since the closure of the Mortenson Dairy Teaching Farm.

Project Scope The Phase 1 project, as presented to the Board in September 2003, would construct a new dairy education and research facility; the anticipated location is south of the Iowa State University campus. This single education and research operation would enhance recruitment and retention of students and strengthen research initiatives.

The proposed project would:

- Enhance student recruitment and retention with improved programs and facilities in close proximity to on-campus programs;
- Support fully-integrated research in farm and food systems by combining various areas of expertise in one location;
- Increase research collaboration with the USDA National Animal Disease Center in Ames, and with the programs of other regional universities and the Midwest agricultural industry;
- Strengthen partnerships with regional agricultural research programs; and
- Create a variety of operational efficiencies.

Modified Project
Scope

The University wishes to modify the project scope to incorporate a second phase which would construct a pavilion and support facilities at the new dairy education and research facility.

The pavilion would supplement the Phase 1 facilities to enhance formal education, outreach, and student recruitment, and increase the national prominence of the University's dairy science programs. The pavilion would also be used for programs related to all species of domestic animals.

Project Site

The proposed site for the facilities has yet to be determined; however, the anticipated location is on agricultural land south of the Iowa State University campus, on contiguous lands near the University's existing teaching and research farms, to optimize efficient resource utilization.

The University estimates that approximately 1,000 acres of land would be needed to support the consolidated farm operations.

Program
Statement

The Phase 1 dairy education and research facility project, which would construct several facilities to house 500 milking cattle and related animals, and teaching and meeting space, would serve as the primary site for education and research activities of the University's dairy science programs.

The Phase 1 facilities would foster collaboration among scientists from the Colleges of Agriculture and Veterinary Medicine, the USDA National Animal Disease Center, regional land-grant universities, and other dairy entities, with the goal of becoming the premier dairy-related education and research center in the Midwest in the areas of nutrition and nutrient management, animal health and well-being, breeding and genetics, and management systems.

More specifically, the Phase 1 facilities would:

- Serve as the primary provider of on-site and outreach education in dairy enterprise management in a modern, appropriately-sized, community-friendly facility;
- Provide facilities that enable partnerships to respond to basic research questions and enhance value-added dairy production in the Midwest; and
- Secure major extramural funding resources from federal and regional sources in addition to private industry sources.

The Phase 2 pavilion would include an arena, and teaching and meeting facilities, to house educational seminars, competitive events, and classes for all animal species. The University reports that the College of Agriculture currently has no such facilities to support these specific program functions.

More specifically, the pavilion would:

- Provide versatile facilities that would be used to educate ISU students, as well as constituents throughout Iowa and the world, on the care and use of domestic animals, including dairy cattle.
- Attract competitive events related to all species of domestic animals and provide a location for educational seminars, banquets, and related events, to enhance relationships between the University and the people and agricultural organizations of Iowa, and the recruitment of students to the University's agriculture programs.

Anticipated
Cost/Funding

The Phase 1 project has an estimated cost of \$15,350,000, which would be funded by proceeds from the sale of the Ankeny Farm.

The Phase 2 project has an estimated cost of \$9,020,000; the University anticipates that this phase would be funded by proceeds from the sale of the Ankeny Farm, and private and/or industry support.

Square Footage
Table

The following table provides the detailed square footages for the project.

Detailed Building Program

Phase 1 Dairy Facilities

Milking Cow Free Stall Barns	74,000	
Transition/Dry Cow/Hospital/Laboratory	45,000	
Calf Research Barn–Biosecure Animals	44,000	
Young Stock Housing	43,000	
Feed Preparation and Storage	42,000	
Calf Research Barn–Production Animals	20,000	
Support Facilities	15,000	
Tie Stall Barn	11,600	
Milking Center	8,600	
Teaching and Meeting Facilities	4,000	
Manager’s Residence	<u>2,500</u>	
Phase 1 Total		309,700 gsf

Phase 2 Pavilion Complex

Animal Holding Area	60,000	
Arena	42,000	
Teaching and Meeting Facilities	<u>6,000</u>	
Phase 2 Total		108,000 gsf

Design Services

The agreement with OPN Architects would provide Phase 1 schematic design through construction phase services, and Phase 2 schematic design services, for a fee of \$1,241,061, including reimbursables.

Evaluation Criteria Since the project meets the Board's definition of a major capital project, and the University is requesting permission to proceed with the Phase 2 project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission/Strategic Plan The ISU Strategic Plan for 2000-2005 is *Pursuing Excellence as Iowa's Engaged University* and calls for *Becoming the Best Land Grant University*. Further, the faculty and leadership also aspire for ISU to be "the best" at providing constituents with a balance of the three primary missions of a land grant institution: learning, discovery, and engagement. The Dairy/Animal Science Education and Discovery Facility will enhance these goals by providing the infrastructure that can support the best dairy science education and research program in the region, if not in the US. The facility will provide the opportunity for learner-centered experiential teaching, integrated multi-discipline learning and discovery, potential for regional and national technology-transfer and outreach education activities, and cutting-edge research in management, health, and animal care. Activities and productivity at this facility will attract the brightest and best students and faculty to ISU.

Strength: The reputation of the Colleges of Agriculture and Veterinary Medicine, built upon the education and discovery record of their faculty, is exceptional. Various instruments rank the colleges among the best in the nation. Faculty members rank among the nation's leaders in research and education. However, the colleges are at a crossroads relative to quality and location of animal facilities that support the work of the faculty. Corrective action is required in order to maintain or enhance the reputation of Iowa State University.

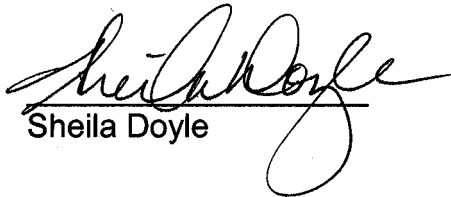
Weakness: A primary challenge to the reputation of the Colleges of Agriculture and Veterinary Medicine at ISU is the quality of farm-based facilities for incorporating animals into education and research. In the past 25 years limited inputs have been made to teaching and research facilities built as early as 1908. Although most ISU livestock facilities need significant capital inputs, the dairy buildings near campus were in dire need and were closed in October, 2003. Simply put, these facilities must be replaced. All research and outreach and much of the formal teaching activity were transferred to the Ankeny Dairy site in fall of 2003.

Serious impediments created by the current situation include:

- the inability to showcase ISU's faculty and programs in modern animal facilities that will attract the best and brightest undergraduate and graduate student recruits
- the inability to conduct dairy cattle research that will attract federal funding support
- the absence of facilities to teach hands-on dairy cattle handling and management in a practical setting and to create the opportunity for significant cost recovery programs
- the increased liability due to outmoded facility design for modern safety requirements and the need to transport researchers and students to Ankeny on a daily basis.

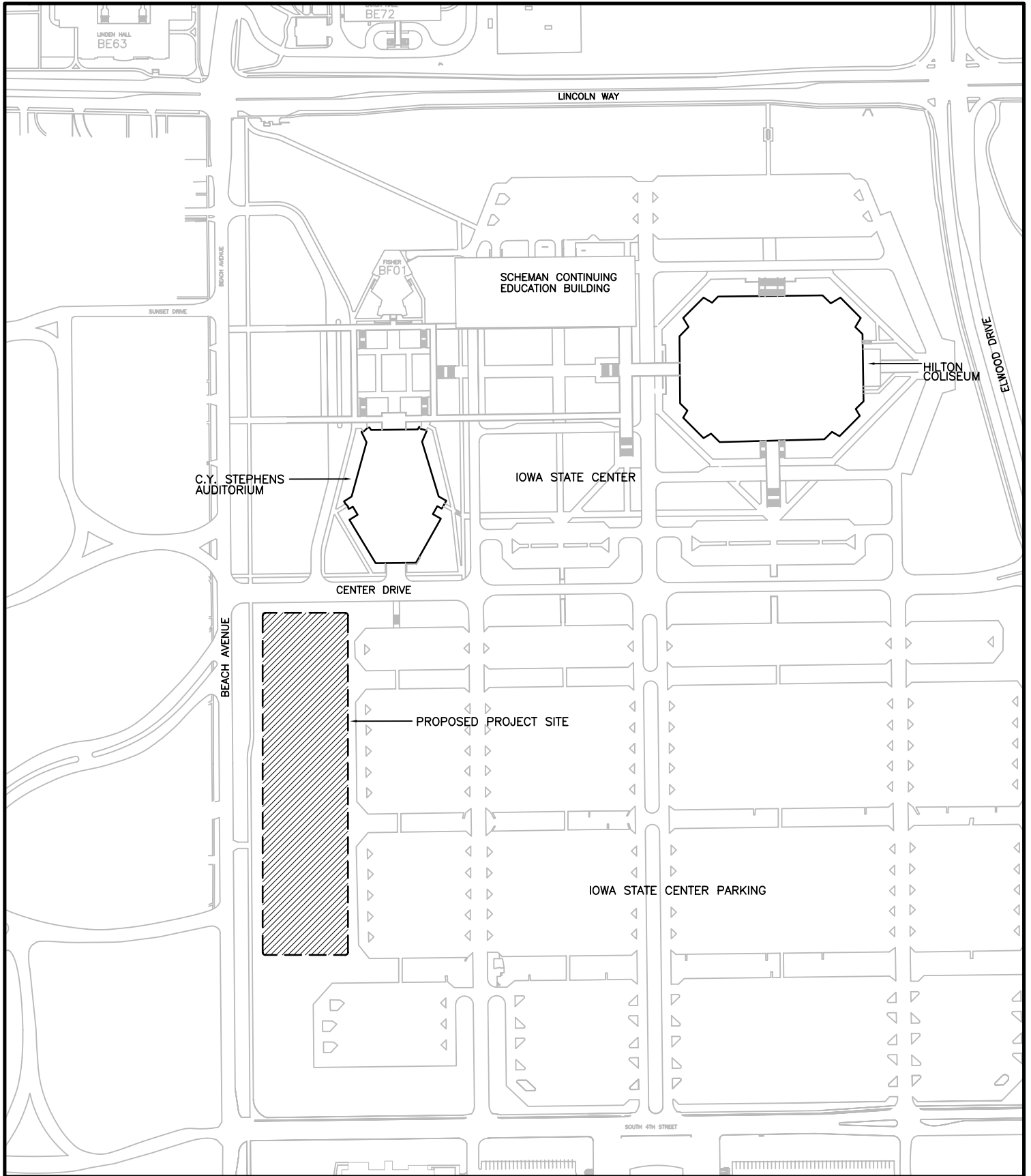
Other Alternatives Explored	Phase 1 - No alternative exists to building a new facility. The Ames Dairy site was closed in 2003 and the Ankeny Dairy site must be sold due to legislative mandate. Phase 2 - There are no facilities currently in the college or university to accomplish the goals outlined in this program.
Impact on Other Facilities and Square Footage	Phase 1 of the Dairy/Animal Science Education and Discovery Facility will consist of several buildings totaling approximately 309,700 GSF. The buildings will be strategically located for animal and human traffic, as well as manure and feed transportation, but especially for disease control. The demolition and/or re-programming of the facilities on the old dairy farm has received Board approval. Phase 2 of the Dairy/Animal Science Education and Discovery Facility will consist of a complex totaling approximately 108,000 GSF. There are no existing facilities.
Financial Resources for Construction Project	Funds will come from the Ankeny Farm Land Sale, Private or Industry support.
Financial Resources for Operations and Maintenance	Operation and Maintenance funding for the new Dairy will come from a combination of milk income, dairy cattle sales, and research funding. The new Dairy will be staffed primarily with existing positions from the Ankeny Dairy. Operation and Maintenance funding for the Pavilion will come from revenues generated by events held at the facility.
External Forces	Legislative mandate requires sale of the existing Ankeny Dairy and building of the new ISU Dairy with the proceeds of the sale.

Also presented for Board ratification are four project descriptions and budgets under \$250,000, three construction contract awards, the acceptance of six completed construction contracts, and three final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols

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REVISIONS:	ALUMNI CENTER	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT	DESIGNED BY:
DATE: June 16, 2004		SCALE: Not to scale
		REQUEST NO.
	IOWA STATE UNIVERSITY	SHEET NO. 1
	AMES, IOWA	