

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of:

1. The following actions for the **East Campus Auditorium** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial submission of information to address the Board's capital project evaluation criteria (see Attachment A);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration;
 - c. Approve permission to proceed with project planning, including the architectural selection process; and
 - d. Based upon the significant accomplishments and contributions of the donor, approve the naming of the East Campus Auditorium and authorize the President of the Board of Regents to sign the gift agreement on behalf of the Board.
2. The project description and budget (\$7,600,000) for the **Utilities – Veterinary Medicine Steam Supply Improvements** project and the selection of Farris Engineering to provide engineering services for the project.
3. The revised project budget (\$4,590,000) for the **Horticulture – Greenhouse Replacement 2006** project.

Executive Summary: The University requests permission to proceed with project planning, including the architectural selection process, for a new free standing building of approximately 16,000 gross square feet that will contain a state-of-the-art 400 seat auditorium and associated support facilities. The auditorium will be designed to accommodate high-demand courses, while optimizing quality of instruction and student learning. The estimated project cost of \$10,000,000 would be funded by \$5,000,000 in private gifts and \$5,000,000 in Income from Treasurer's Temporary Investments. A map showing the proposed location of the East Campus Auditorium is included as Attachment B.

The University also requests the naming of the proposed East Campus Auditorium. Further information will be provided at the Board meeting.

The University requests approval of the project description and budget (\$7,600,000) for the **Utilities – Veterinary Medicine – Steam Supply Improvements** project which will install steam boilers at the College of Veterinary Medicine and hot water boilers at the Jacobson/Olsen building along with the necessary auxiliary equipment, resulting in substantially reduced energy costs. Approximately thirty percent of the project cost is being funded from American Recovery and Reinvestment Act (ARRA) funds received from the Iowa Office of Energy Independence (OEI), with the remainder from Utility System Repair and Improvement Funds. Due to the timelines for the expenditure of ARRA funds, the University is requesting a waiver of the

engineering selection process and the selection of Farris Engineering to provide design services for the project.

At its May 2007 meeting, the Board approved the schematic design and project description and budget (\$6,000,000) for the **Horticulture Greenhouse Replacement – 2006** project which would construct new greenhouse facilities to replace the existing structures (built in 1913), which are used extensively by the Department of Horticulture. The existing greenhouses, which will be demolished, are obsolete, inefficient, and lack environmental controls; thereby limiting the Department’s teaching and research efforts. At its March 2010 meeting, the Board approved a revised schematic design (a reduction of 3,950 net square feet) and a revised budget (\$4,000,000). The University now requests approval of a revised project description and budget, increasing the square footage by 2,100 net assignable square feet and the project budget by \$590,000 to provide state-of-the-art greenhouse space for other departments. The additional cost will be funded by private giving.

Details of Projects:

East Campus Auditorium

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2010	Requested

The proposed East Campus Auditorium would help address the need for larger classrooms to meet increasing class sizes. Existing University auditoriums are heavily scheduled and the ability to accommodate scheduling changes is severely limited by the number of large auditoriums. There are currently only five general university auditoriums on campus that can accommodate more than 350 students, and one is a substandard learning and teaching environment.

Utilities – Veterinary Medicine Steam Supply Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$7,600,000	Aug. 2010	Requested
Selection of Farris Engineering (Omaha, NE with office in Des Moines, IA)		Aug. 2010	Requested

The existing steam line which serves the College of Veterinary Medicine and Jacobson/Olsen Building is in poor condition and has significant energy losses. Installation of high efficiency steam boilers at the College and hot water boilers at Jacobson/Olsen will significantly reduce energy costs.

The University's contract with the Iowa Office of Energy Independence requires that all funds for the project be spent by March 31, 2012. Since the project will replace boilers that serve the two facilities, all work must be done and the boilers operational before winter of the 2011-12 heating season. To ensure that this timeline can be met, the University requests approval to negotiate an agreement with Farris Engineering to provide design services for the project. The firm completed studies and the preliminary design for the boilers for both the facilities.

Project Budget

Construction	\$6,155,200
Professional Fees	1,198,120
Contingencies	<u>246,680</u>
TOTAL	<u>\$7,600,000</u>
Source of Funds:	
Iowa Office of Energy Independence	\$2,333,333
Utility Repair and Improvement Funds	<u>5,266,667</u>
TOTAL	<u>\$7,600,000</u>

Horticulture Greenhouse Replacement – 2006

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2006	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria Program Statement		June 2006	Received Report
Schematic Design		March 2007	Not Required*
Project Description and Total Budget	\$6,000,000	May 2007	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		May 2007	Approved Received Report
Revised Schematic Design		Mar. 2010	Approved
Revised Project Description and Total Budget	4,000,000	Mar. 2010	Approved
Final Review and Consideration of Revised Capital Project Evaluation Criteria		Mar. 2010	Received Report
Revised Project Description and Total Budget	4,590,000	Aug. 2010	Requested

*Approved by Executive Director consistent with Board policy

The University needs additional state-of-the-art greenhouse facilities beyond the requirements of the Department of Horticulture. The revised budget will provide an opportunity to construct an additional 2,100 net assignable square feet of state-of-the-art research greenhouse facilities at a reasonable cost within the existing footprint of the current greenhouses.

Project Budget

	Revised Budget <u>March 2010</u>	Revised Budget <u>August 2010</u>
Construction	\$3,258,800	\$3,836,160
Professional Fees	663,980	678,390
Movable Equipment	25,000	25,000
Relocation	14,000	14,000
Contingencies	<u>38,220</u>	<u>36,450</u>
TOTAL	<u>\$4,000,000</u>	<u>\$4,590,000</u>
Source of Funds:		
Private Giving	\$1,000,000	\$1,590,000
Agriculture Experiment Station	100,000	100,000
University Funds	1,900,000	1,900,000
Income from Treasurer's Temporary Investments	<u>1,000,000</u>	<u>1,000,000</u>
TOTAL	<u>\$4,000,000</u>	<u>\$4,590,000</u>

East Campus Auditorium
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 mission of Iowa State University is to create, share and apply knowledge to make Iowa and the world a better place. Strengthening undergraduate, graduate, and professional education to enhance student success is one of the university's priorities.

Envisioned as a 400 seat, general university auditorium, the quality and availability of large lecture facilities on campus will be greatly improved with this facility. The new auditorium will make a huge difference in the university's ability to address the needs of introductory classes serving large numbers of students.

This building will provide the university with a contemporary auditorium facility and will positively impact many classes with enrollments exceeding 300 students.

The auditorium will be designed to accommodate a variety of course offerings. A science demonstration area will be incorporated into the auditorium to support experiential learning, providing a dynamic and engaging environment for science instruction. The auditorium will be media-enhanced and allow for innovative approaches to teaching and student engagement.

Other Alternatives Explored: There is no existing space on campus that can be remodeled into a 400-seat auditorium. A new facility is the only option.

Impact on Other Facilities and Square Footage: This project is not replacing any existing use. No space will be vacated as a result of this project.

Financial Resources for Construction Project: Funding will be provided from private gifts and university funds.

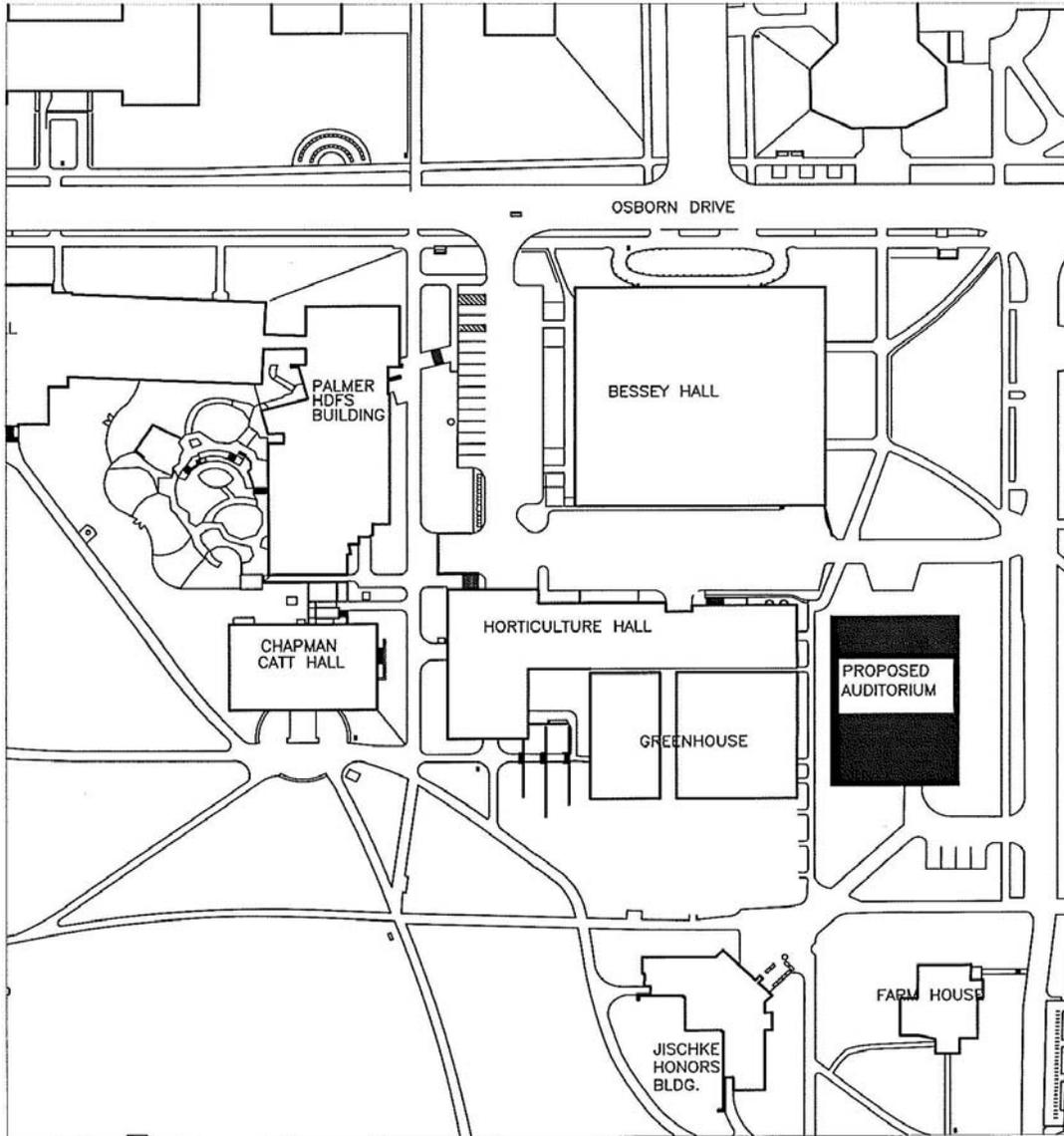
Financial Resources for Operations and Maintenance: The estimated operations and maintenance costs of the additional space are:

Operations and Maintenance	\$59,000
Utilities	78,000
Other (EHS/DPS/Access Ctrl)	13,000

Source of funding is the university general fund.

External Forces: None

Map



REVISIONS:	PROPOSED EAST CAMPUS AUDITORIUM	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	DESIGNED BY:
DATE: JUNE 17, 2010		SCALE: As Noted
		REQUEST NO.
		SHEET NO. A101