

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider ratification of the revised project budgets for the **Sweeney Hall – Remodel for BioMap Laboratories** (\$2,204,995) project and the **College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements** (\$4,800,000) project.

Executive Summary: In September 2010, consistent with Board policy, Executive Director Donley approved a project description and budget (\$1,958,769) for the **Sweeney Hall – Remodel for BioMaP Laboratories** project, which would include the extensive renovation, including new lab benches, fume hoods and fume hood exhaust for eight research laboratories in Sweeney Hall and less extensive improvements in twelve additional research laboratories.

Bids for the project were opened on June 2, 2011; the five bids received all exceeded the construction estimate, with the low bid exceeding the construction estimate by 27.1%. (The five bids had a range of \$199,110 or 12.5%). To permit the award of the construction contract, the Executive Director approved a revised project budget in the amount of \$2,204,995, an increase of \$246,226; ratification of this action is now requested. The increase in the project budget is being funded for additional University funds and private giving. Approximately 80% of the project is being funded by a grant from the National Science Foundation. The National Science Foundation has concurred in the award of the construction contract.

The **College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements** project would renovate the HVAC (heating, ventilating and air conditioning) system for the Laboratory Animal Resources (LAR) Central Facility. The Central Facility occupies approximately 12,700 net square feet (21,200 gross square feet) in the College of Veterinary Medicine building. The facility is an essential element of the University's LAR Core and supports the research of more than 15 National Institutes of Health (NIH) funded scientists across campus, as well as programs funded by agencies such as the Department of Energy, United States Department of Agriculture, Centers for Disease Control, and private foundations.

The Board approved a project budget of \$4,405,000 for the project at its February 2011 meeting. The construction estimate completed by the design professional prior to bidding indicated an anticipated construction cost within the budget. Bids were received on June 16, 2011, with the low bid being 14% over the estimate. Of the three bidders, the two lowest were within 2.5% of each other. The University believes that the recent higher price of materials, especially steel, contributed to the higher bid prices.

Scope and cost reductions were implemented during the design process; the University therefore believes that further scope reductions would jeopardize the intent of the NIH grant and compromise future AALAC (Association for Assessment and Accreditation of Laboratory Animal Care) accreditation. This work is critical to the College of Veterinary Medicine and delays may compromise the terms of the NIH grant (\$4,383,050). To permit the award of the construction contract, the Executive Director approved a revised project budget in the amount of \$4,800,000, an increase of \$395,000; ratification of this action is now requested

(The actual award of the construction contract award is pending approval by the National Institute of Health.) The increase in the project budget is being funded with additional University funds.

Details of the Projects:

Sweeney Hall – Remodel for BioMaP Laboratories

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$1,958,769	Sept 2010	Not Required*
Construction Contract Award (CPMI Construction LC; Des Moines)	1,700,032	June 2011	Not Required*
Revised Project Description and Budget	2,204,995	Aug. 2011	Ratification**

*Approved by Executive Director consistent with Board policies, awaiting approval by the National Science Foundation

**Ratification of Executive Director action requested

Project Budget

	<u>Initial Budget (Sept. 2010)</u>	<u>Revised Budget (Aug. 2011)</u>
Construction	\$1,563,536	\$1,828,689
Design, Inspection and Administration	369,674	371,306
Relocation	5,000	5,000
Project Contingency	<u>20,559</u>	<u>0</u>
TOTAL	<u>\$1,958,769</u>	<u>\$2,204,995</u>
Source of Funds:		
National Science Foundation	\$1,763,769	\$1,763,769
University Funds	180,000	341,226
Private Giving	<u>15,000</u>	<u>100,000</u>
TOTAL	<u>\$1,958,769</u>	<u>\$2,204,995</u>

College of Veterinary Medicine – Laboratory Animal Resources HVAC Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		April 2010	Approved
Selection of InVision Architecture (Waterloo, IA)		April 2010	Approved
Design Professional Agreement – InVision	\$ 430,000	Aug. 2010	Not Required*
Project Description and Total Budget	4,405,000	Feb. 2011	Approved
Construction Contract Award (Woodruff Construction LLC; Fort Dodge)	3,444,500	July 2011	Not Required*
Revised Project Description and Budget	4,800,000	Aug. 2011	Ratification**

*Approved by Executive Director, consistent with Board policies

**Ratification of Executive Director action requested

The specific goals of the project are: the production of high-quality laboratory animal space, the development of facilities that optimize the recruitment and retention of NIH-supported researchers, and accreditation of the University's Laboratory Animal Resources Core by the AAALAC.

The last major overhaul of the HVAC system in the 30 year-old Central Facility was in 1994. Although the building is structurally sound, the mechanical system is aged and energy inefficient. The Central Facility continues to meet USDA standards for animal housing. However, it has recently been cited by the Institutional Animal Care and Use Committee (IACUC) for reduced air flow, improper directional air flow, and low humidity deficiencies. In addition, an AAALAC pre-review last fall expressed concerns about air quality, the need for greater air exchange, and "excessive odors."

Project Budget

	<u>Initial Budget (Feb. 2011)</u>	<u>Revised Budget (Aug. 2011)</u>
Construction	\$3,465,480	\$3,929,500
Design, Inspection and Administration	831,920	850,730
Movable Equipment	5,000	0
Project Contingency	<u>102,600</u>	<u>19,770</u>
TOTAL	<u>\$4,405,000</u>	<u>\$4,800,000</u>
Source of Funds:		
National Institutes of Health Grant (ARRA)	\$4,383,050	\$4,383,050
University Funds	0	395,000
Vice President for Research & Economic Development	<u>21,950</u>	<u>21,950</u>
TOTAL	<u>\$4,405,000</u>	<u>\$4,800,000</u>