

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board approval of the:

1. Project Description and Budget for the;
 - **Birch, Welch & Roberts Residence Halls – Window Replacement** (\$2,950,000) project,
 - **Helser Residence Hall – Window Replacement** (\$3,480,000) project,
 - **Oak-Elm Residence Hall – Window Replacement** (\$2,100,000) project and the
 - **Utilities – Iowa State Center – Steam Supply Replacement** (\$4,200,000) project with the understanding that approval is authorization to proceed with construction.

2. Schematic Design, Project Description, and Budget for the;
 - **East of University Site Improvements – Recreation Services** (\$10,000,000) project with the understanding that approval is authorization to proceed with construction.

East of University Site Improvements – Recreation Services project
Schematic Design



Looking northwest toward University Boulevard, Jack Trice Stadium, and ISU's main campus

**Project #1 of 5
Birch, Welch & Roberts Residence Halls – Window Replacement**

Executive Summary: There are 514 windows throughout Birch, Welch and Roberts Residence Halls. They are having significant maintenance issues. The windows are not watertight, have considerable air leakage, and are not energy efficient. New windows would improve student comfort, building appearance, and reduce energy costs.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Invision Architecture, Des Moines		Jun. 2018	Not Required*
Design Professional Agreement (pending)			
➤ Design Development – Record Documents		Jul. 2018	Not Required*
Project Description and Budget	\$2,950,000	Aug. 2018	Requested

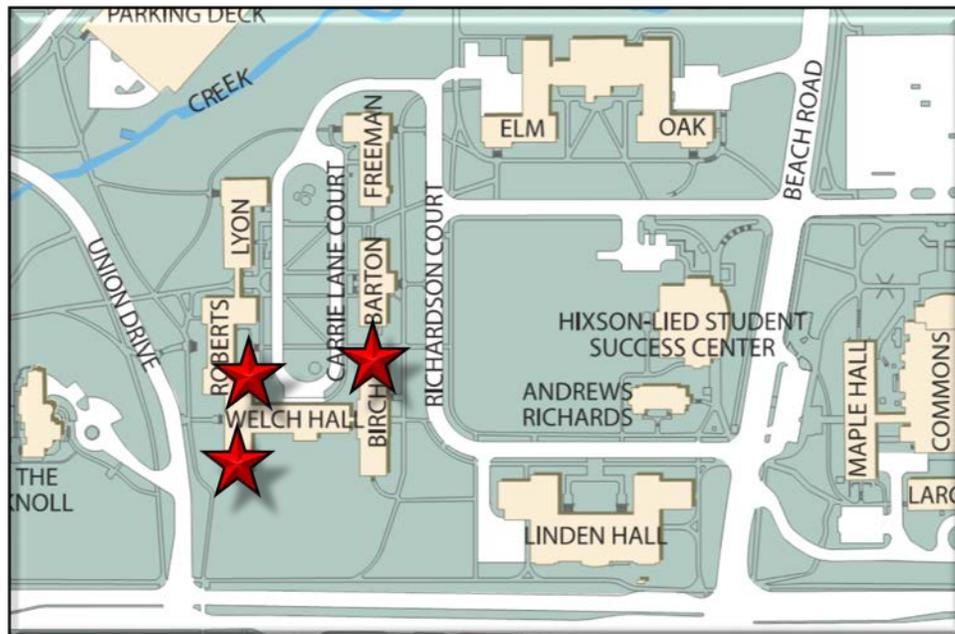
* Approved by Executive Director, consistent with Board policy.

Work includes replacing all windows, window blinds, and window sealants. The monitoring and abatement of any asbestos containing materials would be conducted, if necessary.

Construction	\$2,397,880
Planning, Design & Management	450,200
Contingency	101,920
Total Project Budget	\$2,950,000

Source of funds: Dormitory System Funds

Project Location



Southeast of ISU's main campus

**Project #2 of 5
Helsler Residence Hall – Window Replacement**

Executive Summary: There are 1,399 windows throughout Helsler Residence Hall. They are having significant maintenance issues. The windows are not watertight, have considerable air leakage, and are not energy efficient. New windows would improve student comfort, building appearance, and reduce energy costs.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ BNIM, Des Moines		Jun. 2018	Not Required*
Design Professional Agreement (pending)			
➤ Design Development – Record Documents		Jul. 2018	Not Required*
Project Description and Budget	\$3,480,000	Aug. 2018	Requested

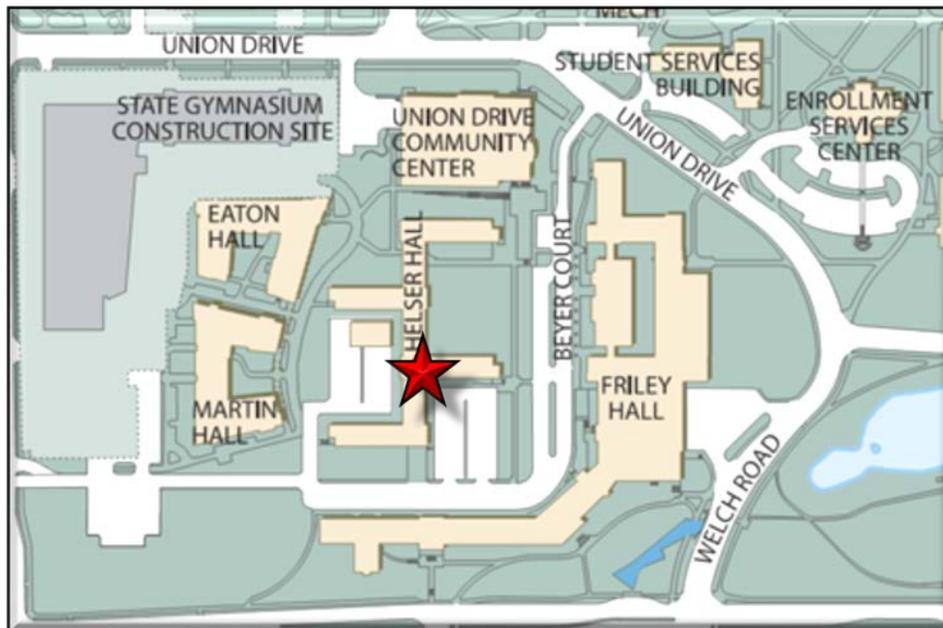
* Approved by Executive Director, consistent with Board policy.

Work includes replacing all windows, window blinds, and window sealants. The monitoring and abatement of any asbestos containing materials would be conducted, if necessary.

Construction	\$2,831,680
Planning, Design & Management	530,120
Contingency	118,200
Total Project Budget	\$3,480,000

Source of funds: Dormitory System Funds

Project Location



Southeast of ISU's main campus

Project #3 of 5
Oak-Elm Residence Hall – Window Replacement

Executive Summary: There are 331 windows throughout Oak-Elm Residence Hall. They are having significant maintenance issues. The windows are not watertight, have considerable air leakage, and are not energy efficient. New windows would improve student comfort, building appearance, and reduce energy costs.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Invision Architecture, Des Moines		Jun. 2018	Not Required*
Design Professional Agreement (pending)			
➤ Design Development – Record Documents		Jul. 2018	Not Required*
Project Description and Budget	\$2,100,000	Aug. 2018	Requested

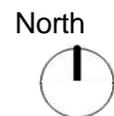
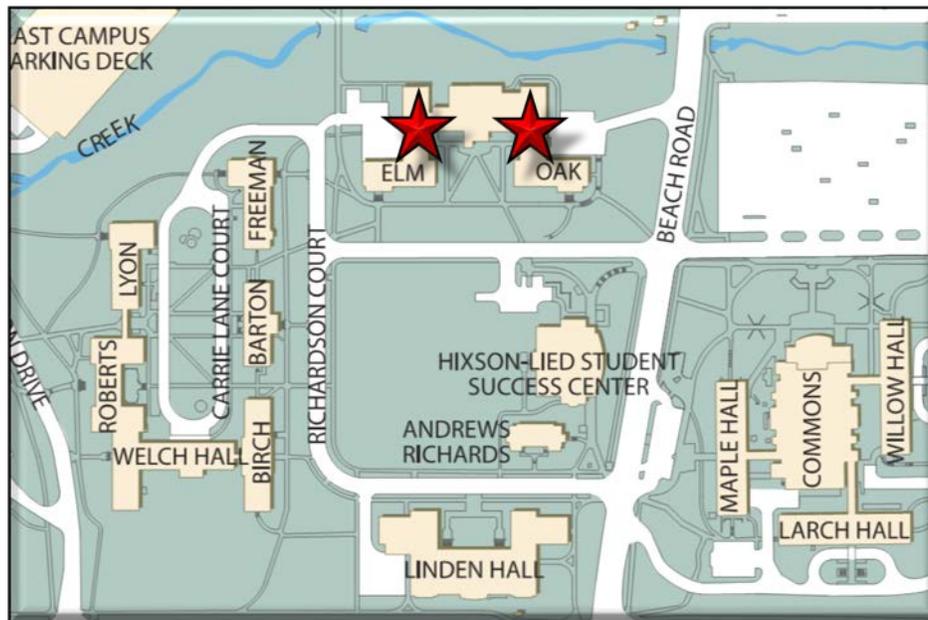
* Approved by Executive Director, consistent with Board policy.

Work includes replacing all windows, window blinds, and window sealants. The monitoring and abatement of any asbestos containing materials would be conducted, if necessary.

Construction	\$1,705,080
Planning, Design & Management	326,200
Contingency	68,720
Total Project Budget	\$2,100,000

Source of funds: Dormitory System Funds

Project Location



Southeast of ISU's main campus

Project #4 of 5
Utilities – Iowa State Center – Steam Supply Replacement

Executive Summary: Located in the courtyard of the Iowa State Center, the underground steam piping system that feeds Hilton Coliseum, the Scheman Building, CY Stephens Auditorium, and Fisher Theater is experiencing failures that lead to interruptions in the supply of steam. This project would replace the entire system with new piping and vaults enhancing energy efficiency, increasing safety, and improving reliability in the system.

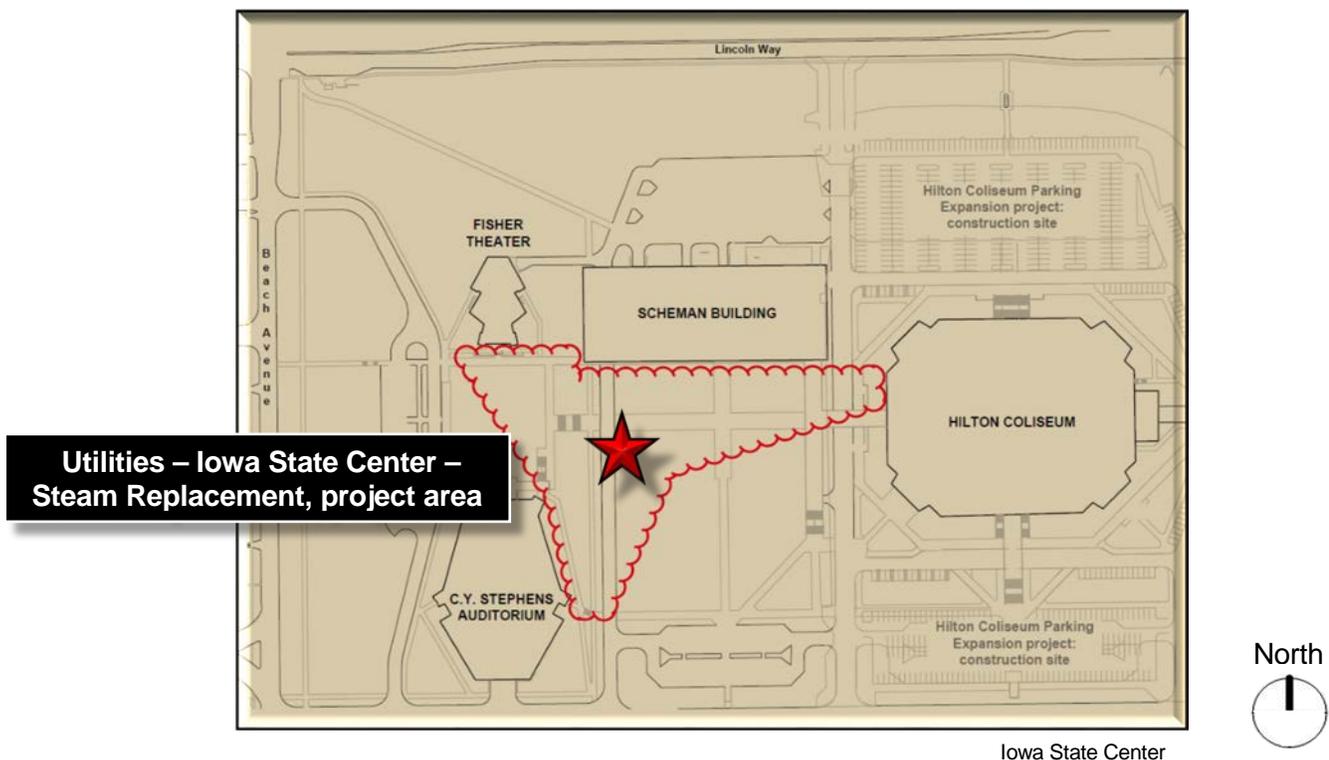
Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Shive Hattery, Iowa City		Mar. 2018	Not Required*
Design Professional Agreement			
➤ Preliminary Design – Topographical Survey	\$ 40,260	Mar. 2018	Not Required*
Project Description and Budget	4,200,000	Aug. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

Built in 1969 (CY Stephens Auditorium), 1971 (Hilton Coliseum), 1973 (Fisher Theater), and 1975 (Scheman Building), these utilities are beyond their 35-year design life.

Construction	\$3,592,640	
Planning, Design & Management	507,360	
Contingency	100,000	<u>Source of Funds:</u>
Total Project Budget	\$4,200,000	Utility Repair Fund



Project #5 of 5
East of University Boulevard – Site Improvements – Recreation Services

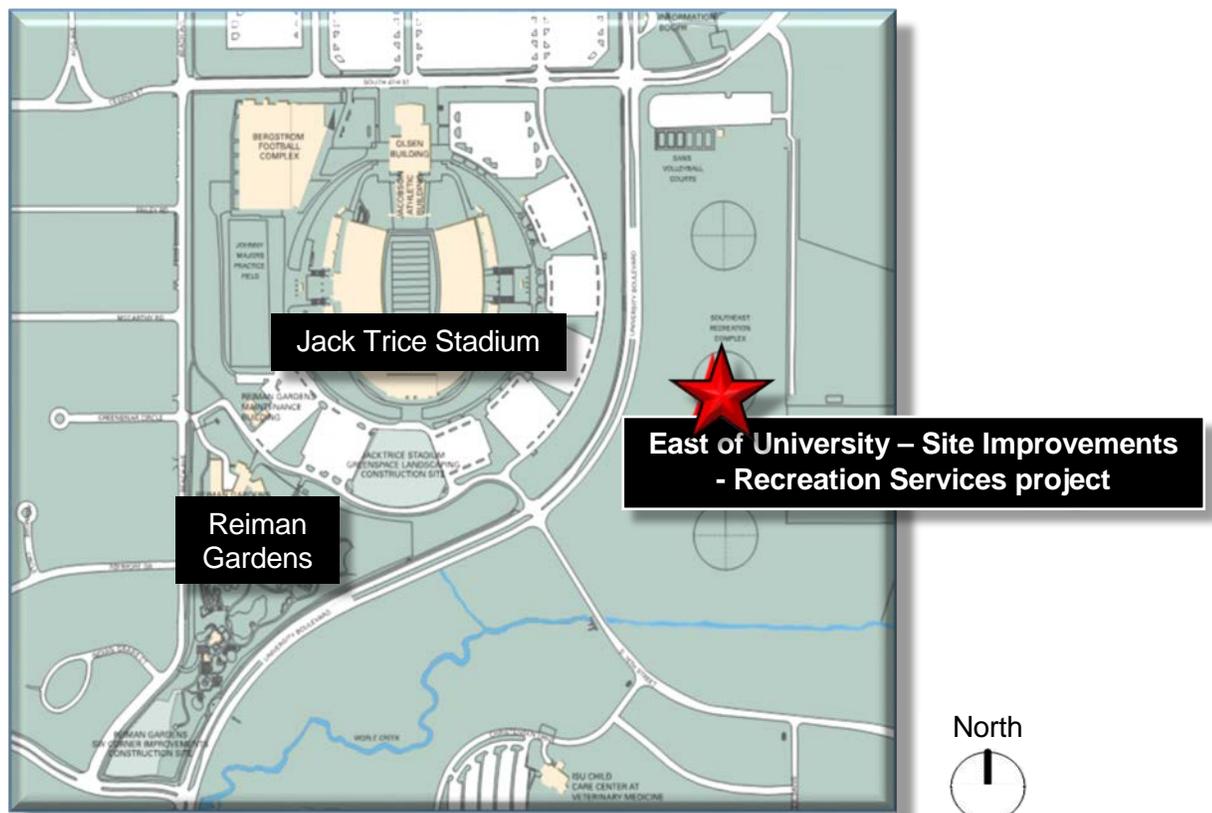
Executive Summary: Iowa State University requests approval of the Schematic Design, Project Description, and Budget to renovate and reconfigure 39.7 acres of existing recreation fields into multiple flag football fields, six softball fields, eight sand volleyball courts, 659 parking spaces, a service building, and a maintenance building. The project budget of \$10,000,000 would be funded by Recreation Services funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2017	Approved
Use of Alternative Delivery Method		Sep. 2017	Approved
Design Professional Selection			
➤ Hastings+Chivetta / Invision Architecture, St. Louis, Missouri / Des Moines, Iowa		Jan. 2018	Not Required*
Design Professional Agreement			
➤ Schematic Design only	\$110,500	Feb. 2018	Not Required*
Schematic Design		Aug. 2018	Requested
Project Description and Budget	\$10,000,000	Aug. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

Project Location



Schematic Design: Site Plan



Construction	\$8,288,100
Planning, Design & Management	1,438,290
Furniture & Equipment	30,000
Contingency	243,610
Total Project Budget	\$10,000,000

Source of Funds:
Recreation Services Funds

To support the university's growing student body, this project would help accommodate a higher demand for intramural facilities and additional teams from a variety of sports. The project would provide multiple, overlapping recreation fields that are lighted for nighttime activities, irrigated, and designed with a more durable turf that is easier to maintain. This flexible design would allow for two full-sized, regulation football fields.

In addition, it would assist in greeting visitors to the Iowa State University campus. On any given week night during the semester, visitors entering the campus from the south on University Boulevard would see hundreds of students actively engaged in sporting activities to the east and the developing Reiman Gardens and Jack Trice Stadium to the west. In general, this project would continue to allow students to immerse themselves in a university where top-notch academics and a vibrant student life form the ultimate college experience.

Schedule:

Design: finalize fall 2018, receive bids winter 2018

Construction: starts early 2019, ends summer 2020

Schematic Design: Perspective of the Service Building

looking southwest toward University Boulevard and Reiman Gardens



Schematic Design: Service Building Floor Plan



	Program	Schematic Design
<u>Programmed areas</u>		
Service Building	1,575	1,575
Maintenance Building	1,800	1,800
Net square feet	3,375	3,375
<u>Gross square feet</u>		
	4,500	4,500
Net to Gross square foot ratio	75%	75%

Schematic Design: Maintenance Building Floor Plan

