

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of August 5, 2004 Through September 15, 2004
Date: September 1, 2004

Recommended Actions:

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
 - a. **Pearson Hall Remodeling—Phase 2** project (see pages 3 through 7).
 1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (pages 5 through 7);
 2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 3. Approve the program statement and schematic design with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
 - The project budget for Phases 1 and 2 (\$6,958,420) was approved by the Board in September 2003.
 - b. **College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation** project (see pages 8 and 9).
 1. Approve the selection of InVision Architecture, Waterloo, Iowa, in association with ED2 International, San Francisco, California, to provide design services for the project.
 2. Authorize the Executive Director to approve the negotiated agreement(s) with InVision Architecture.
 - c. **Coover Hall Addition and Renovation** project (see pages 10 and 11).
 1. Approve the selection of OPN Architects, Cedar Rapids, Iowa, in association with Ellenzweig Associates, Cambridge, Massachusetts, to provide design services for the project.
 2. Authorize the Executive Director to approve the negotiated agreement(s) with OPN Architects.
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Executive Summary:

Requested
Approvals

Program statement and schematic design for the **Pearson Hall Remodeling—Phase 2** project which would upgrade the facility to house University functions being relocated to the building and to provide additional space for current occupants of the facility (see page 3).

- The schematic drawings are included as Attachments B through G to this memorandum.

Architectural selection, and authorization for the Executive Director to approve the negotiated design agreements, as follows:

InVision Architecture, Waterloo, Iowa, in association with ED2 International, San Francisco, California (veterinary hospital planners), for the **College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation** project which would renovate existing areas and construct new space for the Veterinary Teaching Hospital and the Veterinary Diagnostic Laboratory to respond to the changing demands for the College's services, provide modern academic facilities to ensure accreditation, and provide facilities that are biosecure (see page 8).

OPN Architects, Cedar Rapids, Iowa, in association with Ellenzweig Associates, Cambridge, Massachusetts (engineering and laboratory facility planners), for the **Coover Hall Addition and Renovation** project which would upgrade the facility to meet the modern needs of the Department of Electrical and Computer Engineering (see page 10).

Background and Analysis:

Pearson Hall Remodeling

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Sept. 1998	Approved
Project Description and Total Budget	\$ 2,712,658	Sept. 1998	Approved
Architectural Agreement (Herbert Lewis Kruse Blunck, Des Moines, IA)	251,783	Jan. 1999	Approved
Revised Project Budget	2,700,000	April 2001	Approved*
Program Statement—Phase 1		Oct. 2001	Approved
Revised Program Statement		June 2003	Approved
Schematic Design—Phase 1		June 2003	Approved
Architectural Amendments (Herbert Lewis Kruse Blunck, Des Moines, IA)			
Amendment #1	46,217		Not Required*
Amendment #2	86,679	Sept. 2003	Not Required**
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Expanded Project Scope and Revised Project Budget—Phases 1 and 2	6,958,420	Sept. 2003	Approved
Architectural Agreement—Phase 2 (Herbert Lewis Kruse Blunck Des Moines, IA)	425,500	Dec. 2003	Approved
Construction Contract Award—Phase 1 (Shriver Construction Company)	1,657,700	April 2004	Ratified
Construction Change Order #1 (Shriver Construction Company)	66,732	June 2004	Not Required
Final Review and Consideration of Capital Project Evaluation Criteria		Sept. 2004	Requested
Program Statement—Phase 2		Sept. 2004	Requested
Schematic Design—Phase 2		Sept. 2004	Requested

* Approved by University in accordance with Board procedures.

** Approved by Executive Director in accordance with Board procedures.

Background

The remodeling of Pearson Hall was initiated to respond to the University's goal of providing more efficient space allocation through the centralization of departmental functions which had been located throughout campus.

- Pearson Hall is located east of the Black Engineering Building and south of Marston Hall. (A map indicating the location of the facility is included as Attachment A).

The Pearson Hall Remodeling project consists of two phases:

- The Phase 1 project is upgrading 9,622 net square feet on the first floor to house functions of the Graduate College, Office of Sponsored Programs, and Compliance Administration (relocations from Beardshear Hall); to upgrade first floor restrooms, corridors, lighting and finishes; and to install a fire suppression system throughout the building as required by the State Fire Marshal.
- The Phase 2 project would remodel a total of 14,965 net square feet of space on the ground, second and third floors to provide space for functions of the Department of Computer Science (relocating from Atanasoff Hall) and the Departments of Theatre and Foreign Languages and Literature (currently located in Pearson Hall). This phase would also upgrade restrooms and common spaces on these levels.

The project budget of \$6,958,420 for both phases was approved by the Board in September 2003; the project is funded by Building Repair and/or General University Funds, and Income from Treasurer's Temporary Investments.

Phase 2 Program
Statement/
Schematic
Design

The existing and proposed schematic drawings for each level are included as Attachments B through G to this memorandum.

Ground Floor

The Department of Computer Science laboratory and office areas would comprise the majority of the ground floor.

A Department of Theatre design studio would be located in the southeast corner of this level.

Second Floor

The Department of Theatre rehearsal studio, office areas, and computer laboratory would be located west of the main corridor in the southern half of this level.

Four office areas for the Department of Foreign Languages and Literature would be located directly south of the Department of Theatre offices.

A general university classroom, with seating for 30 students, would be located along the south wall of this level.

Third Floor

The Department of Foreign Languages and Literature Resource Center, and an additional office area, would be located west of the main corridor in the southern half of this level.

A general university classroom, with seating for 30 students, would be located along the south wall of this level.

Square Footage Table

The following table outlines the square footages for the building program and the schematic design.

Detailed Building Program

	<u>Building Program</u>	<u>Schematic Design</u>	
Computer Science	8,580	7,210	
Foreign Languages and Literature	2,700	2,770	
Theatre	2,350	3,825	
General University Classrooms	<u>580</u>	<u>1,160</u>	
Total Net Assignable Space	<u>14,210</u>	<u>14,965</u>	nsf

Design/Program Comparison

Due to space constraints, one computer laboratory and one office area for the Department of Computer Science (1,370 net square feet) are not included in the design.

The space increases for the Department of Theatre (1,475 net square feet) and the general university classroom areas (580 net square feet) resulted from incorporating into the project minor remodeling of an existing rehearsal studio for the Department of Theatre, and the addition of a second general university classroom.

Additional Information

The University plans to bid the project in March 2005; construction completion is anticipated in February 2006.

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

This remodeling project in Pearson Hall is the last of a series of space reallocation and remodeling projects intended to allow expansion of academic and student services programs in close proximity to the core campus.

The university's strategic plan goals of learning and discovery will be enhanced by the reallocation plan for Pearson Hall. The Graduate College and the Office of Sponsored Programs, along with the Compliance Administration office, will occupy one level of the building. These departments are closely associated with graduate education and sponsored research. The Graduate College offices function as the service unit for these students, and include: recruitment and retention, classification, scholarship and aid, program of study approvals, thesis review and commencement planning.

The Office of Sponsored Programs and Compliance Administration provides assistance to faculty and graduate students in developing and submitting proposals for funded research, while ensuring that mandated research protocol is followed. The Discovery goal of expanding basic and applied research for the benefit of both graduate students and

faculty requires an increase in the amount of funds awarded. The Office of Sponsored Programs helps faculty as these proposals are being developed to enhance the likelihood of funded project awards. The office will be consolidated from separate locations and expanded to house additional staff required to accommodate the increasing workload generated by faculty that are aggressively pursuing new sources of research funding.

A portion of the reallocation will provide instructional laboratories and graduate student offices for the Department of Computer Science. The teaching and research programs of the department are growing so large that there is no longer enough space in Atanasoff Hall to accommodate the needs of the department. Instructional and open computer laboratories are being relocated to Pearson Hall to allow for growth of the department's research units. These laboratories are used to support high demand classes for students in many other academic programs. The labs are heavily scheduled and then opened in the evenings for individual use.

Other current occupants of the building include the departments of Theater as well as Foreign Languages and Literatures. These departments will expand into available offices to relieve crowded conditions where faculty are sharing small offices. Expansion and enhancing of teaching laboratories and resource facilities will also be an important part of the planned reallocation.

Other
Alternatives
Explored

In 1997 a major undertaking was initiated to reallocate central campus space to academic and student services activities by moving administrative units to the perimeter of the campus. Pearson Hall is the last of the buildings to be remodeled to achieve the goals of that project. Administrative Technology Services (ATS) (formerly Administrative Data Processing) and the Instructional Technology Center (ITC) had occupied portions of Pearson Hall. ATS moved to the Administrative Services Building and ITC moved to the Communications building leaving about 18,000 NASF for reallocation.

The initial list of departments considered for occupancy was substantial. Decisions about the best use of the space focused on the relative need for space as well as the opportunity to consolidate academic and student services units, benefiting student access and interaction. Student needs for daily instructional activities and contact with faculty are important to the departments, and the needs of students to conduct frequent business with administrative units were important considerations in the final list of occupants.

Impact on Other
Facilities and
Square Footage

Space to be remodeled in Pearson Hall may be summarized as:

Ground Floor 8,200 NASF
First Floor 8,400 NASF
Second Floor 4,900 NASF
Third Floor 2,200 NASF
Total 23,700 NASF

The Graduate College and the Office of Sponsored Programs are temporarily located on the Ground Floor of Pearson Hall after moving from Beardshear Hall to accommodate the development of the student services area on the ground floor of Beardshear. Their previous space was reallocated with the Beardshear Hall remodeling project, and their temporary space is part of Phase 2 of the current project. Compliance Administration is currently housed in Beardshear Hall within the Vice Provost for Research and Advanced Studies office.

The Computer Science teaching laboratories are currently located in Atanasoff Hall. Reallocation of the space vacated (6,000 NASF) to research laboratories for the Computer Science department is anticipated.

Foreign Language and Theatre reallocation and remodeling on the second and third floors are smaller parts of the project made possible by relocation of other activities to Carver Hall. A remodeling project in Carver reallocates space vacated by the College of Business which has been relocated to the Gerdin Business Building.

Financial
Resources for
Construction
Project

Project funding is University Funds/Income from Treasurer's Temporary Investments.

Financial
Resources for
Operations and
Maintenance

Operation and Maintenance funding is expected to be cost neutral. All of these spaces are currently being funded by the General Fund and no additions or deductions are anticipated.

External Forces

Most of the initiative behind this project is to effectively use central campus space to support the university mission and goals.

One of the project goals is to improve the accessibility to the building to meet the requirements of the Americans with Disabilities Act by creating another accessible entrance and upgrading restroom facilities.

College of Veterinary Medicine—Teaching Hospital and Diagnostics Laboratory Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Permission to Proceed		Sept. 2003	Approved
Architectural Selection (InVision Architecture, Waterloo, IA, in association with ED2 International, San Francisco, CA)		Sept. 2004	Requested
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Requested

Background

The College of Veterinary Medicine building was designed and constructed in the 1970s.

While minor remodeling work has been undertaken since the building's construction, the laboratory and teaching facilities do not meet modern veterinary medicine requirements.

In 1996, the University was not initially granted a full, ten year accreditation from the American Veterinary Medical Association; this was partially the result of the general physical deterioration of the Veterinary Medicine facilities.

In 2001, the University undertook a study to evaluate the facility needs of the Veterinary Teaching Hospital and the Veterinary Diagnostic Laboratory in response to the evolving mission of the College of Veterinary Medicine.

- Major changes affecting the Veterinary Teaching Hospital include:
 - Shifts in the demand for large animal veterinary services from food animals to equine, to large population (herd) medicine, and for rapid computer-based diagnostic reporting systems;
 - Demand for more extensive and invasive procedures for companion animals; and
 - Continuing demand for new technologies in surgery, imaging, rapid diagnostic pathology and medicine, and isolation for infectious diseases.

- The changing mission for the Veterinary Diagnostic Laboratory involves recognition of an increasing number of infectious disease risks throughout the state of Iowa and the nation, particularly as they relate to biosecurity and food safety.

The feasibility study found that significant facility improvements are needed to provide additional space to address current needs and the evolving mission of the College, to provide modern academic facilities to ensure accreditation, and to provide facilities that are biosecure.

Project Scope In response to these issues, the University is evaluating the renovation of a portion of the Veterinary Teaching Hospital and Veterinary Diagnostic Laboratory areas and the construction of new space for these units.

Anticipated Cost/Funding \$47,350,000, to be funded by the sale of Academic Building Revenue Bonds authorized by the 2004 General Assembly, and private giving.

Design Services Expressions of interest to provide design services for the project were received from seven firms. Five consultant design teams were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the complexity and specialized nature of the project, the design consultants consisted of Iowa firms which teamed with national or internationally renowned consulting firms with expertise in the design of veterinary teaching hospitals, laboratories and biocontainment facilities.

Based on the Committee's recommendation, the University requests approval of the selection of InVision Architecture, Waterloo, Iowa, in association with ED2 International, San Francisco, California (veterinary hospital planners), to provide design services for the project.

- The design team was selected based on its understanding of the planning, design and budget issues associated with the project.
- Peter Wong of ED2 International, who would be the principal designer for the project, is one of the country's preeminent planners of veterinary hospitals and clinics.

The University requests authorization for the Executive Director to approve the negotiated design agreement(s) with InVision Architecture.

Coover Hall Addition and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received with Capital Request
Architectural Selection (OPN Architects, Cedar Rapids, IA, in association with Ellenzweig Associates, Cambridge, MA)		Sept. 2004	Requested
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Requested

Background The Department of Electrical and Computer Engineering is one of the University's largest and fastest growing departments.

The majority of the Department is housed in Coover Hall. However, due to a shortage of space in the building, other functions are housed in other scattered locations, both on and off campus.

Coover Hall consists of the main building constructed in 1948 (56,850 gross square feet), and two additions constructed in 1948 and 1959 (10,420 gross square feet and 7,050 gross square feet, respectively). (A map indicating the location of the building is included as Attachment H.)

While certain areas of the building have been upgraded to accommodate the changing requirements of the Department, the building does not meet the current needs of a modern, technology intensive program.

The building's deficiencies include:

- Limited floor-to-floor heights which restrict the existing mechanical system;
- Undersized and inflexible electrical service;
- Insufficient cooling which is provided by window air conditioning units; and
- Structural limitations that restrict the ability to convert space for other uses.

Project Scope In response to these deficiencies, the University is evaluating the demolition of the building additions, construction of new space and remodeling of existing areas, and the upgrade of building systems.

Anticipated Cost/Funding \$16,500,000, to be funded by the sale of Academic Building Revenue Bonds authorized by the 2004 General Assembly, and private giving.

Design Services

Expressions of interest to provide design services for the project were received from 14 firms. Six consultant design teams were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.


Based on the complexity of the project and the specialized requirements of computer engineering and electrical laboratories, five of the six design consultants consisted of Iowa firms which teamed with consulting firms with expertise in the design of innovative electrical and computer engineering laboratories.

Based on the Committee's recommendation, the University requests approval of the selection of OPN Architects, Cedar Rapids, Iowa, in association with Ellenzweig Associates, Cambridge, Massachusetts (engineering and laboratory facility planners), to provide design services for the project.

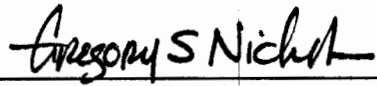
- The design team was selected based on its understanding of the planning, design and budget issues associated with the project.
- In addition, Ellenzweig Associates would provide the necessary expertise for the specialized project requirements of the computer engineering and electrical laboratories.

The University requests authorization for the Executive Director to approve the negotiated design agreement(s) with OPN Architects.

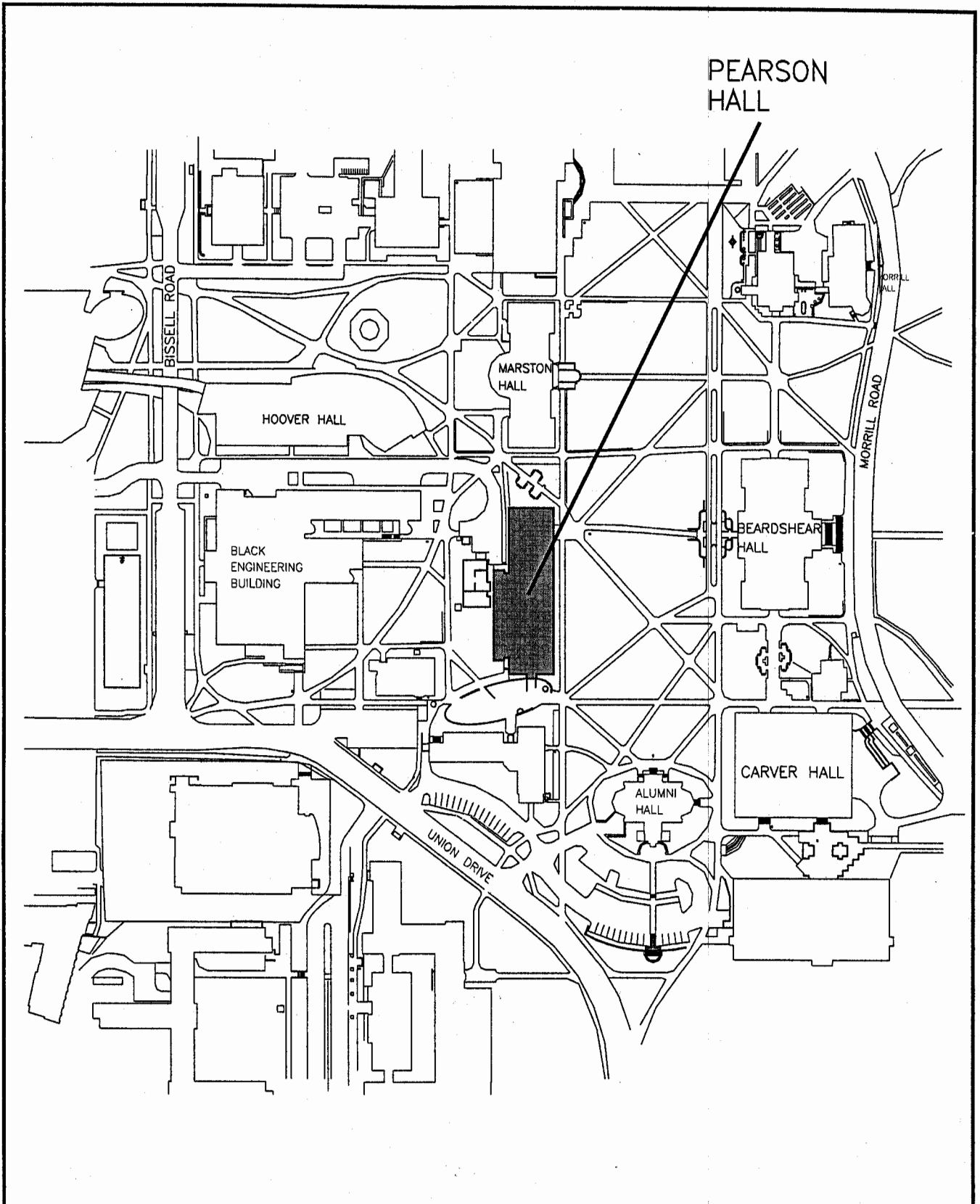
Also presented for Board ratification are 14 project descriptions and budgets under \$250,000, four construction contract awards, the acceptance of two completed construction contracts, and four final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved:

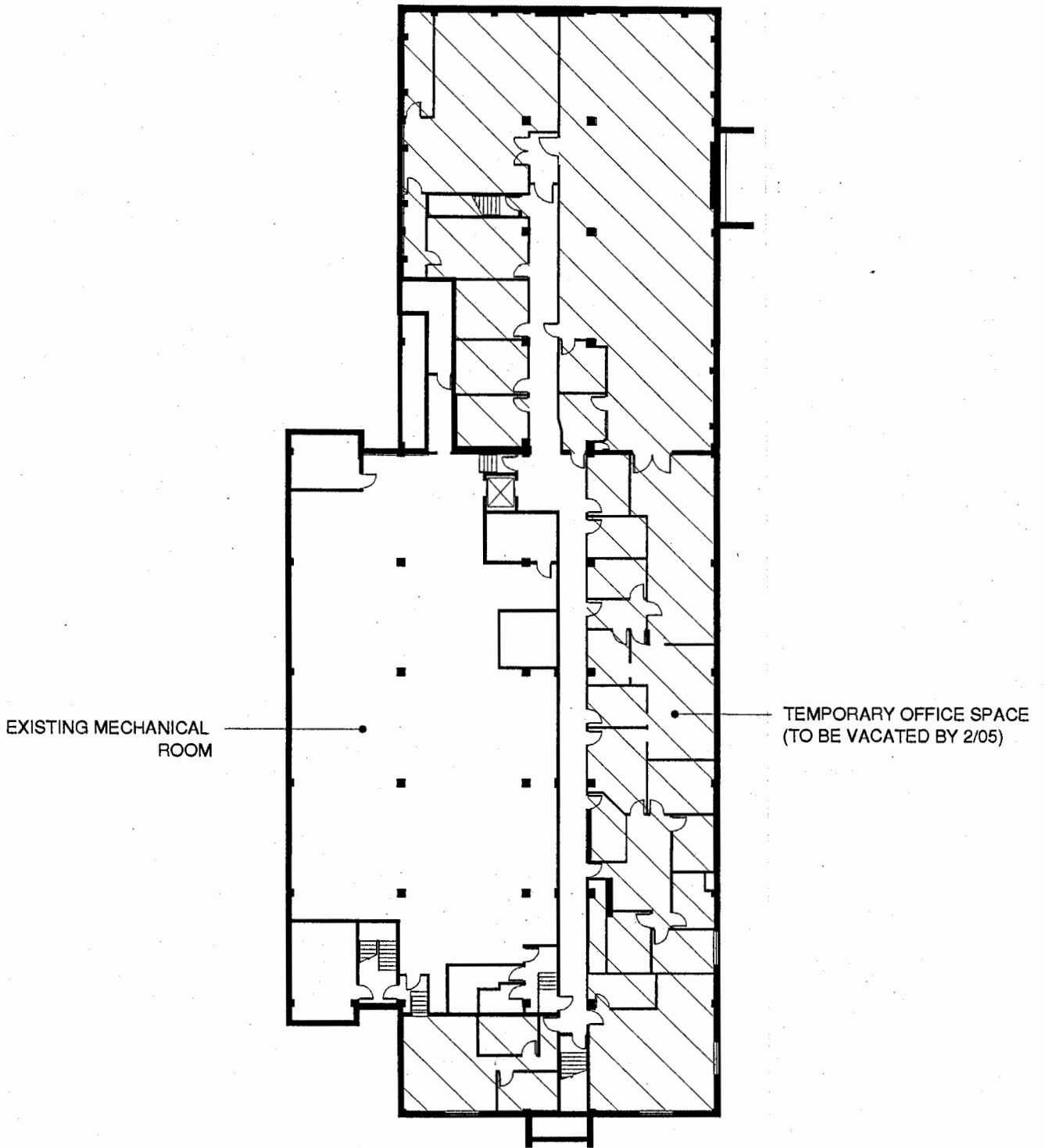

Gregory S. Nichols

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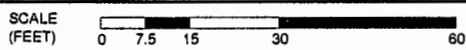


IOWA STATE UNIVERSITY

Iowa State University
Pearson Hall Remodeling
May 2003

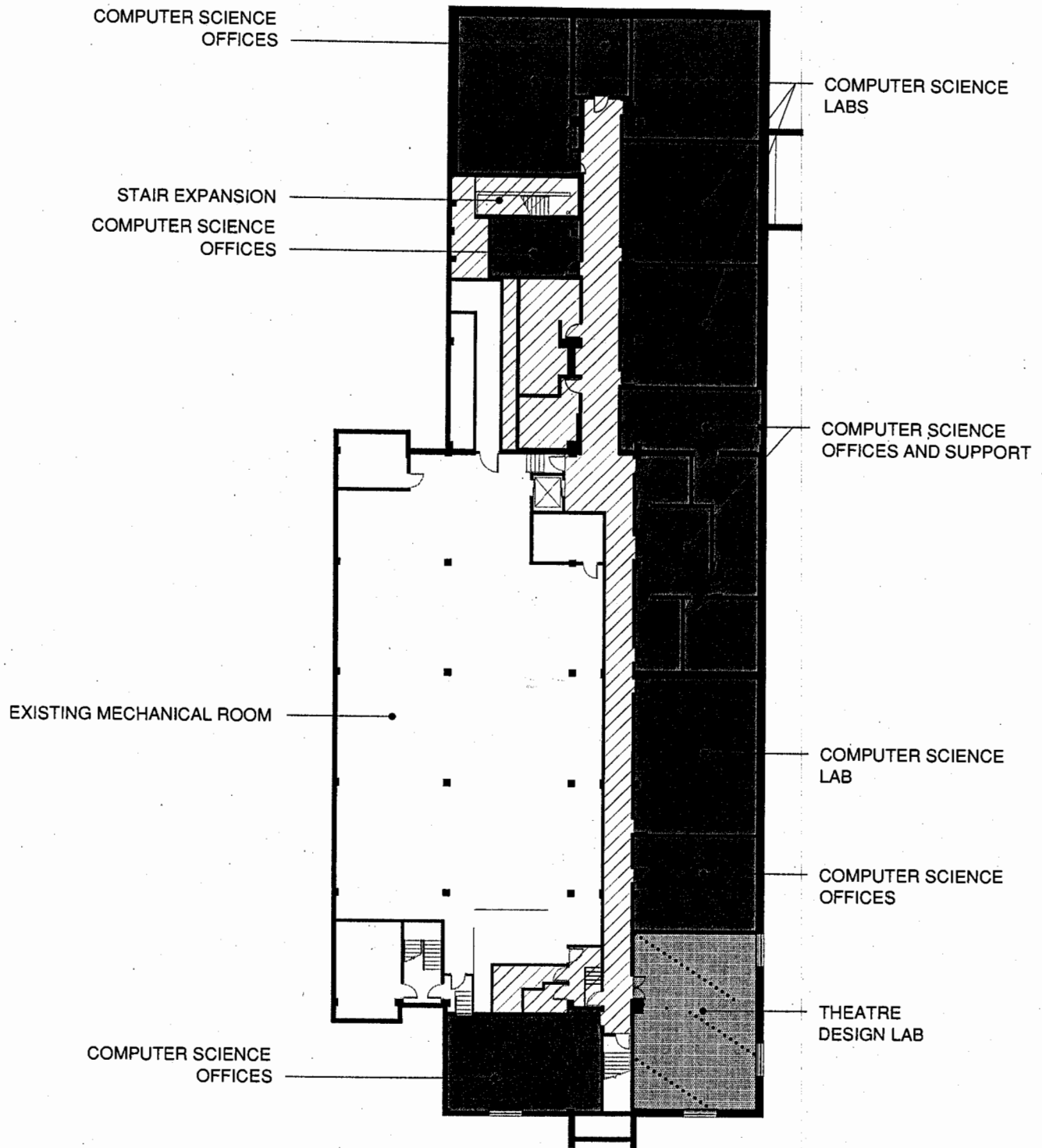


Existing Ground Floor Plan

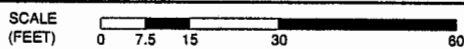


HERBERT|LEWIS|KRUSE|BLUNCK
ARCHITECTURE
202 Fleming Building Des Moines, Iowa 50309 4081 Tel 515 289 9536 Fax 515 289 5916

Pearson Hall Remodeling (Phase 2)
Iowa State University



Proposed Ground Floor Plan

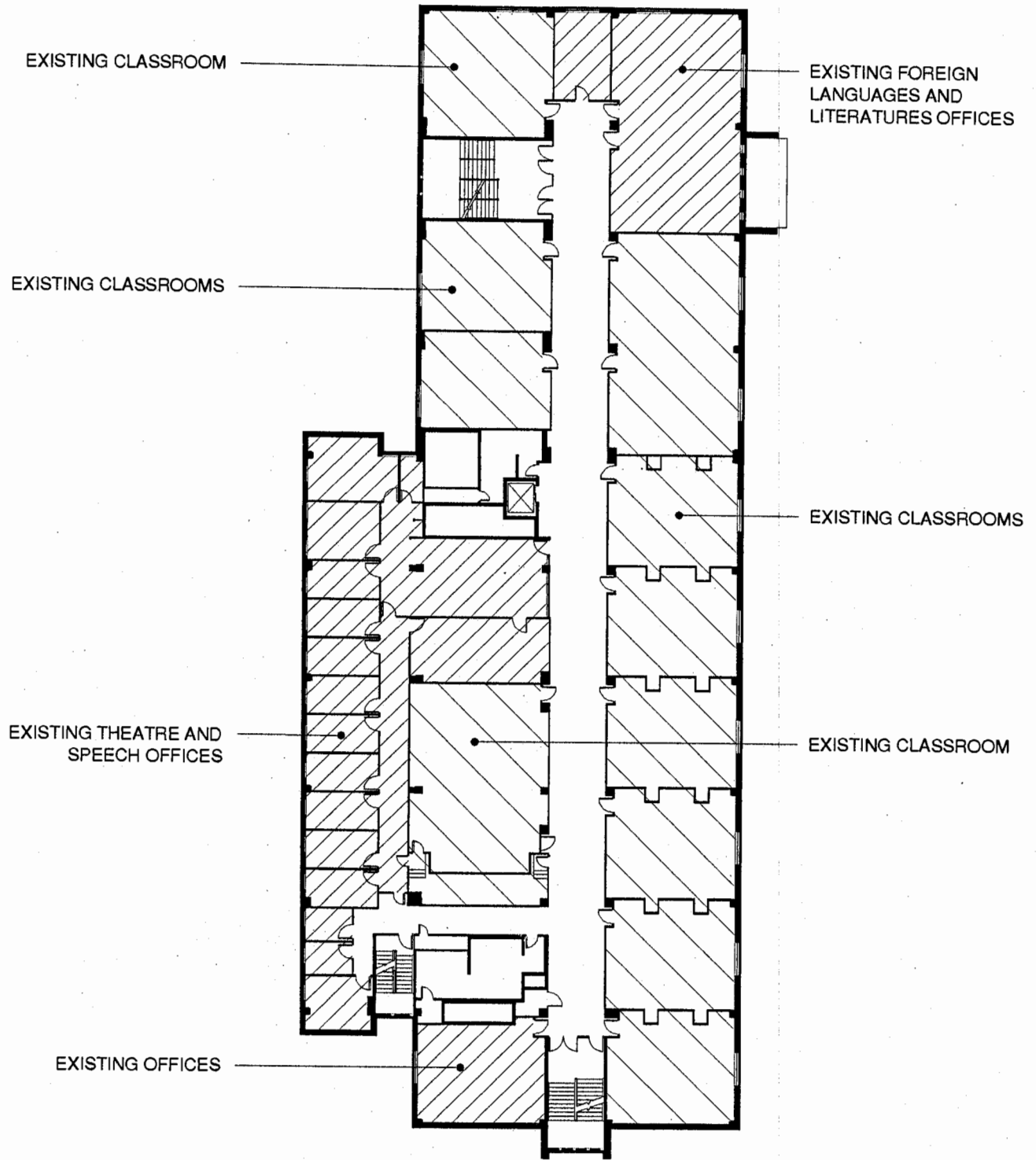


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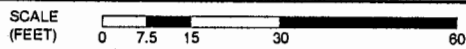
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AGENDA ITEM 19b

Pearson Hall Remodeling (Phase 2)
Iowa State University

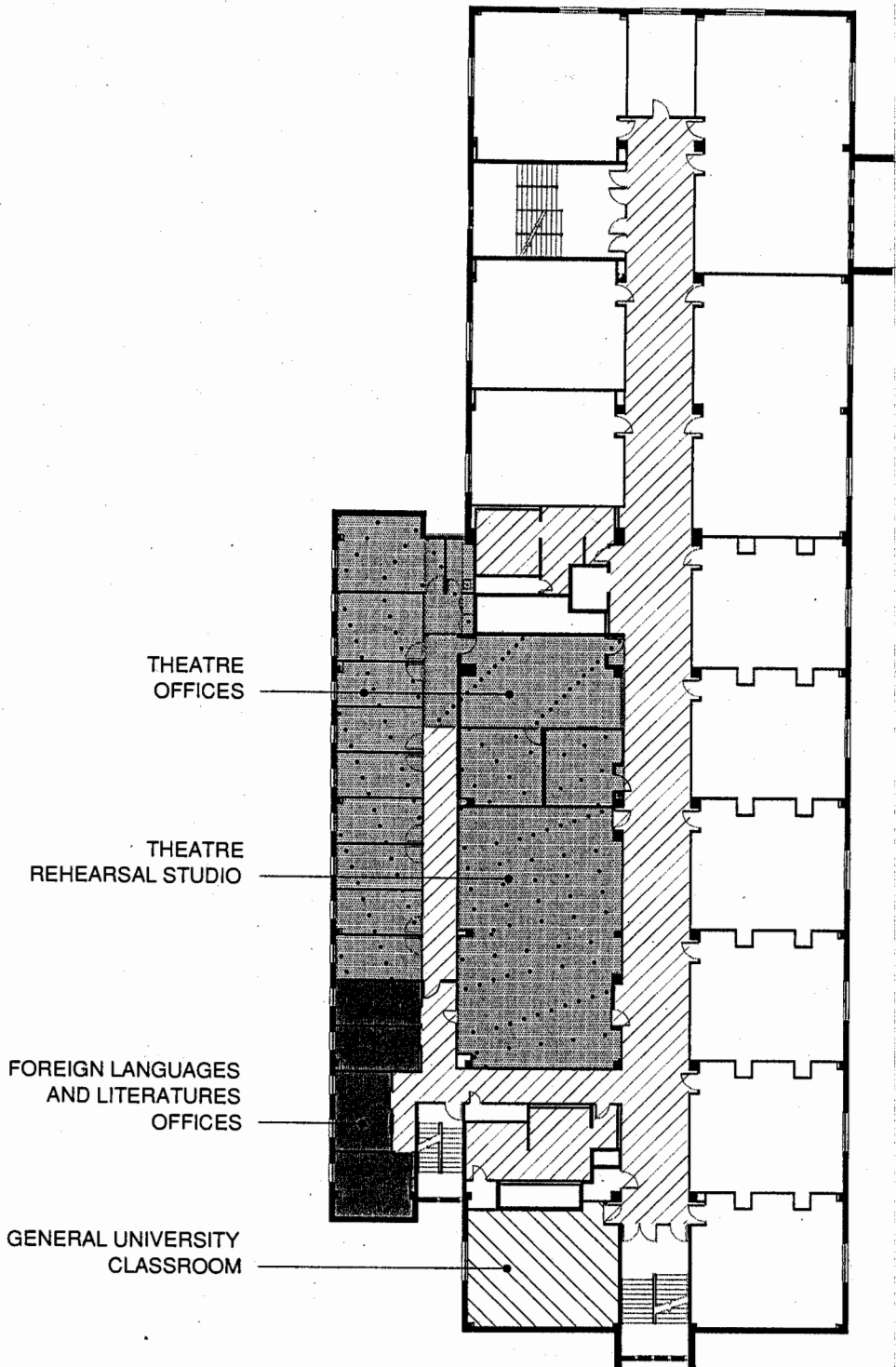


Existing Second Floor Plan

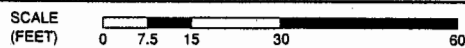


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ARCHITECTURE

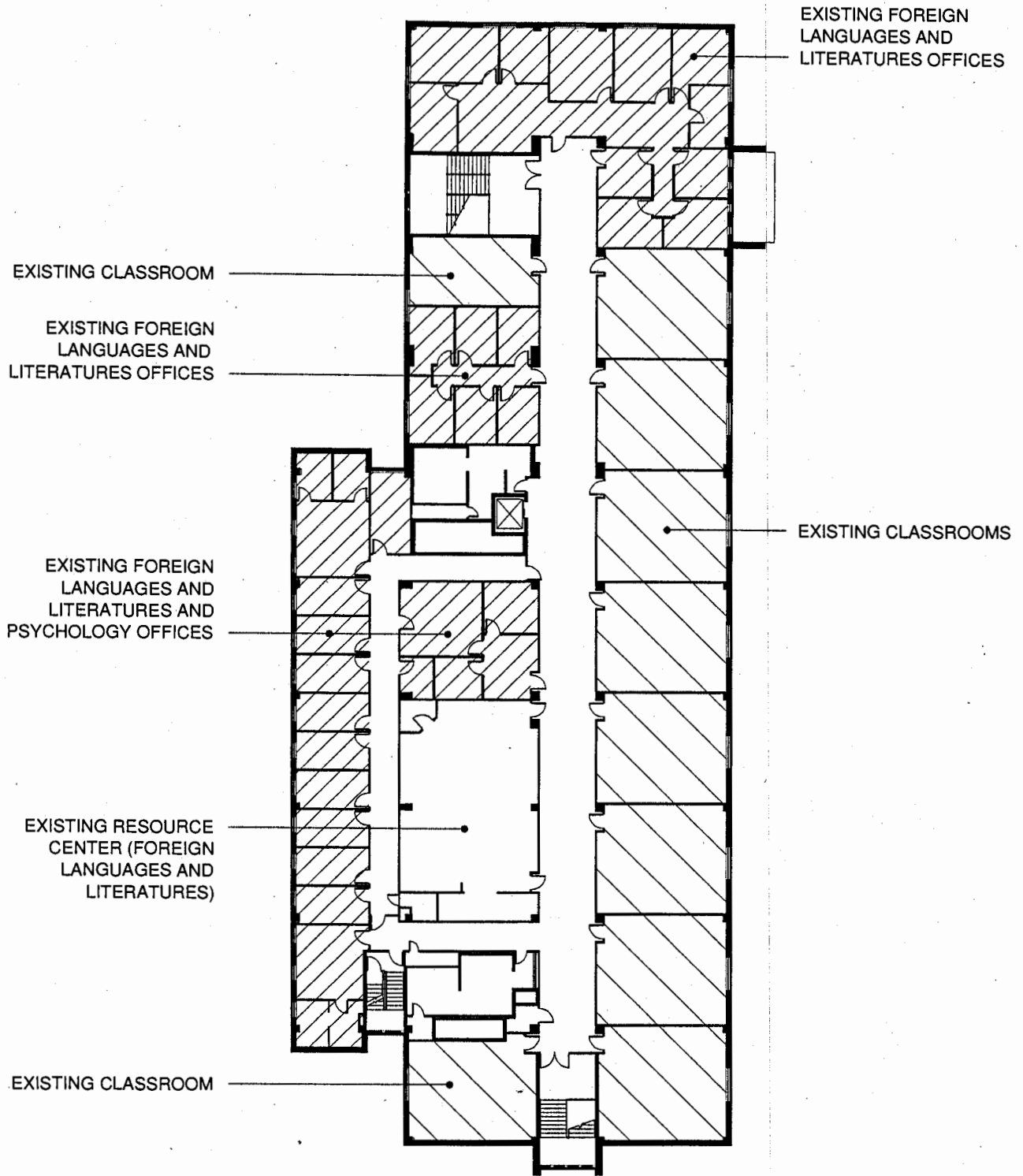
202 Fleming Building Des Moines, Iowa 50309 4091 Tel 515 289 9636 Fax 515 288 6916



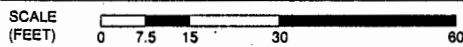
Proposed Second Floor Plan



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202 Fleming Building Des Moines, Iowa 50309 4081 Tel: 515 288 9636 Fax: 515 288 5816

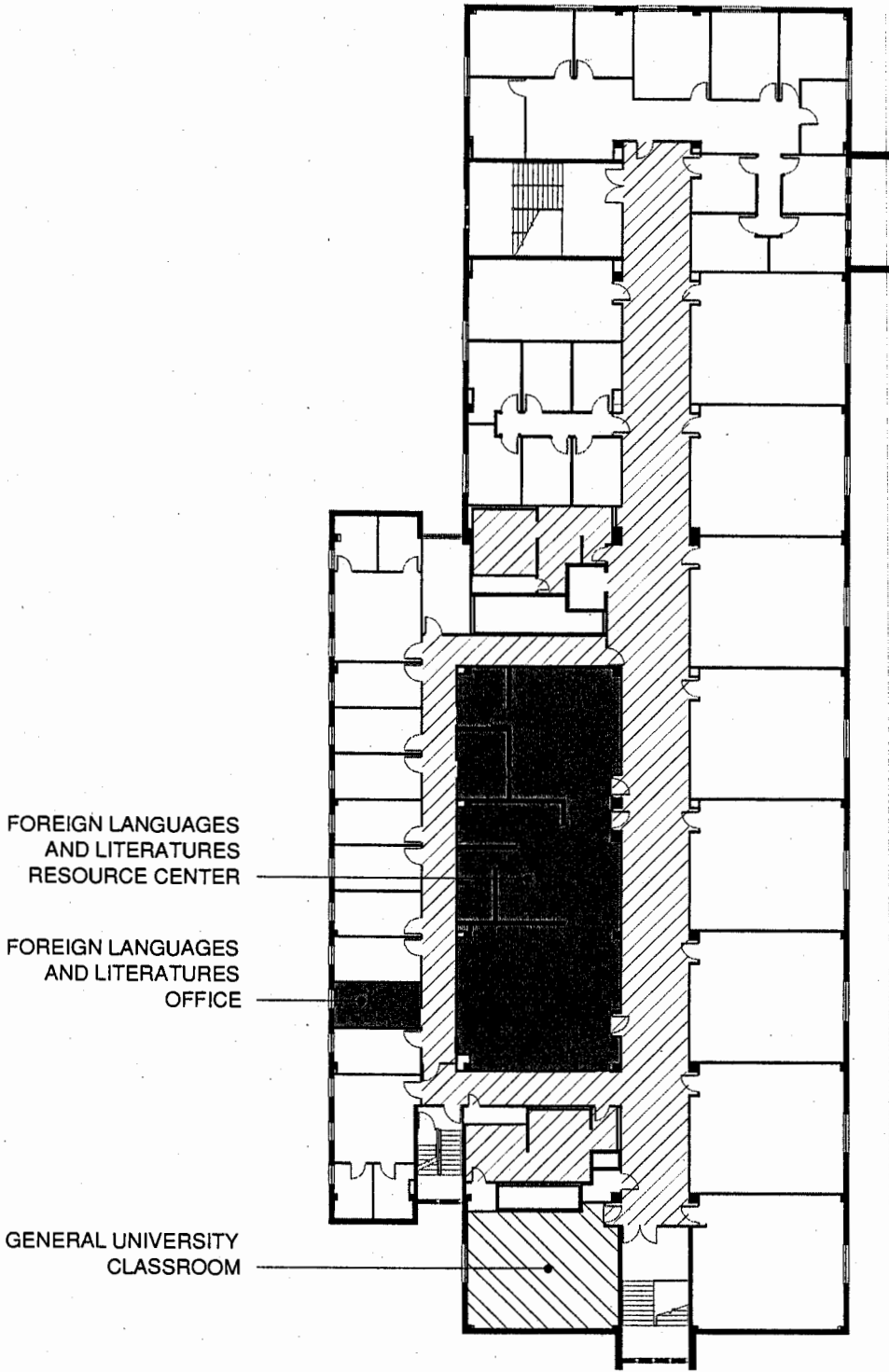


Existing Third Floor Plan



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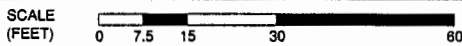


FOREIGN LANGUAGES
AND LITERATURES
RESOURCE CENTER

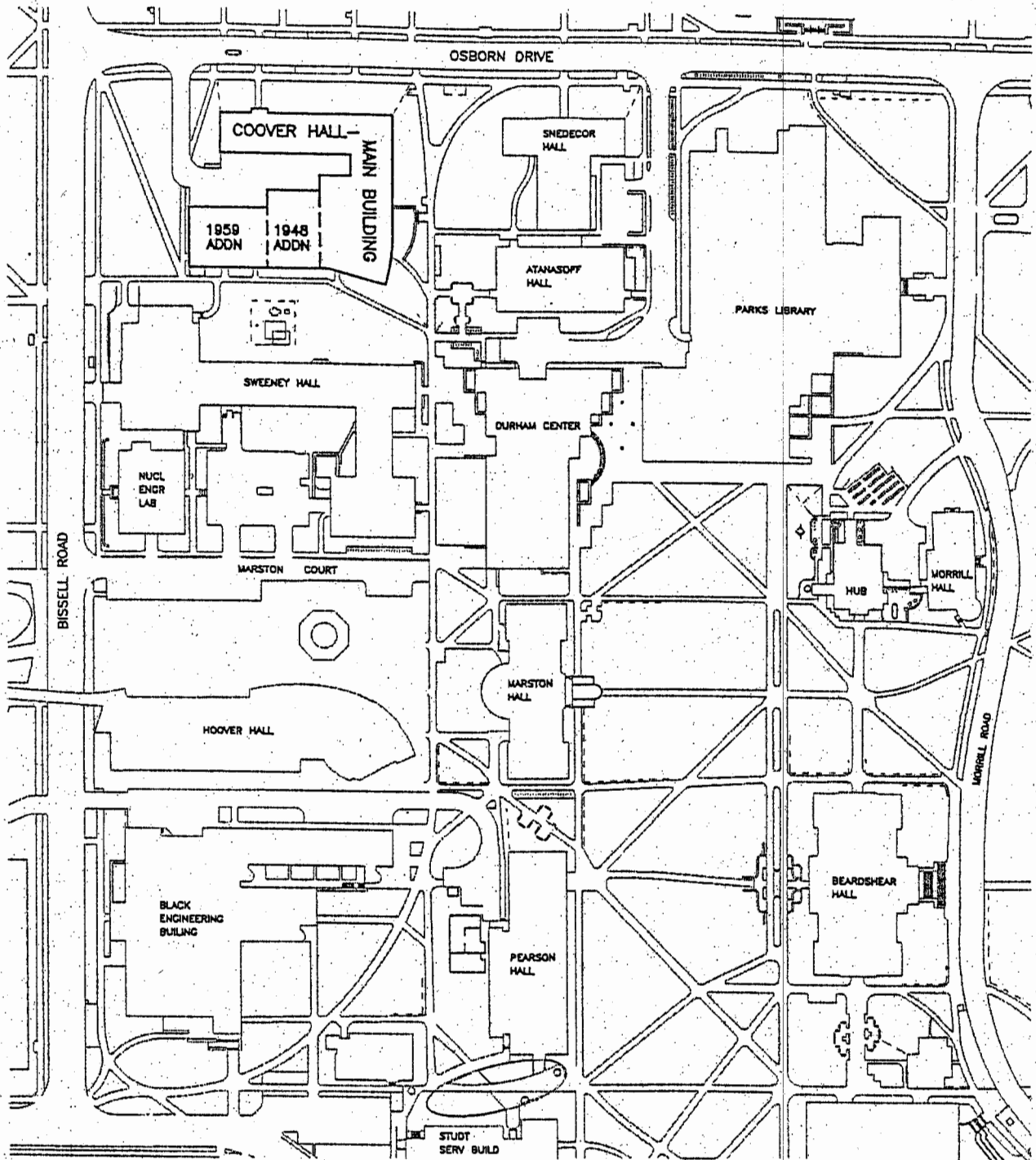
FOREIGN LANGUAGES
AND LITERATURES
OFFICE

GENERAL UNIVERSITY
CLASSROOM

Proposed Third Floor Plan



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REVISIONS:
COMPLETED:
ISSUED:

**COOVER HALL
ADDITION AND RENOVATION**

FACILITIES PLANNING AND MANAGEMENT

APPROVED BY:
CHECKED BY:
DESIGNED BY:
SCALE: Not to scale
REQUEST NO.