

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

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

1. Following actions for the **Veterinary Medicine-Commons and Café Remodeling** project; a major capital project as defined by Board policy:
 - a. Acknowledge receipt of the University's 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; and
 - c. Approve the schematic design, and revised project description and budget (\$3,450,000), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
2. Project description and budget (\$22,000,000) for the **Utilities – Increase Chilled Water Capacity** project.

Executive Summary:

The University requests approval of the schematic design, and revised project description and budget (\$3,450,000) for the **Veterinary Medicine-Commons and Café Remodeling** project which includes the construction of an addition and a renovation. The addition would be built on the north side of the College of Veterinary Medicine and would include a flexible Commons, a relocation of the Gentle Doctor Café (Café) and a meeting room. Multiple views to the outdoors would be available from the Commons and the Café. The renovation would be adjacent to the addition, provide improvements to the food service area, and include one additional meeting room. The project would be funded by College of Veterinary Medicine funds and private giving. The project location can be found on the map in the schematic design booklet included in the Board's agenda materials.

The University requests approval of the project description and budget (\$22,000,000) for the **Utilities – Increase Chilled Water Capacity** project, which would install additional chilled water capacity to the North Chilled Water Plant (see Attachment B). Completed and future building projects added to the campus have created a significant increased demand for chilled water. The project includes installation of two chillers, one cooling tower, chilled water mains, a new underground 13.8 kV electrical feeder, and auxiliary chilled water equipment. The project would be funded by utility revenue bonds and utility infrastructure funds.

Details of the Projects:

Veterinary Medicine-Commons and Café Remodeling

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Budget	\$ 1,850,000	Oct. 2015	Not Required*
Selection of Design Professional (BLDD Architects, Davenport, Iowa)		Dec. 2015	Not Required*
Design Professional Agreement (Schematic Design – Construction)	176,844	Mar. 2016	Not Required*
Program Statement		Aug. 2016	Not Required*
Schematic Design		Sept. 2016	Requested
Revised Project Description and Budget	3,450,000	Sept. 2016	Requested
Review and Consideration of Capital Project Evaluation Criteria		Sept. 2016	Receive Report

*Approved by Executive Director, consistent with Board policies.

Currently, there are few options available for informal and formal collaboration in the College of Veterinary Medicine. Students cannot easily access the Memorial Union, the ISU Library, or various Commons as students on the main campus can. Collaboration is critical to a student's successful development, problem-solving skills, and strategic relationships. The new Commons would be a flexible space used for student activities, student interviews, student leadership meetings, seminars, group meetings, and special events such as Homecoming and alumni reunions. It would accommodate groups of 40 to 50 individuals.

The current Gentle Doctor Café does not have adequate seating for the students, faculty, staff, and visitors. The food service offerings are limited due to space constraints and food storage is extremely limited. The goal for the project is to expand into adjacent exterior and interior areas to correct these deficiencies. Wayfinding would also be improved by incorporating the nearby hallway into the design.

The following compares the building program and schematic square footages:

<u>Function</u>	<u>Building Program Net Square Feet (nsf)</u>	<u>Schematic Design Net Square Feet (nsf)</u>
Commons Seating	1,000	1,355
Meeting Room 1	375	140
Meeting Room 2	375	215
Dining Seating (Café)	1,500	910
Dining - Service	400	210
Dining – Support	100	910
Vending	100	314
Queuing	200	593
Total Area	4,170	4,170

The main square footage differences between the Building Program and the Schematic Design phase were due to the reallocation of space from the Café seating function to the Commons seating function to maximize space available for student, faculty, and staff activities.

The exterior wall design would depart from the adjacent walls of precast panels and reflect the aesthetics of the recent Large and Small Animal Hospital additions. This departure from the existing aesthetic while utilizing established precedent materials would allow this addition to be a focal point on the exterior of the second floor of the building. A curtain wall system would be used for the exterior walls and would be comprised of a combination of white metal panels and glass windows. Use of this system would allow for maximum impact of daylight on the Commons and Gentle Doctor Café with open views to the outdoors.

Project Budget

	<u>Initial Budget</u> <u>(Oct. 2015)</u>	<u>Revised Budget</u> <u>(Sept. 2016)</u>
Construction	\$1,388,700	\$2,617,150
Planning, Design & Management	314,400	462,430
Furniture and Movable Equipment	56,000	238,260
Contingency	<u>90,900</u>	<u>132,160</u>
TOTAL	<u>\$1,850,000</u>	<u>\$3,450,000</u>

Source of Funds: College of Veterinary Medicine Funds (\$3,350,000)
and Private Giving (\$100,000)

The revised budget of \$3,450,000, an increase of \$1,600,000, reflects additional costs for:

- Added square footage for teaching and collaboration by students, faculty and staff that was determined to be inadequate to meet the program needs during design development.
 - Deficiencies in infrastructure, structural support systems, and mechanical and electrical systems.
 - Improved wayfinding, accessibility, and visibility to the outdoors.
 - Added means of egress.
 - Furniture and IT equipment that was determined to be inadequate in the initial budget.
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Utilities – Increase Chilled Water Capacity

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		June 2016	Approved
Selection of Design Professional Sebesta, Inc. (Cedar Rapids)		June 2016	Approved
Design Professional Agreement (Schematic Design – Construction)	\$ 1,288,900	July 2016	Not Required*
Project Description and Budget	22,000,000	Sept. 2016	Requested

*Approved by Executive Director, consistent with Board policies.

As a result of a study completed in 2015, the University needs to increase its chilled water capacity by 2018 to adequately meet the demands of new buildings, recent renovation projects, and projected campus growth over the next eight to ten years. As a result of the 2015 study, the projected annual savings in energy costs would be \$900,000 to \$1,750,000, if the new chillers are aggressively run as the baseload chillers year-round.

This project would provide enhanced chilled water production capacity at the North Chilled Water Plant, make electrical/mechanical distribution improvements to support the project, and better prepare the campus for future infrastructure growth.

The scope of work for the project includes the following:

- Install two new electric chillers and auxiliary equipment in the North Chilled Water Plant.
- Install a new cooling tower to support the new chillers.
- Install new underground 30" or 36" diameter chilled water piping to the west.
- Replace the 6" water main near Carver Co-Lab with a new 10" main to increase capacity for future development in this area of campus.
- Install a new underground 13.8 kV feeder from the North Chilled Water Plant to the Power Plant to operate the new chillers.
- Install a duct bank and manhole system west of the North Chilled Water Plant to prepare for future electrical distribution improvements.

Project Budget

Construction	\$19,260,000
Planning, Design & Management	2,540,000
Contingency	<u>200,000</u>
Total Project Costs	\$22,000,000

Source of Funds: Utility Revenue Bonds (\$18,750,000)
Utility Infrastructure Funds (\$3,250,000)

ISU - Veterinary Medicine-Commons and Café Remodeling
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 project would enhance the student, faculty, and staff experience throughout the College of Veterinary Medicine. Student interaction and collaboration is critical to the successful education and development of the students. By providing a place for student activities to occur, the modernized facility would further enhance collaboration, problem solving skills, and strategic relationships.

Other Alternatives Explored: Other locations were considered, including the current library space. It was determined that the expansion of the existing Gentle Doctor café provided a much-needed view to the outdoors, simplified the phasing of the project, and made use of existing space.

Impact on Other Facilities and Square Footage: The space currently occupied by the Gentle Doctor Café would be expanded to include an addition on an adjacent roof, an adjacent corridor, and an existing computer lab. The functions of the computer lab would be relocated into other areas.

Financial Resources for Construction Project: Funding would be provided by the College of Veterinary Medicine and Private Giving.

Financial Resources for Operations and Maintenance: Projected annual utility costs are \$10,592.00 and projected annual maintenance costs are \$27,765.00. These operating expenses would be paid by the College of Veterinary Medicine.

External Forces Justifying Approval: Supporting the recruitment and retention of students, faculty, and staff with excellent facilities is an important item in the University's strategic plan and the college's accreditation.

IOWA STATE UNIVERSITY
UTILITIES – INCREASE CHILLED WATER CAPACITY MAP

