

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve:

1. Permission to Proceed with Project Planning for the:
 - **Friley Residence Hall – Bathroom Improvements** and the
 - **Helser Residence Hall – Bathroom Improvements** projects, including the design professional selection process.
2. Schematic Design only for the:
 - **Hilton Coliseum – North & South Concourse Expansion** project.
3. Revised Project Description and Budget for the:
 - **Student Innovation Center** project (\$85,938,600, up 2.3% or \$1,938,600 over the \$84,000,000 original budget) and the
 - **Curtiss Farm – Feed Mill & Grain Science Complex** project (\$24,000,000, up 13.2% or \$2,800,000 over the \$21,200,000 original budget).

ISU project #1 of 5
Friley Residence Hall – Bathroom Improvements

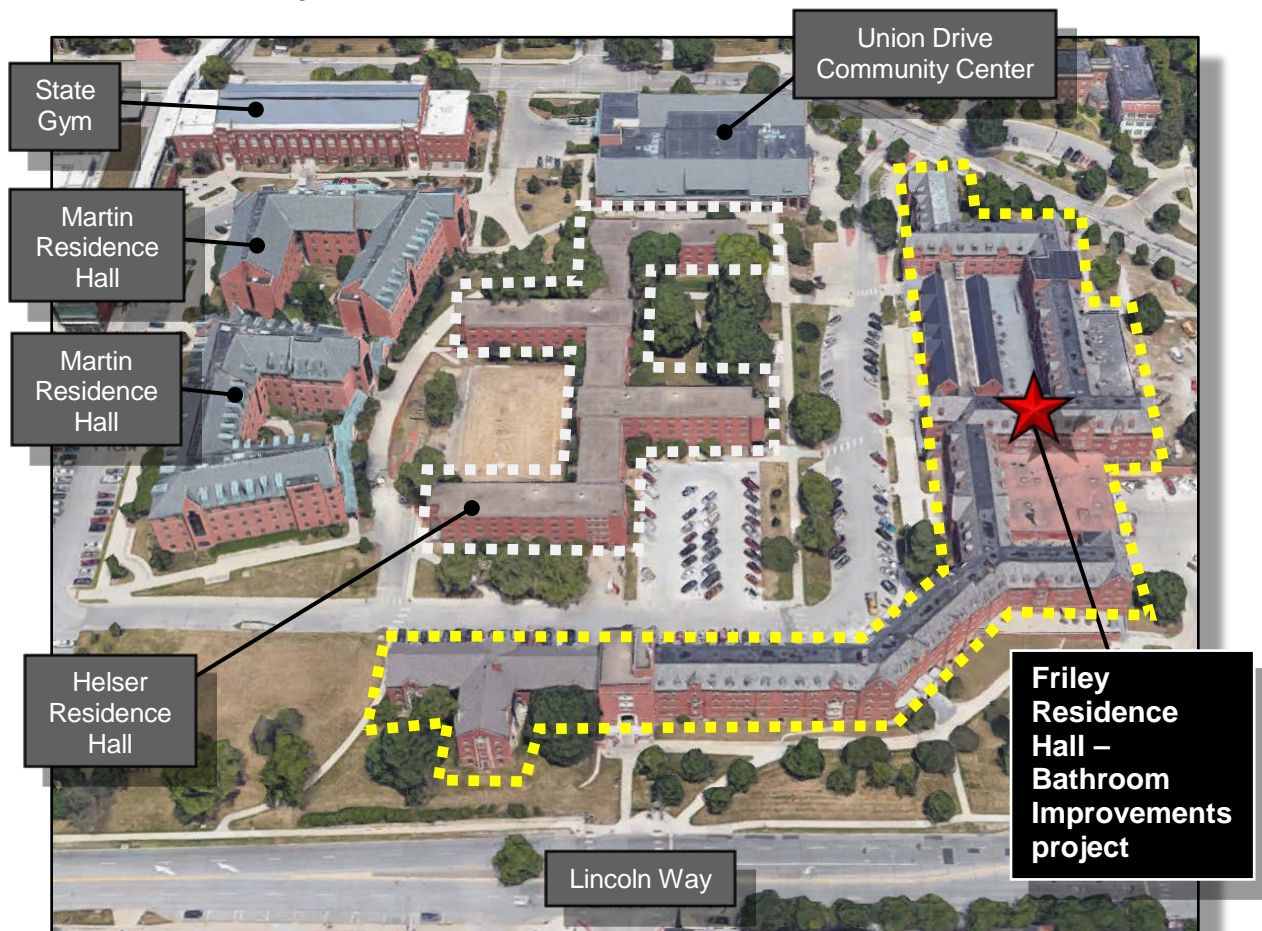
Executive Summary: This project would renovate Friley Residence Hall bathrooms, improving ADA accessibility and providing better privacy in shower and toilet areas. The estimated project budget of \$17,000,000 would be funded by Dormitory System Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2020	Requested

The existing bathrooms have community showers that are not accessible, have little privacy and are not energy efficient. Updating associated mechanical, electrical, plumbing and lighting systems would be included, improving student living conditions and reducing energy use.

Built in 1927, Friley Residence Hall has had six additions from 1938 to 1984. It is ISU's largest residence hall housing 1,220 students.



ISU's Friley Residence Hall



ISU project #2 of 5
Helser Residence Hall – Bathroom Improvements

Executive Summary: This project would renovate Helser Residence Hall bathrooms, improving ADA accessibility and providing better privacy in shower and toilet areas. The estimated project budget of \$10,000,000 would be funded by Dormitory System Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Sep. 2020	Requested

The existing bathrooms have community showers that are not accessible, have little privacy and are not energy efficient. Updating associated mechanical, electrical, plumbing and lighting systems would be included, improving student living conditions and reducing energy use.

Built from 1957 to 1963, Helser Residence Hall is a popular residence hall, mainly due to its proximity to campus. It houses 713 students.



ISU's Helser Residence Hall



ISU project #3 of 5
Hilton Coliseum – North & South Concourse Expansion

Executive Summary: Project would move the north and south exterior glass curtain walls outward to Hilton's existing freestanding concrete columns surrounding the coliseum, providing an additional 1,600 square feet of concourse floor space to improve fan circulation, queuing and concessions. Additionally, Hilton's aging heating and cooling system would be replaced.



ISU's Hilton Coliseum,
Schematic Design, looking north

Background: The two main considerations that informed the proposed exterior design of Hilton Coliseum were the overall surrounding context of the Iowa State Center and the University's vision of its potential as a vibrant arts, culture, athletics and community district.

Not only would more floor space be created by moving the exterior curtain wall outward, it would convert old smoking areas into valuable concourse space and create an exciting opportunity for ISU Athletics to enhance the exterior. The new exterior glass curtain walls would be much more energy-efficient, include vibrant up lighting, bring the underside of Hilton's bowl seating to life at night and amplify the thrill of "Hilton Magic."

In addition, Hilton's 13,700 square foot heating and cooling system would be replaced, removing a substantial amount of deferred maintenance. Located on the mezzanine level (between the concourse and upper bowl seating), this would improve fan and student-athlete comfort through increased ventilation and improved humidity control, compliant with the State of Iowa Building code.

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ Neumann Monson Architects, Des Moines		Sep. 2017	Not Required*
Design Professional Agreement			
➤ Programming & Preliminary Planning	\$ 80,000	Jul. 2018	Not Required*
Design Professional Amendment #1			
➤ Schematic Design	248,000	Aug. 2018	Not Required*
Permission to Proceed with Project Planning		Feb. 2019	Approved
Design Professional Amendment #2			
➤ Design Development – Record Documents	\$1,629,293	Jun. 2020	Not Required*
Program Statement		Mar. 2020	Not Required*
Schematic Design only		Sep. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Source of Funds

Athletics Department Operations and Private Giving

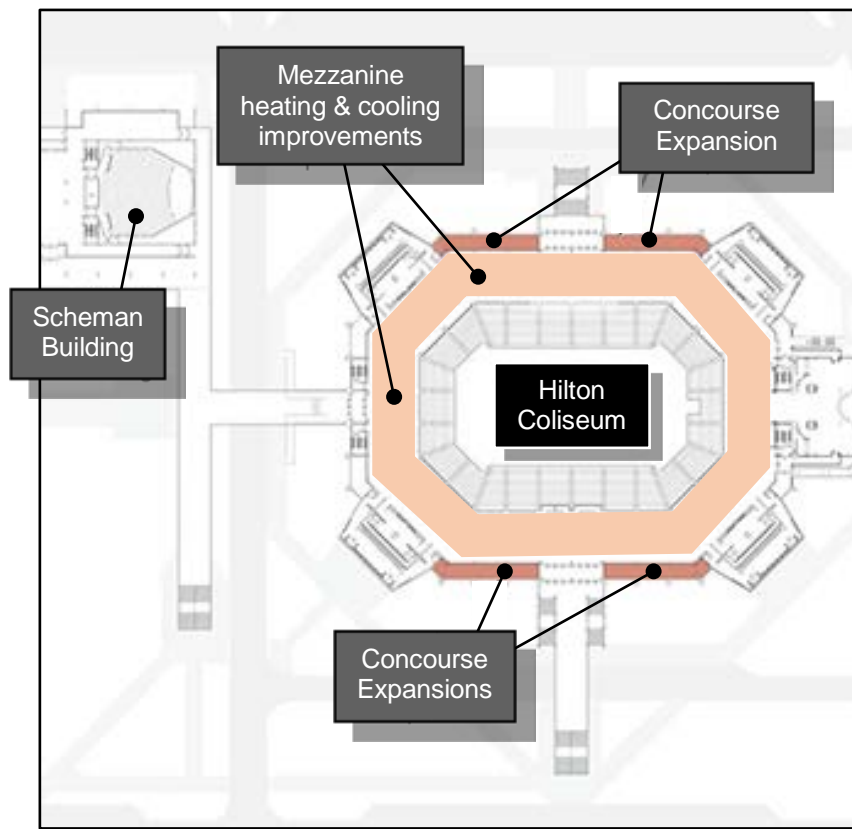
While this 49-year-old facility, which seats 14,384, has had other significant renovations in 1980, 1994 and 2002, Hilton still has congested concourses and aging infrastructure that need to be addressed in order to enhance the game-day experience and provide what fans and patrons expect.

Hilton Coliseum is part an athletic and cultural events area southeast of campus called the Iowa State Center, which also includes Jack Trice Stadium, C.Y. Stephens Auditorium, Fisher Theater and Scheman Continuing Education Building. Hilton Coliseum is beloved by Cyclone fans and nationally recognized as having one of the best home-court advantages in college basketball. Not only is it home to the men's and women's basketball teams, but Cyclone wrestling, gymnastics and volleyball teams.

Hilton Coliseum was named after Dr. James H. Hilton, ISU's president from 1953 to 1965, who advocated for the construction of this outstanding landmark. Hilton Coliseum and Jack Trice Stadium replaced the Iowa State Armory and Clyde Williams Stadium in 1971 and 1975 respectively.



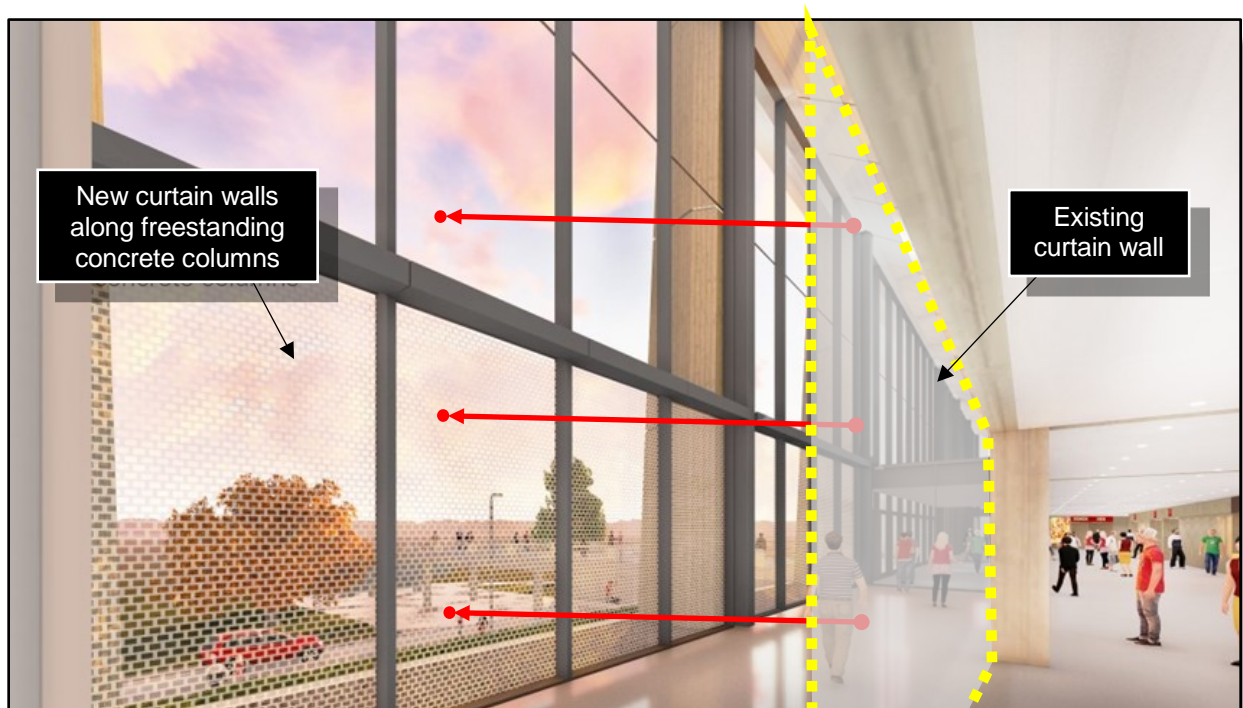
ISU's Iowa State Center, looking north



ISU's Hilton Coliseum floor plan: Schematic Design



ISU's Hilton Coliseum, south facade, looking northwest: Schematic Design



ISU's Hilton Coliseum, south concourse,
looking west: Schematic Design

**ISU project #4 of 5
Student Innovation Center**

Executive Summary: To fund audio/visual equipment not in the original design, the University requests its first revision of the original \$84,000,000 budget, which was approved by the Board in December 2016. The original budget would increase from \$84,000,000 to \$85,938,600, an increase of \$1,938,600 or 2.3%. The increase would be funded by University Funds.

Background: Classes started in the Student Innovation Center in January of 2020.

The Student Innovation Center is the nexus on campus that inspires students, faculty and staff to innovate through experimentation, interdisciplinary collaboration and the free exchange of ideas in an inclusive environment. It is a resource serving the entire University community with unique facilities and workspaces to foster innovation across all aspects of Iowa State's land-grant mission.

The Student Innovation Center includes spaces for curricular, co-curricular, and extra-curricular activities to accommodate a wide range of users. Students create, design, fabricate, test and demonstrate ideas on everything from culinary to lunar, digital gaming to wood and entrepreneurship to vehicles.



ISU's Student Innovation Center: opened in January 2020,
southwest corner, looking northeast

Project Budget

	Budget Dec. 2016	Rev. Budget Sep. 2020
Planning, Design & Management	\$ 10,684,770	\$ 11,091,240
Construction	64,379,280	65,498,720
Furniture & Equipment	6,637,730	8,361,190
Contingency	2,298,220	987,450
Total	\$ 84,000,000	\$ 85,938,600

Source of Funds

State Appropriations	\$ 40,000,000
Private Giving	44,000,000
University Funds	1,938,600
Total	\$ 85,938,600

Project Summary

	Amount	Date	Board Action
Feasibility Study (Site Evaluation)			
➤ Sasaki Associates; Watertown, MA	\$ 77,600	Dec. 2011	Not Required*
Feasibility Study (Program)			
➤ Cannon Design; Chicago, IL	256,500	Jan. 2012	Not Required*
State Appropriations, FY 2017 – FY 2022	40,000,000	Jul. 2015	Approved
Permission to Proceed with Project Planning		Aug. 2015	Approved
Use of Alternative Delivery Methods		Aug. 2015	Approved
Design Professional Selection		Nov. 2015	Not Required*
➤ Substance Architecture; Des Moines			
Design Professional Agreement	6,950,375	Mar. 2016	Not Required*
➤ Schematic Design – Record Drawings			
Construction Manager – Agent Selection		Apr. 2016	Not Required*
➤ J.E. Dunn, Des Moines			
Program Statement		Sep. 2016	Not Required*
Construction Manager – Agent Agreement	8,319,149	Nov. 2016	Not Required*
➤ Pre-Construction – Record Documents			
Schematic Design		Dec. 2016	Approved
Project Description and Budget	84,000,000	Dec. 2016	Approved
Revised Project Description and Budget	\$ 85,938,600	Sep. 2020	Requested

*Approved by Executive Director, consistent with Board policy

Schedule

Occupancy, start of classes: Jan. 2020
Construction, 99% complete: Sep. 2020

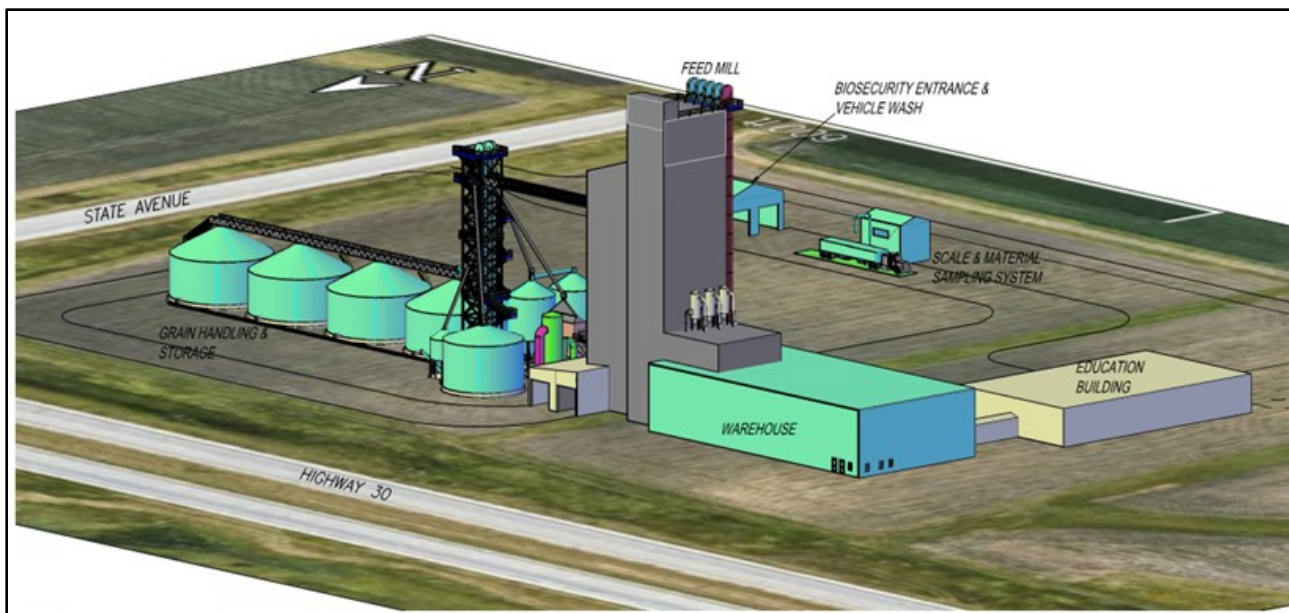
ISU project #5 of 5
Curtiss Farm – Feed Mill & Grain Science Complex

Executive Summary: To cover higher than expected competitive proposals to design and build this facility and after reducing the project by 18%, the University requests its first revision of the original \$21,200,000 budget, which was approved by the Board in June 2019.

The original budget would increase from \$21,200,000 to \$24,000,000, an increase of \$2,800,000 or 13.2%. The increase would be funded by University Funds.

Background: Replacing three outdated feed mills, this multi-building project would construct a feed mill, with all associated site utilities, ingredient storage, feed processing equipment and site work. A 160,000-bushel grain storage facility, educational spaces and warehouse storage would also be included.

The complex would help address significant needs of Iowa's agricultural industries. There is a shortfall of skilled employees for grain and feed facilities, which this complex would help through new educational programs, as well as outreach and extension programs. This complex would enhance research to support best practices, and concurrently provide the custom, diverse feeds required for University livestock.



ISU's Curtiss Farm – Feed Mill and Grain Science Complex,
looking southeast

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Jun. 2018	Approved
Use of Alternative Project Delivery Methods		Jun. 2018	Approved
Design Build Bridging Professional Selection			
➤ Curry-Wille, Des Moines		Oct. 2018	Not Required*
Design Build Bridging Professional Agreement			
➤ Schematic Design only	\$ 323,573	Dec. 2018	Not Required*
Use of Alternative Delivery Methods		Jun. 2018	Approved
Program Statement		May 2019	Not Required*
Schematic Design		Jun. 2019	Approved
Project Description and Budget	21,200,000	Jun. 2019	Approved
Proposed Naming of the "Iowa State University Kent Corporation Feed Mill and Grain Science Complex"		Nov. 2019	Approved
Revised Project Description and Budget	\$24,000,000	Sep. 2020	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

	Budget Jun. 2019	Rev. Budget Sep. 2020
Planning, Design & Management	\$ 2,130,910	\$ 2,187,910
Construction	18,026,100	21,255,730
Furniture & Equipment	400,000	270,000
Contingency	642,990	286,360
Total	\$ 21,200,000	\$ 24,000,000

Source of Funds

Private Giving	\$ 21,000,000
University Funds	3,000,000
Total	\$ 24,000,000

Schedule

Construction: Fall 2020 – Spring 2022