

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:
 - **Town Engineering Building-Expansion** project, including the Design Professional Selection process.

2. Project Description and Budget for the:
 - **College of Design-Window Replacement** (\$2,850,000) project with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 2
Town Engineering Building-Expansion**

Executive Summary: Permission to Proceed with Project Planning and the Use of Alternative Delivery Methods are requested to expand and renovate 27,500 square feet of the Town Engineering Building by constructing a two-story addition to the north and a one-story infill to the east to provide new space for teaching and research labs, classrooms, collaboration areas and graduate students.

The estimated project budget of \$25,000,000 would be 100% funded by private gifts.

- **Moratorium note:** There are three exceptions to the Regents' moratorium on new net square footage from September 2020 through June 2022. Those include capital projects approved prior to September 2020, healthcare capital projects and capital projects 100% funded by private gifts.

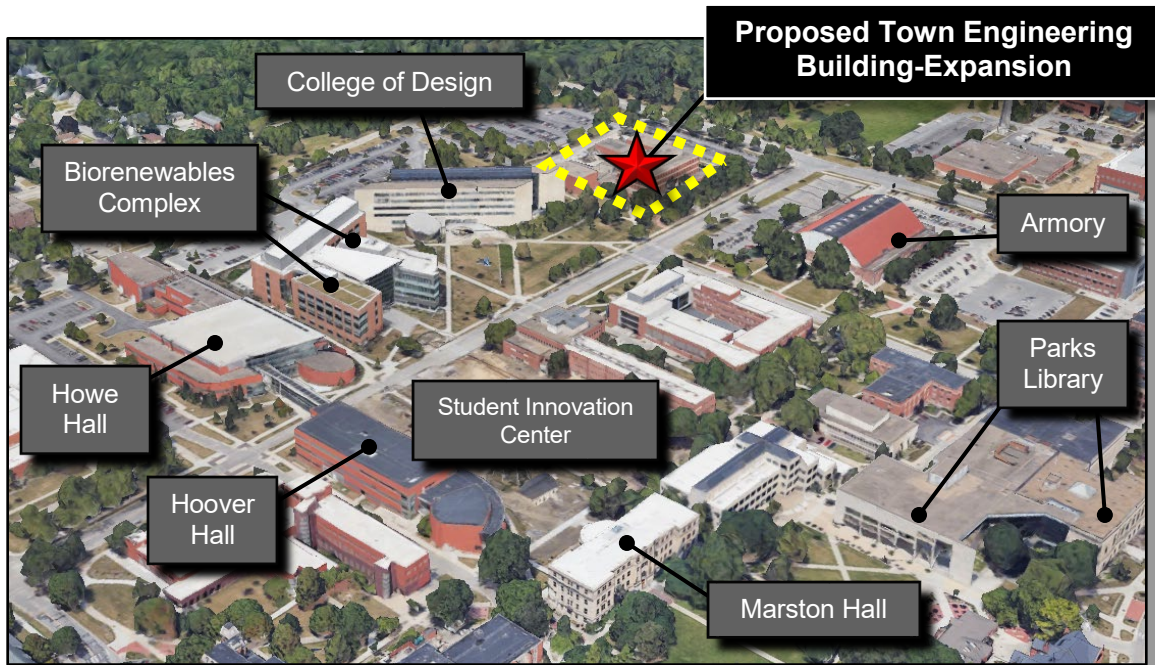
Background: Built in 1971, ISU's Town Engineering Building opened for use by the Civil Engineering and Aerospace Engineering departments. In 1999, Howe Hall was constructed and Aerospace Engineering relocated to it. This relocation permitted the Civil Engineering Department to expand into the space left behind by Aerospace Engineering. The quality and types of spaces within the Town Engineering Building, however, have remained largely unchanged, since its original construction in 1971.

Town Engineering is now the primary academic building for the Civil, Construction and Environmental Engineering (CCEE) Departments of ISU's College of Engineering. It has teaching spaces that are not properly sized for team-based learning, limited collaboration space, insufficient graduate student space and inflexible research areas. In the area of research, CCEE has continued to grow with \$18 million in expenditures last year. In addition, support spaces such as bathrooms are not fully ADA accessible, and building systems are at or nearing the end of their serviceable life. The department has enacted a shared use space policy to maximize the utilization of space. In short, space improvements are needed to continue to support CCEE teaching and research.

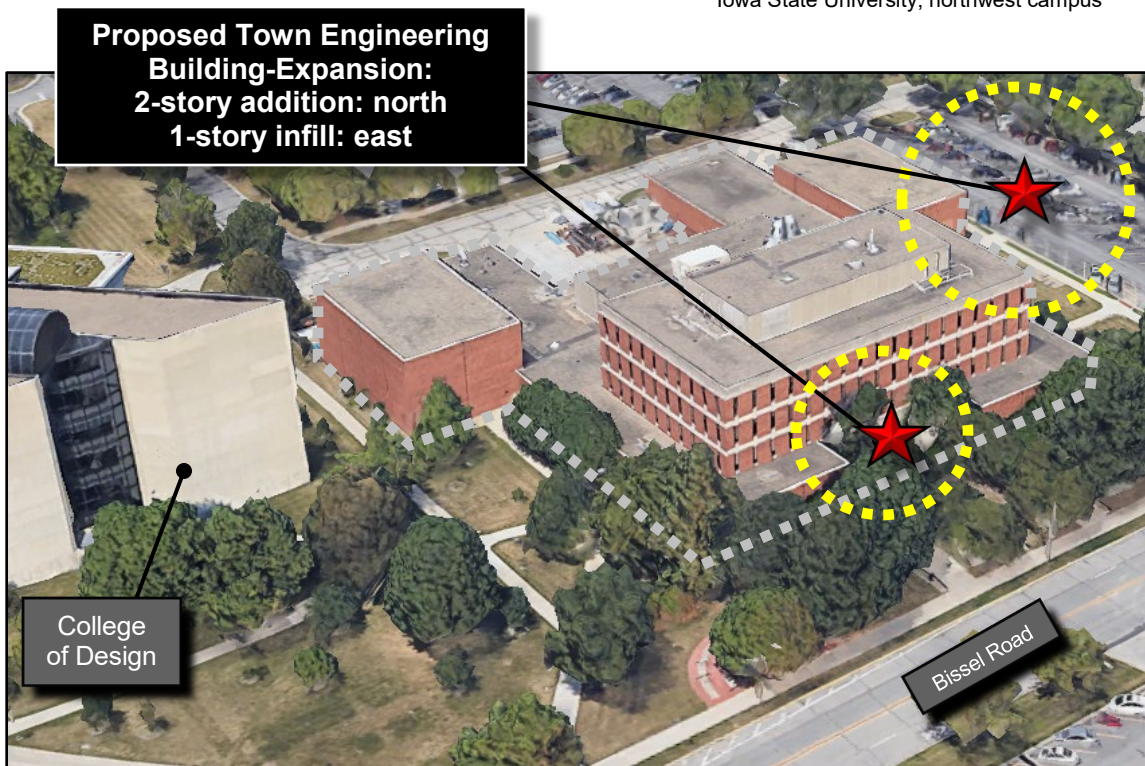
	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning	Sep. 2021	Requested
Use of Alternative Delivery Methods	Sep. 2021	Requested

Also, ISU requests permission to use alternative delivery methods (ADMs) other than the traditional Design-Bid-Build process to attain this project's best value and better manage risks within the project based on the following advantages as required in the *Policy Manual* §2.3, section 6/C:

- **Saves Time and Money:** ADMs are faster due to stacking design and construction, thus lowering design, construction and overall project costs.
- **Better Quality Project:** Maximum collaboration produces better quality projects when design and construction professionals partner early in the project.
- **Early Use of the Project:** ADMs provide options to fast-track projects, leading to early occupancy and better coordination with semester calendars.
- **Allows Experts to Be Utilized:** ADMs allow the university to selected professionals that have the necessary specialized knowledge or expertise required for the project.



Iowa State University, northwest campus



Iowa State University's Town Engineering Building, looking northwest

North



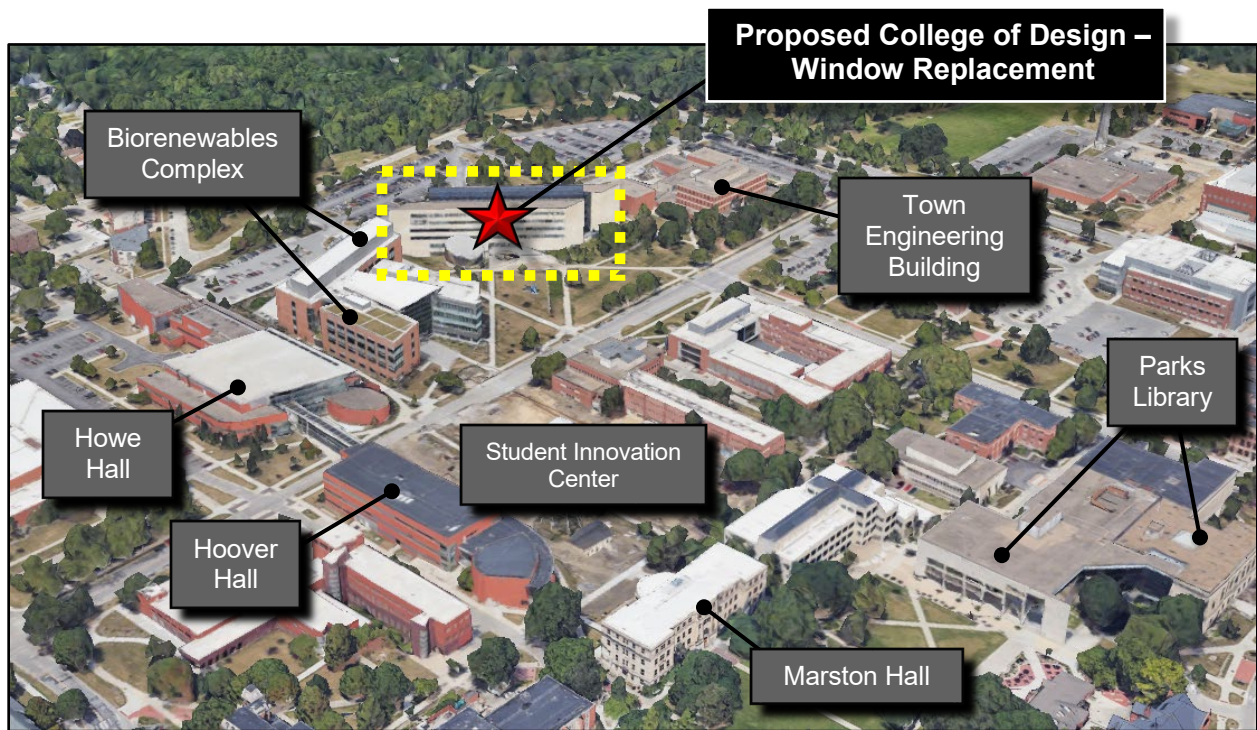
**ISU project #2 of 2
College of Design – Window Replacement**

Executive Summary: ISU requests Board approval of the Project Description and Budget to replace the exterior windows and the exterior concrete panel sealant on the five-story College of Design. The project budget of \$2,850,000 would be funded by University Funds.

This project would eliminate \$2.7 million in deferred maintenance.

Background: Built in 1978, the College of Design is home to four ISU departments: Architecture, Landscape Architecture, Community and Regional Planning, and Art and Design. Its exterior windows have out lived their useful lives and have significant leaks into interior spaces, disrupting occupant use and damaging interior finishes.

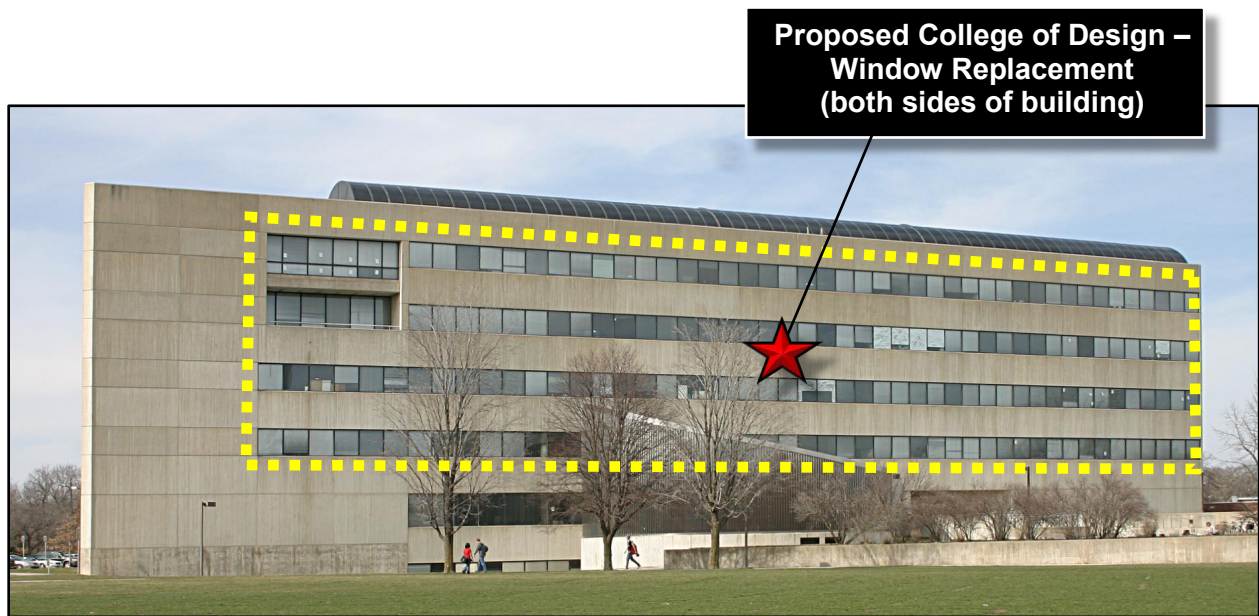
Previous attempts to repair the existing windows were unsuccessful. In addition, joint sealant between the exterior concrete panels have failed, allowing additional water to penetrate into the building



Iowa State University, northwest campus

North





Iowa State University's College of Design, east facade

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection, 16 proposals			
➤ BNIM, Des Moines		Oct. 2020	Not Required*
S/L/A/M Collaborative's Agreement			
➤ Preliminary Design and Schematic Design	\$ 26,000	Nov. 2020	Not Required*
S/L/A/M Collaborative's Amendment #1			
➤ Construction Documents – Record Documents	151,450	Apr. 2021	Not Required*
Project Description and Budget	2,850,000	Sep. 2021	Requested

* Approved by Executive Director, consistent with Board policy.

Project Budget

Planning, Design & Management	\$ 359,410
Construction	2,403,030
Contingency	87,560
Total	\$ 2,850,000

Source of Funds

University Funds

Schedule

Construction: Spring 2022 – December 2022