

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Revised Project Descriptions and Budgets for the:
 - **Therkildsen Industrial Engineering Building** (\$73,250,000, up 35 percent from \$54,000,000) and the
 - **Union Drive Community Center-Union Drive Marketplace-Renovation** (\$5,559,800, up 53 percent from \$3,640,000) projects with the understanding that approval is authorization to proceed with construction.

**ISU project #1 of 2
Therkildsen Industrial Engineering Building**

Executive Summary: The original project budget projected a 10 percent increase construction costs. Cost proposals received in August 2022 reflected a much greater increase. Subsequently, Iowa State University requests Board approval to revise the project budget from \$54,000,000 to \$73,250,000, a 35 percent increase. The revised project budget would continue to be funded by Private Giving and University Funds.

Background: The original project budget projected a 10% construction cost estimate increase over 2021 costs. Current regional construction cost trends now reflect a 25% increase over 2021 costs. The project budget increase will accommodate the additional cost escalation and allow for award of the construction contract with no change in project scope.

This proposed 77,000 gross square foot facility would provide new space on the west side of campus for teaching and research labs, classrooms and office space for the Department of Industrial and Manufacturing Systems Engineering of ISU's College of Engineering.



ISU's Therkildsen Industrial Engineering Building, looking northwest



Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Aug. 2019	Approved
Use of Alternative Delivery Methods		Aug. 2019	Approved
Design Build-Bridging Services Selection, eight proposals			
➤ SLAM Collaborative, Glastonbury, Connecticut		Aug. 2019	Not Required*
SLAM's Design Build-Bridging Agreement			
➤ Schematic Design only	\$ 600,000	Sep. 2019	Not Required*
"Therkildsen Industrial Engineering Building" Naming		Sep. 2021	Approved
SLAM's Design Build-Bridging Amendment #1			
➤ Add 4 th Floor Shell Space	564,000	Feb. 2022	Not Required*
Program Statement		Mar. 2022	Not Required*
Schematic Design		Jun. 2022	Approved
Project Description and Budget	\$54,000,000	Jun. 2022	Approved
Revised Project Budget	\$73,250,000	Sep. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Revised Project Budget

	Original Budget Jun. 2022	Revised Budget Sep. 2022
Planning, Design & Management	\$ 6,230,450	\$ 6,230,450
Construction	39,483,550	59,032,780
Furniture & Equipment	5,880,000	5,880,000
Contingency	2,406,000	2,106,770
Total	\$ 54,000,000	\$ 73,250,000

Source of Funds

Private Gifts and University Funds

Schedule

Construction: Fall 2022 – Fall 2024

Annual Operating and Routine Maintenance Costs

includes utilities, routine maintenance, janitorial, supplies, security, mail, EH&S and property insurance
\$496,000

Annual Operating and Routine Maintenance Costs: Source of Funds

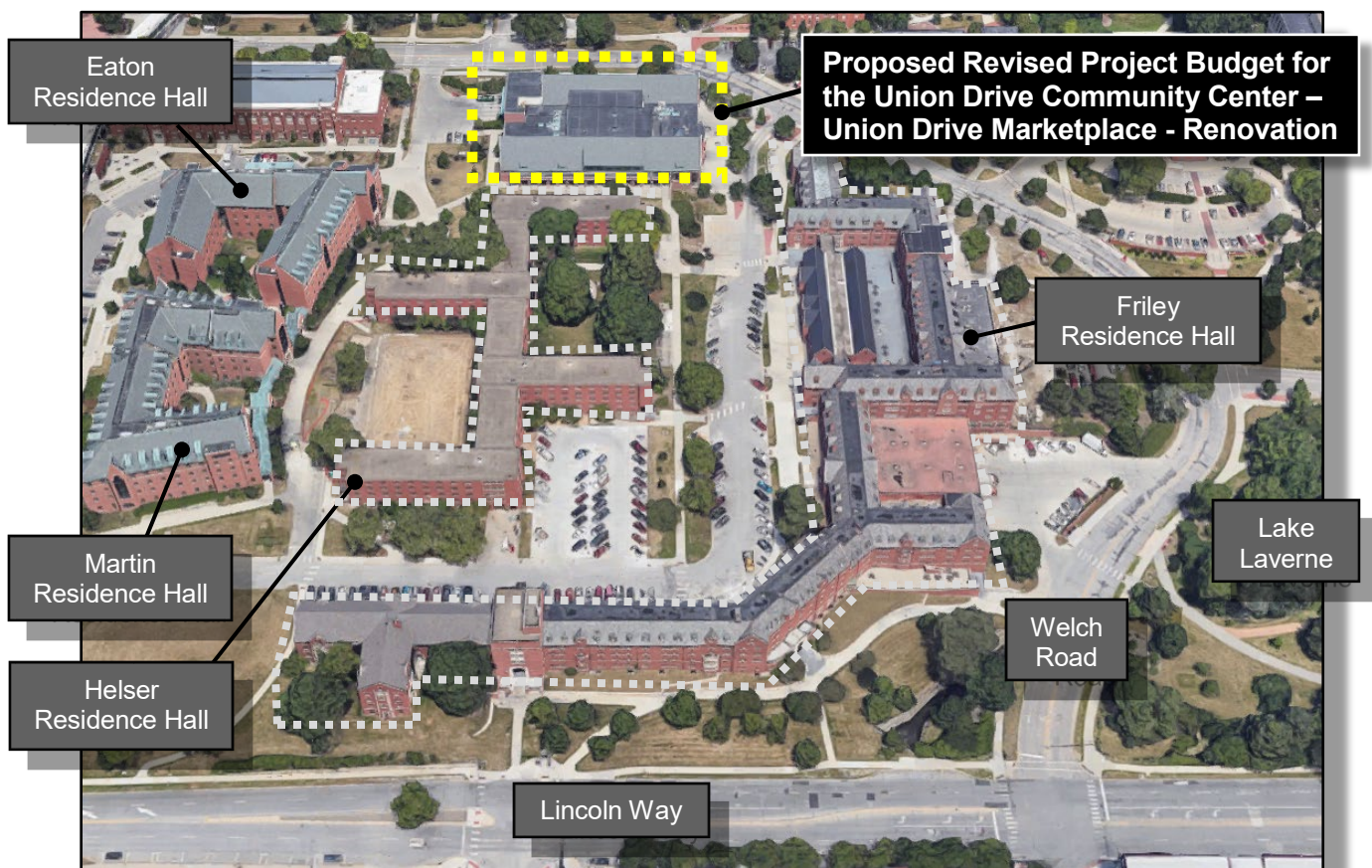
General University Funds

ISU project #2 of 2
Union Drive Community Center – Union Drive Marketplace – Renovation

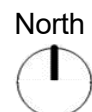
Executive Summary: Due to ISU Dining’s expansion of the project and higher than expected construction cost inflation, Iowa State University requests Board approval to revise the Project Description and Budget from \$3,640,000 to \$5,559,800, a 53 percent increase. The revised project budget would continue to be funded by ISU Dining Funds.

Background: Approved by the Board in November 2019, the first budget revision allowed the project to be expanded by over five times, improving food service lines and increasing the square footage from 3,800 to 19,800, occurring in the summers of 2020, 2021 and 2022. This second revision would be the final phase, occur in the summer of 2023, and would install additional food service equipment and food venue upgrades. Construction occurs in the summers to minimize disruptions to students, faculty and staff.

The overall project would improve the student dining experience through new seating, tables, interior finishes, ceilings, floors, walls, and energy-efficient lighting and equipment.



Iowa State University campus, southwest side



Project Summary

	Amount	Date	Board Action
Project Description and Budget	\$ 650,000	Feb. 2018	Not Required*
Design Professional Selection			
➤ Brooks Borg Skiles Architecture Engineering, LLP , Des Moines		Oct. 2019	Not Required*
Design Professional Agreement + Am. #1			
➤ Schematic Design – Record Documents	97,750	Mar. 2020	Not Required*
Design Professional Amendment #2-#4			
➤ Expanded Project Scope	201,609	May 2022	Not Required*
Revised Project Description and Budget #1	3,640,000	Nov. 2019	Approved
Revised Project Description and Budget #2	\$ 5,559,800	Sep. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Revised Project Budget

	Original Budget May 2019	Revised Budget #1 Nov. 2019	Revised Budget #2 Sep. 2022
Planning, Design & Management	\$ 85,830	\$ 444,510	\$ 4,343,920
Construction	393,850	2,614,050	790,840
Furniture & Equipment	132,000	420,060	222,000
Contingency	38,320	161,380	203,040
Total	\$ 650,000	\$ 3,640,000	\$ 5,559,800

Source of Funds

ISU Dining Funds

Schedule

Construction: Summer 2020, Summer 2021, Summer 2022 and Summer 2023