

Contact: Joan Racki

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Action Requested: Consider approval of:

1. The following actions for the **Curtiss Hall Student Services Mall** project, a major capital project as defined by Board policy.
 - a. Acknowledge receipt of the University's initial 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. Authorize permission to proceed with project planning, including the architectural selection process.

2. The following actions for the **College of Veterinary Medicine – Performance Evaluation Facility** project, a major capital project as defined by Board policy, with the understanding that approval will constitute final Board approval and authorization to proceed with construction.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria for the project (see Attachment B);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design, project description and budget (\$1,500,000), and the selection of InVision Architects to complete the design of the project.

Executive Summary:

The **Curtiss Hall Student Services Mall** project would remodel approximately 5,000 net square feet on the ground floor of the south wing of Curtiss Hall (see Attachment C for a map showing the location of Curtiss Hall) for the College of Agricultural and Life Sciences (CALs) student service units. These units, which include the Welcome Center, Student Services, Study Abroad, Career Services, Agricultural Entrepreneurship Initiative, and the College's Diversity Programs, are currently scattered throughout Curtiss Hall in antiquated spaces in need of renovation, decreasing the visibility of these services. The consolidation of these services will make them easier for students to access, will facilitate recruitment, and encourage the overall retention of students. Project costs are anticipated to be approximately \$3 million which would be funded by private gifts.

The program and schematic design for **College of Veterinary Medicine – Performance Evaluation Facility (PEF)** were originally approved as part of the College of Veterinary Science Phase 1 project, which constructed a 120,000 gross square foot addition to replace the large Animal Hospital. However, the PEF was unable to be funded at that time. Since then, funding has been obtained to build this facility, which will create a covered area in which horses may be safely observed for lameness issues, with ancillary functions (approximately 3,800 gross square feet) which were in the original Master Plan, but not considered in Phase 1. The ancillary space will house the farrier and some equine treatment functions which will be displaced by the **College of Veterinary Medicine, Phase 2 – Small Animal Hospital Renovation and**

Addition project for which funds were appropriated during the 2009 legislative session. A map showing the proposed location of the PEF is included as Attachment D.

Details of Projects:

Curtiss Hall Student Services Mall

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Initial Review and Consideration of Capital Project Evaluation Criteria*		Oct. 2009	Receive Report
Permission to Proceed*		Oct. 2009	Requested

College of Veterinary Medicine – Performance Evaluation Facility

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, Des Moines/Waterloo, IA*		Sept. 2004	Approved
Program Statement*		Aug. 2005	Not Required**
Schematic Design		Oct. 2009	Requested
Project Description and Budget	\$1,500,000	Oct. 2009	Requested

*Approved as part of the College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation – Phase 1

**Approved by Executive Director in accordance with Board procedures

The schematic design booklet is included with the Board's materials.

The primary arena, a free span steel building, will be approximately 50 feet from the primary entry and exam area of the new equine receiving area of the Large Animal Hospital. It will provide an unheated/unconditioned large unimpeded riding/trotting area on granular surfaces as well as hard, asphaltic surfaces. The gate of horses will be able to be evaluated and treatment prescribed.

Adjacent to the arena will be enclosed and conditioned spaces for a farrier service (horse shoeing service), as well as space for treating specific equine lameness issues. The space will house several horse stalls, a farrier work area, tread mill treatment areas and up to four offices. The appearance of this component will be similar to that of the arena with a metal building exterior.

Project Budget

Construction	\$1,266,540
Professional Fees	162,950
Movable Equipment	20,500
Relocation	0
Contingencies	<u>50,010</u>
TOTAL	<u>\$1,500,000</u>
Source of Funds:	
University Funds	\$ 849,000
Private Giving	319,000
American Recovery & Reinvestment Act of 2009 (ARRA)	<u>332,000</u>
TOTAL	<u>\$1,500,000</u>

Construction is envisioned to begin in February 2010, with final occupancy scheduled for September 2010.

Attachment A
Curtiss Hall Student Services Mall

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.

Relationship to
Institution's
mission and
strategic plan

The College of Agriculture and Life Sciences (CALs) is one of the world's leading institutions of agriculture. The vision of the College is to enrich the lives of the people of Iowa, the nation, and the world through excellence in education, scholarship, service and leadership in food, agricultural, environmental and social sciences. This relates directly to Iowa State University's mission to "Create, share and apply knowledge to make Iowa and the world a better place."

The College educates 3,600 undergraduate and graduate students annually, impacts more than 980,000 Iowans through Extension, and supports research programs for more than 300 faculty members. The breadth of science-related endeavors the College is involved in is significant. Research opportunities in the College are multi-faceted:

- Biorenewable fuels and products, and what it means for the future of food, feed and fuel, and fiber.
- Genetic discoveries that offer insights into the potential of plants and animals.
- Food and human nutrition research that improves health.
- Preserving our natural resources for future generations.

In addition to the Dean's office and associated staff, Curtiss Hall is the home to the College's student services units such as the Welcome Center, Student Services, Study Abroad, Career Services, the Agricultural Entrepreneurship Initiative, and the College's Diversity Programs. These groups are currently located all over Curtiss Hall, decreasing the visibility of these services and making it difficult for students to access the programs.

The College's enrollment has surged to a 30-year high through five consecutive years of intensive recruitment. With an enrollment of 3,600 students, the opportunity to explore nearly 30 different undergraduate paths and the award of \$1.2M in scholarships annually, establishing and maintaining strong connections to students is critical. Further, CALs has one of the top study abroad programs in the nation and places more than 98% of its graduates; students are engaged with CALs student services support staff in Curtiss through-out their student experience.

Project
alternatives
considered and
rationale for
proposed project

A feasibility study was conducted in September 2008 that looked at remodeling several sections of Curtiss Hall for a Student Services Mall and a Student Center, and also included updating and replacing building infrastructure systems. Currently, student service units are located on various floors of Curtiss Hall; the goal of this project is to consolidate

these services together in one area of the ground floor. These services have a functional adjacency to each other and College Administration, all located in Curtiss Hall. Renovation and reallocation of existing space was the most cost-effective solution. Space vacated in other areas of the building as the student services units are consolidated will be used to accommodate other College and classroom needs.

Project size and disposition of existing space

Approximately 5,000 net square feet on the ground floor will be renovated for student services.

Project funding and cash flow availability

Funding will be provided from private gifts.

Operating and Maintenance funding

No additional operating and maintenance expenses are anticipated. New energy efficient windows and light sensors/controls may reduce operating costs.

Compelling external agency or policy issues

The mission of the College of Agriculture and Life Sciences is to:

- discover and share science-based knowledge for the development of socially beneficial economically successful and environmentally sound systems for food and other renewable resources,
- engage communities for enhancing the quality of life, and
- prepare students to become future leaders in agriculture and society.

Renovating space for the Student Services mall on the ground floor will centralize critical student services and facilitate the recruitment and retention of students, all in support of the mission of the College of Agriculture and Life Sciences and Iowa State University.

Attachment B
College of Veterinary Medicine – Performance Evaluation Facility

Evaluation Criteria

Relationship to
Institution's
mission and
strategic plan

The evolving mission of the College of Veterinary Medicine led to a master plan for the Veterinary Teaching Hospital (VTH) which has identified facility changes and provided a plan to execute the necessary changes to match with the current demands of the profession.

For the VTH three major changes have taken place:

- A shift in large animal veterinary service demand from food animals to equine, to large population (herd) medicine, and to needs for rapid computer-based diagnostic reporting systems;
- A demand for more extensive and invasive procedures for companion animals;
- Continuing demand for new technologies including surgery, imaging, rapid diagnostic pathology/medicine, treatment facilities, and isolation for infectious diseases.

Current Equine exam and treatment are unsafe and treatment lags behind current standards for peer institutions and equine treatment facilities. The College needs these facilities to help meet this growing demand.

Project
alternatives
considered and
rationale for
proposed project

During the master planning phase, options were considered for this facility including a shared use facility with the Animal Science department as well as alternate locations on the Vet Med campus.

To share a facility with Animal Science would have meant transporting horses by trailers several miles and working with a split staff at the two locations. Patient health as well as staff efficiency dictated close proximity of this facility to the Lloyd Veterinary Medical Center (LVMC). When staff time was considered along with potential issues associated with additional travel between facilities, a location immediately adjacent to the equine receiving area of the LVMC was recommended.

In addition, if any other medical complications were associated with the lame horse, all of the resources of the hospital would be immediately available including surgery, pathology, imaging and boarding.

Project size and
disposition of
existing space

The project will affect approximately 19,800 gross square feet. The farrier space is currently operating out of space in the existing College of Veterinary Medicine complex which will soon be displaced by renovations planned for the Small Animal Hospital Renovation and Addition (approved by the Board of Regents, State of Iowa in August, 2009). No other existing space will be displaced or disposed to accommodate this facility.

Project funding
and cash flow
availability

See Project Budget

Operating and
Maintenance
funding

Estimated increases to the annual operating and maintenance costs of the additional space is:

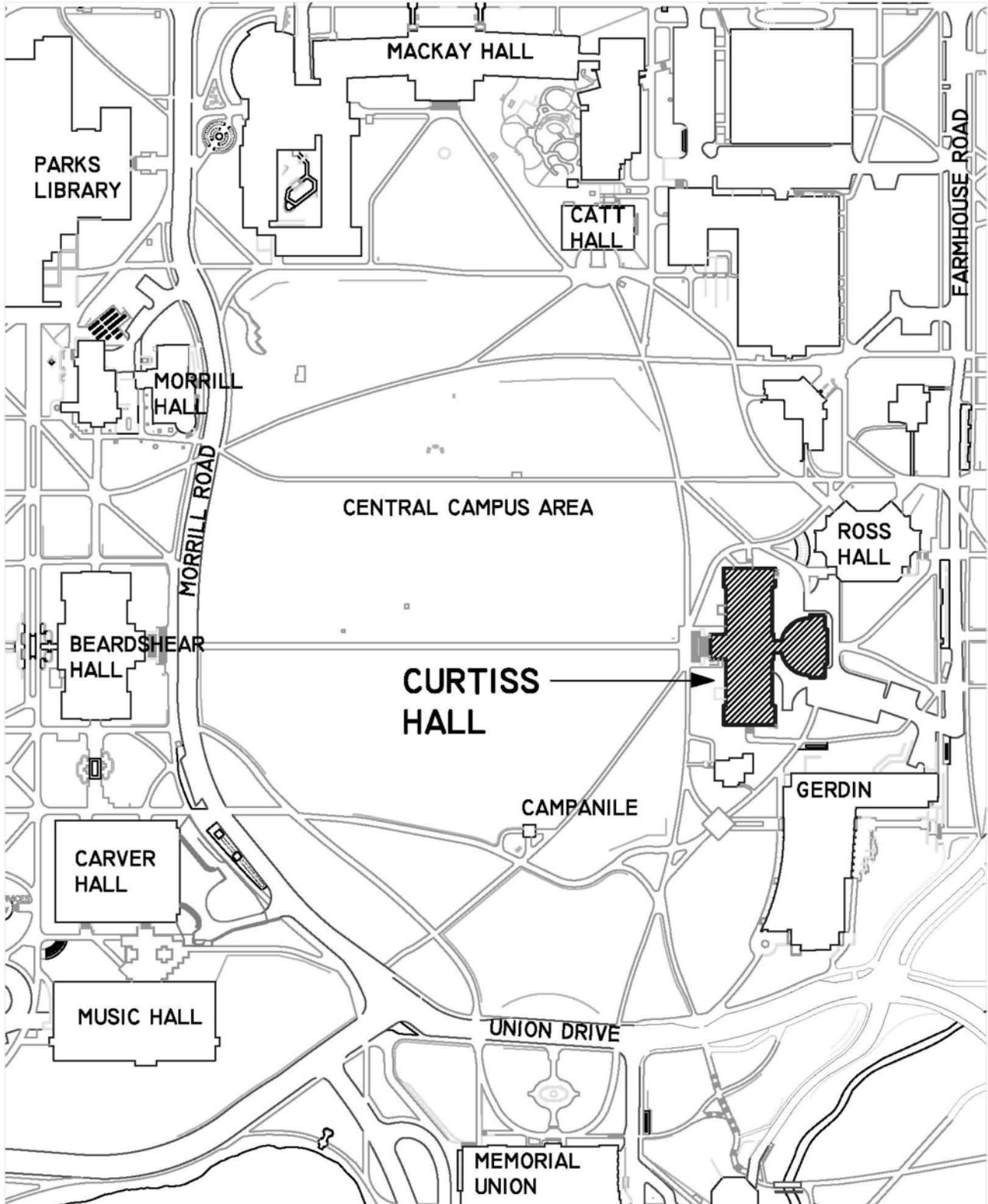
Custodial, Area Maintenance, Grounds and Utilities: \$20,000

These additional costs will be funded by the College of Veterinary Medicine's operations budget. Income from the VTH also supports programs for certain clinical faculty and staff and for equipment and supplies.

Compelling
external agency
or policy issues

The College of Veterinary Medicine is influenced by a number of federal, state and professional mandates:

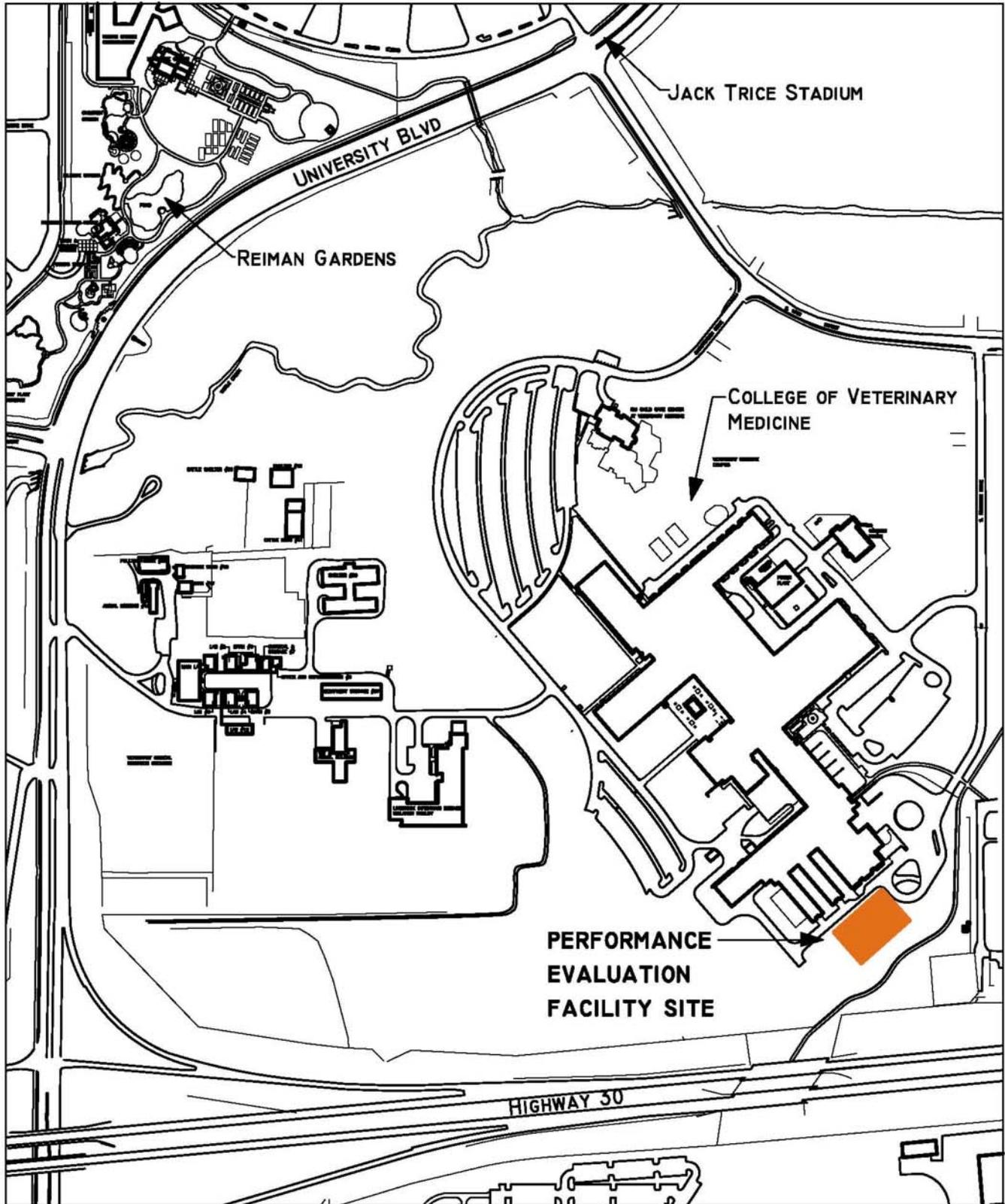
- Accreditation of the College by the American Veterinary Medical Association (AVMA) requires comprehensive compliance with the agency's minimum standards.
- The Animal Welfare Act and the American Association for Laboratory Animal Care set standards that must be met to qualify for Federal contracts and grants.
- The Homeland Security Act requires the College to be in compliance with the standards for handling, storage, use and disposal of some biological materials.
- Iowa Board of Pharmacy requires that sterile compounding areas comply with the United States Pharmacopeia's standards.



IOWA STATE UNIVERSITY
CURTISS HALL-STUDENT SERVICES MALL

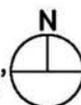
SITE PLAN





PERFORMANCE EVALUATION FACILITY
COLLEGE OF VETERINARY MEDICINE

SCALE
1"=350'



IOWA STATE UNIVERSITY
FACILITIES PLANNING & MANAGEMENT