

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 **Knoll Interior Improvement** project.
  - Approve permission to proceed with project planning, including the design professional selection process.
2. Following actions for the **Friley Residence Hall – Window Replacement** project, a major capital project as defined by Board policy.
  - Accept the Board Office review and recommendation that the project meets the capital project evaluation criteria for Board consideration; and
  - Approve the project description and budget (\$4,800,000) with the understanding that approval would constitute final Board approval and authorization to proceed with construction.



Friley Residence Hall – Window Replacement project (built in 1927 (six additions, 1938-1984))

3. Revised project descriptions and budgets for the **Veterinary Medicine-Stereotactic Radiation Therapy Addition** (\$3,700,000) and the **Wallace and Wilson Residence Halls-Window Replacement** (\$4,493,310) projects.

**Project #1 of 4**

**Knoll Interior Improvement**

**Executive Summary:** The University requests permission to proceed with project planning to renovate and repurpose space on the first and second floors of the Knoll. The project budget's estimate is \$750,000 and would be funded by private and non-general fund sources.

**Background:**

|   | <u>Amount</u> | <u>Date</u> | <u>Board Action</u> |
|---|---------------|-------------|---------------------|
| Permission to Proceed with Project Planning |               | Oct. 2017   | Requested           |

The Knoll is the University president's residence and has been a campus landmark for over 115 years. Improvements to be considered include door repairs, door replacements, door modifications, hardwood floor replacement, kitchen modernization, carpet replacement, rear deck replacement, painting, and updating hall and bathroom fixtures and finishes. As part of the presidential search and transition process, Iowa State University wishes to accomplish necessary modifications and renovations to the Knoll to better accommodate the needs of its future residents and their guests.

**Project #2 of 4**

**Friley Residence Hall – Window Replacement**

**Executive Summary:** This project would replace all windows, blinds, and window sealants throughout all five stories of Friley Residence Hall, built in 1927 (see page 4 for location). As one of the largest residence halls in the nation, it houses 1,220 students. The project budget of \$4,800,000 would be funded by Residence Hall funds.

**Background:**

Project Summary

|  | <u>Amount</u>    | <u>Date</u>      | <u>Board Action</u> |
|--|------------------|------------------|---------------------|
| Design Professional Selection<br>(Invision Architecture, Des Moines)       |                  | Sept. 2017       | Not Required*       |
| Design Professional Agreement<br>(Construction Documents-Record Documents) | \$ 250,000       | Sept. 2017       | Not Required*       |
| <b>Project Description and Budget</b>                                      | <b>4,800,000</b> | <b>Oct. 2017</b> | <b>Requested</b>    |

\* Approved by Executive Director, consistent with Board policy.

The windows are having significant maintenance issues. The windows are not watertight, not energy efficient, and leak air considerably. New windows would improve student comfort, reduce energy costs, and enhance the building appearance. Abatement and monitoring are included in the project.

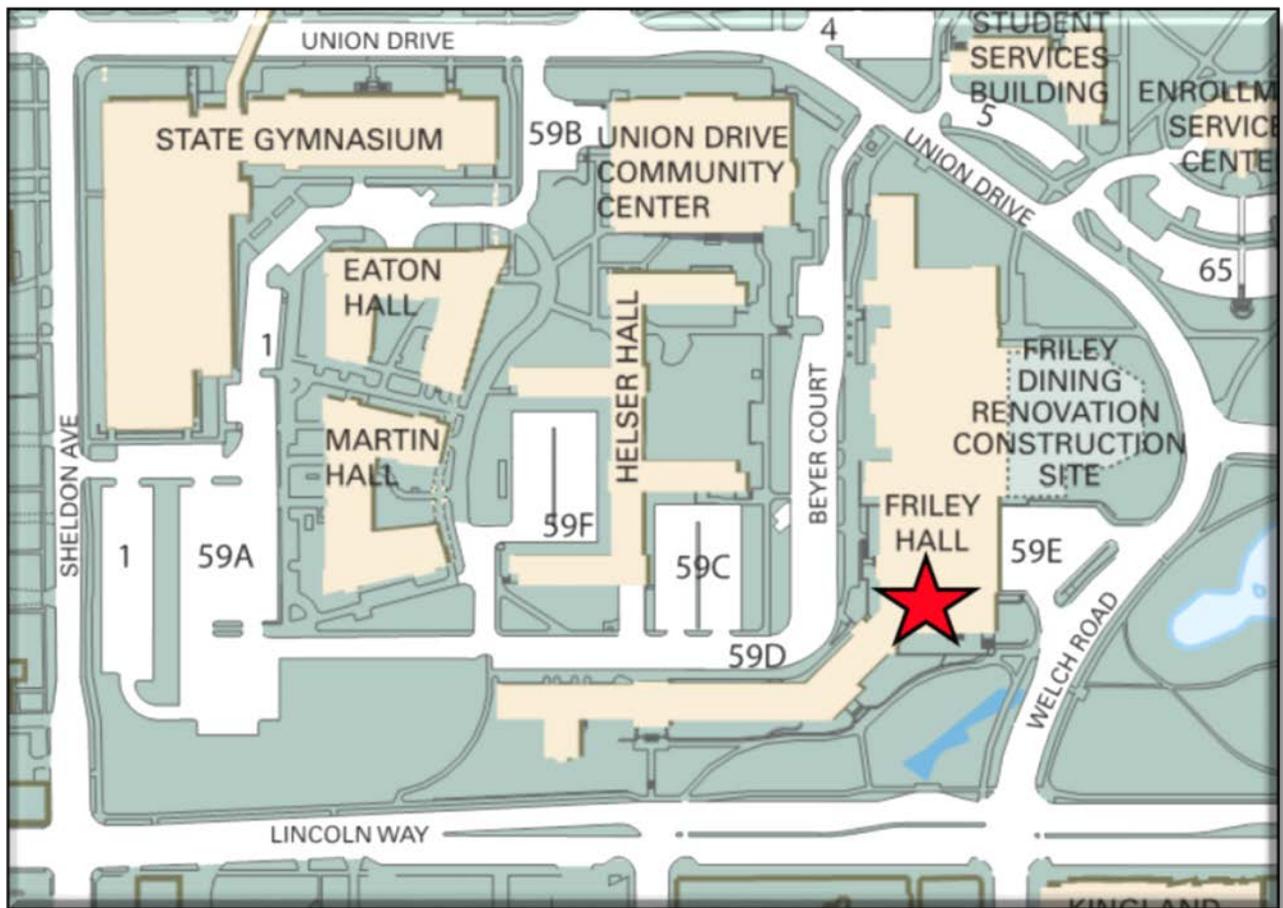
Relocations would not be required as construction work would be done during two consecutive summers, when the residence halls are unoccupied.

Project Budget

|                               |                    |
|-------------------------------|--------------------|
| Planning, Design & Management | \$ 640,100         |
| Construction                  | 3,984,010          |
| Contingency                   | 175,890            |
| <hr/> Total                   | <hr/> \$ 4,800,000 |

Source of Funds: Residence Halls

Construction: Summer 2018 and Summer 2019



Friley Residence Hall – Window Replacement project, map



Project #3 of 4

**Veterinary Medicine-Stereotactic Radiation Therapy Addition**

**Executive Summary:** The University requests approval of a revised project description and budget of \$3,700,000, an increase of \$950,000, for the **Veterinary Medicine-Stereotactic Radiation Therapy Addition** project. The budget increase would allow the university to incorporate additional technology-leading oncology equipment, include additional ancillary space for recovery, and cover the higher-than-anticipated equipment and construction costs (see page 6 for location). The budget increase would be funded by College of Veterinary Medicine funds and Private Giving.



Veterinary Medicine-Stereotactic Radiation Therapy Addition project: looking north

**Background:**

Project Summary

|  | <u>Amount</u>       | <u>Date</u>      | <u>Board Action</u> |
|--|---------------------|------------------|---------------------|
| Design Professional Selection<br>(ISU Facilities, Planning & Management) |                     | Nov. 2016        | Not Required*       |
| Design Professional Agreement<br>(Preliminary Design only)               |                     | Nov. 2016        | Not Required*       |
| Program Statement  |                     | May 2017         | Not Required*       |
| Design Professional Selection<br>(Heery International, Iowa City)        |                     | Jun. 2017        | Not Required*       |
| Schematic Design   |                     | Jun. 2017        | Approved            |
| Project Description and Budget   | \$ 2,750,000        | Jun. 2017        | Approved            |
| Design Professional Agreement<br>(Schematic Design – Record Documents)   | \$ 115,550          | Sep. 2017        | Not Required*       |
| <b>Revised Project Description and Budget</b>                            | <b>\$ 3,700,000</b> | <b>Oct. 2017</b> | <b>Requested</b>    |

\*Approved by Executive Director, consistent with Board policies.

This project would provide a 1,320 square foot addition to the Veterinary Medicine Small Animal Hospital, constructed in 2006, that is designed to treat pets with cancer. It would be a pre-manufactured structure that includes a shielded treatment room or vault containing radiation equipment, a control room, storage, and mechanical space. The addition would connect to 430 square feet of existing shell space in the Small Animal Hospital that would be converted into a recovery area. Access into the addition would be from the recovery area. The location of the project is in proximity to a future comparative oncology center.

During the linear accelerator procurement process, it was determined that a new technology called "RapidArc" function is becoming the leading treatment option in veterinary oncology. "RapidArc" provides better and shorter patient treatment time, and increased case volumes per day. This technology would also aid in future Radiation Oncology faculty recruitment and retention. Additional instrumentation and software upgrades are also a part of this budget increase.

During development of the design, it was determined additional ancillary space was necessary to support treatments, recovery, and operations. In addition, the design professional's construction cost estimates for site development and remodeling of the existing interior spaces were higher than estimated during the Schematic Design phase.

Revised Project Budget

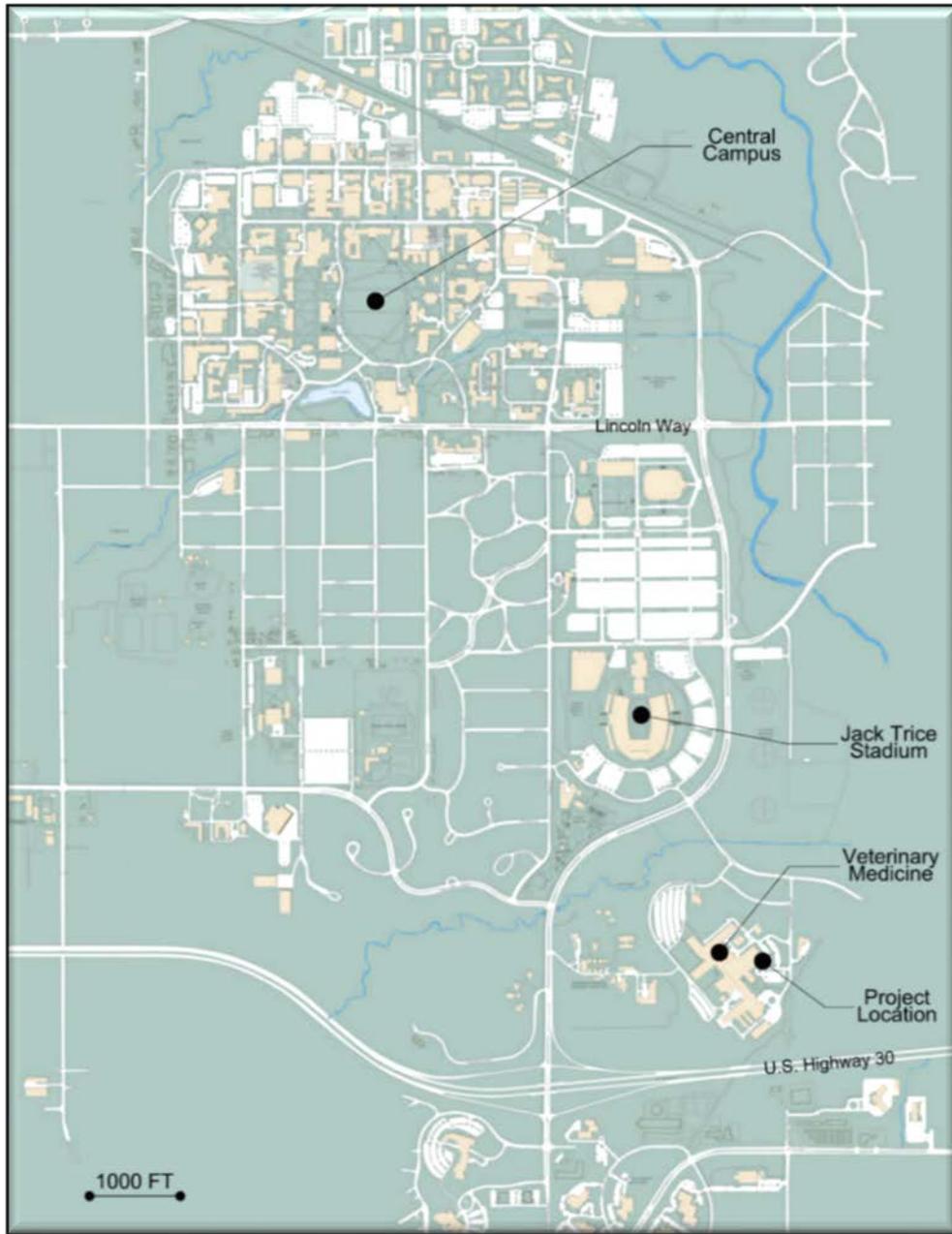
|                               | Budget<br><u>(Jun. 2017)</u> | Revised<br>Budget<br><u>(Oct. 2017)</u> |
|-------------------------------|------------------------------|---|
| Construction                  | \$1,794,980                  | \$2,119,920                             |
| Planning, Design & Management | 179,370                      | 274,950                                 |
| Furniture & Equipment         | 752,180                      | 1,216,940                               |
| Contingency                   | 23,470                       | 88,190                                  |
| <b>Total Project Cost</b>     | <b>\$2,750,000</b>           | <b>\$3,700,000</b>                      |

Source of Funds: College of Veterinary Medicine, Private Giving

Construction: October 2017 through January 2018

Occupancy: February 2018

IOWA STATE UNIVERSITY  
Veterinary Medicine-Stereotactic Radiation Therapy Addition Map



Project #4 of 4

Wallace and Wilson Residence Halls – Window Replacement

**Executive Summary:** The University requests approval of a revised project description and budget for the **Wallace and Wilson Residence Halls – Window Replacement** project (see page 8 for location).

**Background:**

Project Summary

|  | <u>Amount</u>       | <u>Date</u>      | <u>Board Action</u> |
|--|---------------------|------------------|---------------------|
| Design Professional Selection<br>(ISU Facilities, Planning & Management)   |                     | Jun. 2016        | Not Required*       |
| Design Professional Agreement<br>(Preliminary Design only)                 |                     | Jun. 2016        | Not Required*       |
| Project Description and Budget   | \$ 3,300,000        | Dec. 2016        | Approved            |
| Design Professional Selection<br>(Invision Architecture, Des Moines)       |                     | Mar. 2017        | Not Required*       |
| Design Professional Agreement<br>(Preliminary Planning – Record Documents) | \$ 437,000          | Mar. 2017        | Not Required*       |
| <b>Revised Project Description and Budget</b>                              | <b>\$ 4,493,310</b> | <b>Oct. 2017</b> | <b>Requested</b>    |

The 49-year-old Wallace and Wilson Residence Halls have dorm room windows on ten floors of both buildings requiring significant maintenance as they are leak air and are not watertight. The windows have reached the end of their life cycle and would be replaced with energy-efficient, insulated windows. Replacing the windows would improve comfort for the students, lower the overall energy consumption, and improve the exterior of both buildings. ISU’s Facilities Planning & Management would be the Design Professional.

Revised Project Budget

|                               | <u>Budget<br/>(Dec. 2016)</u> | <u>Revised<br/>Budget<br/>(Oct. 2017)</u> |
|-------------------------------|-------------------------------|---|
| Construction                  | \$2,640,000                   | \$3,608,880                               |
| Planning, Design & Management | 357,150                       | 581,580                                   |
| Contingency                   | 302,850                       | 302,850                                   |
| <b>Total Project Cost</b>     | <b>\$3,300,000</b>            | <b>\$4,493,310</b>                        |

Source of Funds: Dormitory System Funds

IOWA STATE UNIVERSITY  
Wallace and Wilson Residence Halls – Window Replacement Map

