

Contact: Sheila Doyle

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending to the Board:

1. Approval of the following actions for the **College of Veterinary Medicine – Teaching Hospital and Diagnostic Laboratory Renovation – Phase 1** and the **Alumni Center** projects, major capital projects as defined by Board policy.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (inserted in the schematic design booklets);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration; and
 - c. Approve the schematic design for the **College of Veterinary Medicine – Teaching Hospital and Diagnostic Laboratory Renovation – Phase 1** project, and the schematic design and project description and budget (\$9,500,000) for the **Alumni Center** project, with the understanding that these approvals will constitute final Board approval and authorization to proceed with construction.
2. Approval of the revised project budget (\$20,858,000) for the **Memorial Union Renovation** project, and the project description and budget (\$6,750,000) and selection of Farris Engineering, Omaha, Nebraska/Des Moines, Iowa, for the **Utilities – College of Veterinary Medicine Chilled Water Plant** project.

Executive Summary: The **College of Veterinary Medicine – Teaching Hospital and Diagnostic Laboratory Renovation – Phase 1** project would construct approximately 52,000 net square feet of new space, and renovate approximately 4,700 net square feet of existing space, for the Veterinary Teaching Hospital and Veterinary Diagnostic Laboratory. The project would provide modern academic facilities to ensure accreditation, respond to changing demands for the College's services (which include an increasing need for equine and large animal care, new veterinary hospital technologies, and response to infectious disease risks), and develop facilities that are biosecure.

The Phase 1 project budget of \$48,050,000 includes \$38,750,000 from the sale of Academic Building Revenue Bonds (authorized by the 2004 General Assembly) and \$9,300,000 in private gifts.

The schematic design for the project will be presented at the November meeting; the design booklet is included with the Board's materials. Approval of the schematic design would allow the University to proceed with the design development phase toward an October 2006 construction bid date and a November 2008 anticipated completion date.

The **Alumni Center** project would construct a new facility south of the Iowa State Center to house the operations of the ISU Alumni Association. The facility would improve the identity, accessibility and visibility of the organization, which is currently housed in Fisher-Nickell Hall. The project budget of \$9 million would be funded from private gifts.

The schematic design for the project will be presented at the November meeting; the design booklet is included with the Board's materials. Approval of the schematic design would allow the University to proceed with the design development phase toward a June 2006 construction bid date and an anticipated completion date of November 2007.

The revised budget for the **Memorial Union Renovation** project (\$20,858,000) would expand the project scope to upgrade the information technology system throughout the facility, provide retail tenant finishes, and develop a new women's restroom. The budget increase of \$958,000 would be funded by ISU Telecommunications, ISU Dining, University Printing Services, and the Memorial Union.

The **Utilities – College of Veterinary Medicine Chilled Water Plant** project would provide chilled water system improvements to support the increasing chilled water requirements that will result with the **College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation – Phase 1** project. The project budget of \$6,750,000 would be funded by the sale of Utility System Revenue Bonds.

Details of Project: College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation – Phase 1

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 Architectural Selection (InVision Architecture, Waterloo, IA/ ED2 International, San Francisco, CA)		Sept. 2003	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement(s)		Sept. 2004	Approved
Approval of Negotiated Design Agreement— Programming and Master Planning Services (InVision Architecture, Waterloo, IA)	\$ 1,229,325	Jan. 2005	Not Required*
Phase 1 Project Description and Total Budget	51,050,000	Feb. 2005	Approved
Phase 1 Program Statement		Aug. 2005	Not Required*
Negotiated Design Agreement – Phase 1 Full Design Services (InVision Architecture, Waterloo, IA)	3,844,000	Sept. 2005	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2005	Receive Report
Phase 1 Schematic Design		Nov. 2005	Requested
Revised (Reduced) Project Budget	48,050,000	Nov. 2005	Not Required

* Approved by Executive Director in accordance with Board procedures

The Phase 1 project would construct a two-level, 51,824 net square foot addition to the Veterinary Teaching Hospital. A map indicating the location of the addition is included as Attachment A.

On the first level of the addition, the central imaging area (to be shared by the new equine/large animal facilities and the existing small animal facilities) would be located where the addition connects with the existing building to facilitate the shared use of the area. The majority of this area would be constructed as shell space; a portion would be completed in the Phase 1 project for large animal use, and the remainder (primarily for small animal use) would be completed in the Phase 2 project.

The first level would also house the equine surgery area and intensive care unit, and the equine/large animal disease isolation facility on one side of the main corridor; the isolation facility would be located at the far end of the corridor and would be served by its own mechanical system. The large animal inpatient/outpatient and equine inpatient wings would extend from the opposite side of the main corridor. An equine performance evaluation facility, a separate open-air structure, would be constructed east of the equine wings.

The second level would house a total of 50 faculty offices and eight mechanical rooms which have been located to meet the exhaust requirements for the animal areas on the first floor below.

The Phase 1 building project would also renovate existing space to upgrade the Veterinary Diagnostic Laboratory from a Biological Safety Level (BSL) 2 to a BSL-3 laboratory for increased response to infectious disease risks (2,818 net square feet), and to relocate the Veterinary Teaching Hospital Pharmacy for improved operations (1,880 net square feet).

The exterior materials of the addition would be compatible with the exterior of the existing building. The first floor would be constructed primarily of pre-cast concrete and glass, and the second floor would be constructed of glass and metal louvered panels.

The schematic design square footage (51,824 net square feet) reflects a reduction of 5,348 net square feet from the building program approved by the Executive Director. This is the net result of space adjustments which were made for the various program areas in consideration of the project budget.

Reported for the Board's information is a revised project budget of \$48,050,000. This budget reflects a reduction of \$3,000,000, the original estimate for chilled water system improvements at the Veterinary Medicine facilities which were to be funded by utility infrastructure funds. Since these costs are now estimated at \$6,750,000 and the University plans to issue Utility Revenue Bonds to fund the improvements, the University has established a separate budget for the utility work which is presented on page 6 for approval.

Details of Project: Alumni Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Received Report
Architectural Selection (Herbert Lewis Kruse Blunck, Des Moines, IA)		Nov. 2004	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement		Nov. 2004	Approved
Negotiated Architectural Agreement— Programming through Construction Phase (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 741,160	Feb. 2005	Not Required*
Program Statement		Aug. 2005	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Nov. 2005	Receive Report
Schematic Design		Nov. 2005	Requested
Project Description and Total Budget	9,500,000	Nov. 2005	Requested

* Approved by Executive Director in accordance with Board procedures

The Alumni Center project would construct a three-level, 18,957 net square foot facility to accommodate the various functions of the Alumni Association. The facility would be located south of the Iowa State Center between Beach Avenue to the west and the Iowa State Center parking lot to the east. A map indicating the location of the facility is included as Attachment B.

The first level of the building would house the offices of outreach and events and the Student Alumni Leadership Council, a meeting room, and mail processing, production and storage areas. A separate entrance from the east would serve this level.

The larger east entrance would serve the building's second level which would provide a public lobby area, large banquet room with food service and storage areas, and house the communications production room and offices, and membership and marketing offices.

The west entrance, with vehicle drive-up area, would serve the building's third level which would provide another public lobby area, conference room, the Alumni Association administrative offices and board room.

The building would be constructed of red brick with limestone and pre-cast concrete accents, and glass. It has been designed to make a strong visual connection with the central campus and convey a sense of the University's history.

The schematic design features three enhancements for the building exterior as illustrated in the drawings: an east terrace, a canopy structure over the vehicle drive-up area, and a donor wall and walkway along the west wall. These features would be bid as add alternates and constructed subject to the availability of funds. (Illustrations of the building without these exterior features are also included in the design booklet.)

The schematic design square footages are consistent with the building program approved by the Executive Director.

Details of Project: Memorial Union Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Architectural Agreement—Pre-Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	\$ 116,400	April 2002	Approved
Architectural Amendment #1	18,200		Not Required*
Architectural Amendment #2	51,500	June 2003	Not Required**
Initial Review and Consideration of Capital Project Evaluation Criteria		July 2003	Received
Program Statement—Phase 1		July 2003	Approved
Architectural Agreement—Phase 1 Schematic Through Construction Phase Design Services (Herbert Lewis Kruse Blunck, Des Moines, IA)	1,276,585	July 2003	Approved
Architectural Amendment #1 (Herbert Lewis Kruse Blunck, Des Moines, IA)	81,800	Nov. 2003	Not Required**
Final Review and Consideration of Capital Project Evaluation Criteria		April 2004	Received Report
Schematic Design—Phase 1		April 2004	Approved
Project Description and Total Budget—Phase 1 Architectural Amendment #2 (Herbert Lewis Kruse Blunck, Des Moines, IA)	17,000,000	April 2004	Approved Not Required**
Architectural Amendment #2	169,600	Dec. 2004	Not Required**
Construction Contract—Phase 1 – Bids Rejected		April 2005	Not Required**
Revised Project Budget	19,900,000	June 2005	Approved
Revised Project Budget	20,858,000	Nov. 2005	Requested

* Approved by University in accordance with Board procedures.

** Approved by Executive Director in accordance with Board procedures.

The **Memorial Union Renovation** project will provide circulation, accessibility and life safety improvements, upgrade meeting rooms and building systems, construct an addition and renovate existing space for the University Book Store, and provide roof repairs. The revised project budget of \$20,858,000, an increase of \$958,000, would expand the project scope to include information technology system upgrades, retail tenant finishes, and restroom improvements.

The information technology improvements would upgrade the voice and data cable infrastructure for the entire building to current technologies and industry standards at an estimated cost of \$480,000, to be funded by ISU Telecommunications.

The retail tenant finishes would be completed for the MU Café and Market (at an estimated cost of \$338,000 to be funded by ISU Dining, contingent upon the University completing its dining evaluation), and for the Document Center retail space (at an estimated cost of \$130,000 to be funded by University Printing Services [\$100,000] and the Memorial Union [\$30,000]).

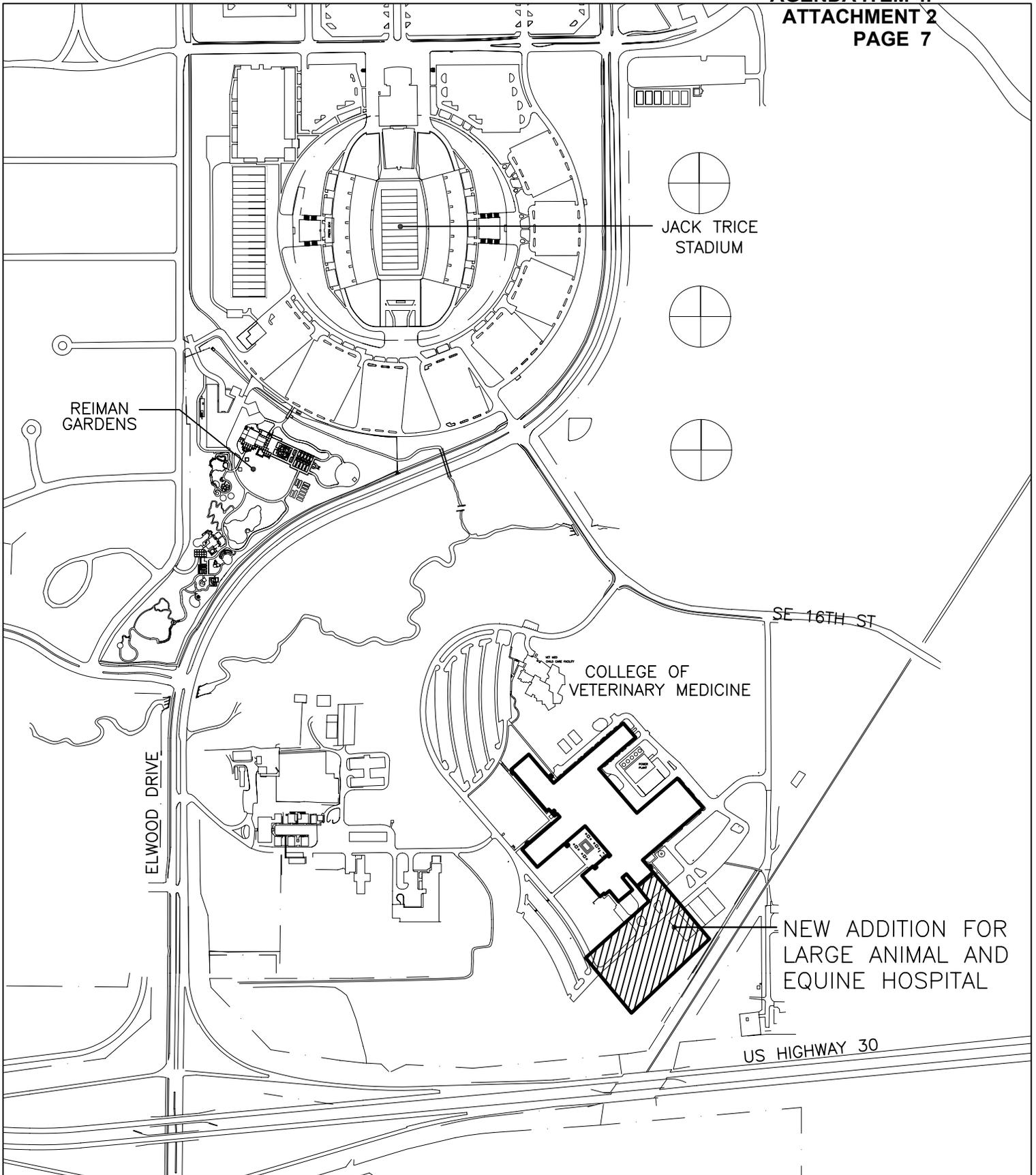
The restroom improvements would convert the Regency Room (located adjacent to the ballroom spaces) to women's restrooms to increase the number of women's fixtures for compliance with current code requirements at an estimated cost of \$250,000. This work would be financed from funds initially intended for replacement of the Sun Room roof (\$240,000) and additional funding from the Memorial Union (\$10,000). (The roof replacement will be undertaken as a separate project.)

Details of Project: Utilities – College of Veterinary Medicine Chilled Water Plant

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 6,750,000	Nov. 2005	Requested
Engineering Selection			
(Farris Engineering, Omaha, NE/ Des Moines, IA)		Nov. 2005	Requested

The project would replace an existing cooling tower, chillers, and associated equipment at the College of Veterinary Medicine chilled water plant. The existing chilled water equipment has exceeded its useful life and cannot support the additional chilled water requirements that will result with the **College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation – Phase 1** project. The project budget of \$6,750,000 would be funded by Utility System Revenue Bonds and is included on the bond issuance schedule for calendar year 2006. (See Agenda Item 5.)

With Board approval of the selection of InVision Architecture in September 2004 for the **College of Veterinary Medicine – Teaching Hospital and Diagnostics Laboratory Renovation** project, Farris Engineering has been providing engineering services as a subconsultant to InVision Architecture. Accordingly, the University wishes to continue to utilize Farris Engineering for the design of the chilled water plant to ensure design coordination between the facilities.



IOWA STATE UNIVERSITY

FACILITIES PLANNING & MANAGEMENT

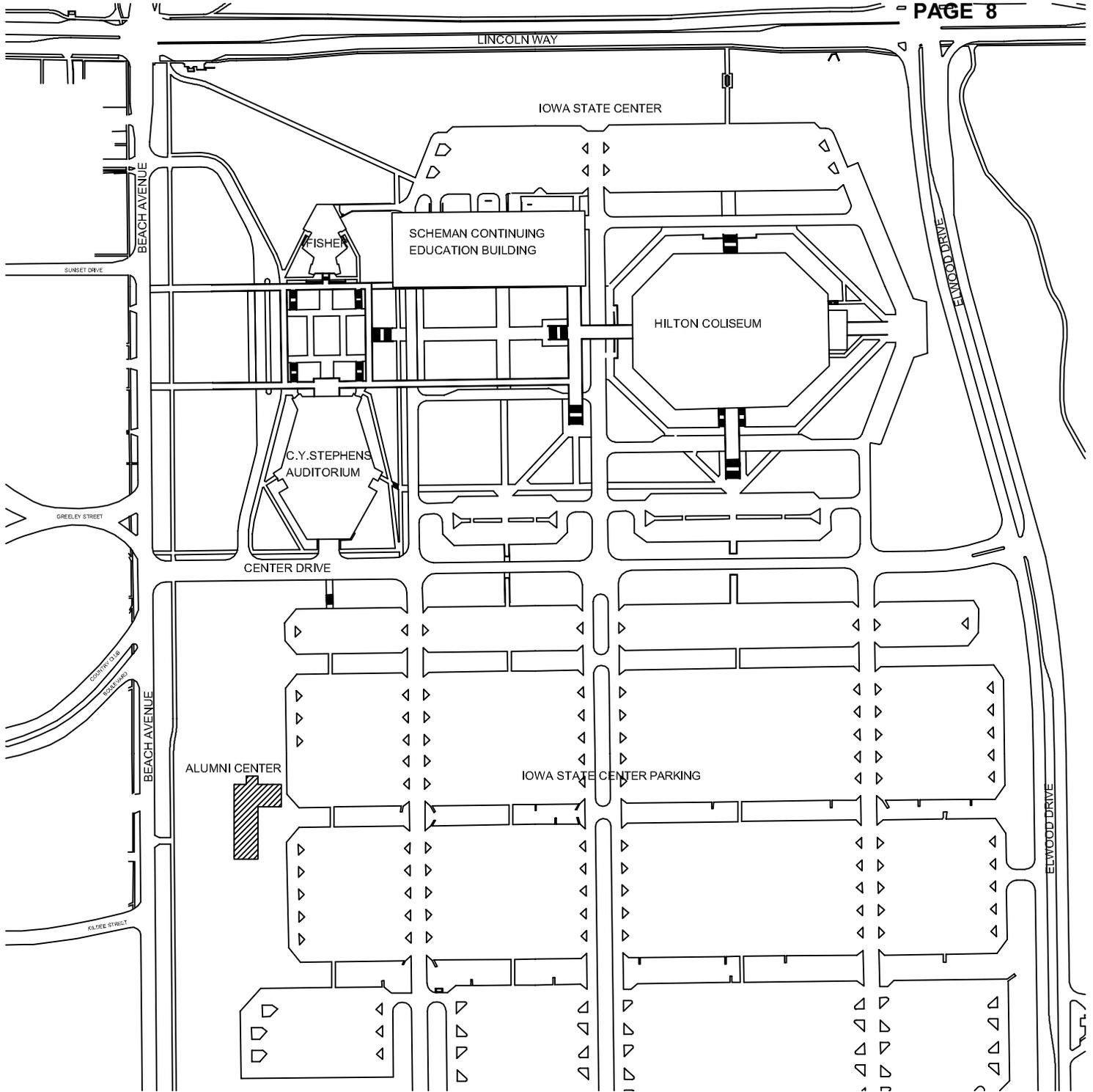
COLLEGE OF VETERINARY MEDICINE— TEACHING
HOSPITAL AND DIAGNOSTIC LABORATORY RENOVATION

H: /LANDSCAPE/Board of Regents Maps-Carol/Vet Med/Vet Med Addition.dwg



SCALE: 1"=800'

SHEET NO.



REVISIONS: 	<h2>ALUMNI CENTER</h2>	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:		DESIGNED BY:
DATE: SEPTEMBER 15, 2005		SCALE: Not to scale
		REQUEST NO.
	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	SHEET NO. A101