

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Schematic Designs, Project Descriptions and Budgets for the;
 - **Advanced Teaching & Research Building-5TH Floor-Nanovaccine Institute** (\$7,000,000),
 - **Helser Residence Hall – Life Cycle Improvements** (\$3,190,680) and the
 - **Sports Performance Center & Jack Trice Stadium Improvements North** (\$90,000,000) projects with the understanding that approval is authorization to proceed with construction.



Sports Performance Center & Jack Trice Stadium Improvements North project,
New North Entry Plaza, looking southwest

2. Revised Project Description and Budget for the **Poultry Farm-Teaching & Research Facilities** (\$5,750,000, previously \$5,000,000) project.

**Project #1 of 4
Advanced Teaching & Research Building - 5TH Floor - Nanovaccine Institute**

Executive Summary: This project would provide state-of-the-art research space for the Nanovaccine Institute (NI) on fifth floor of the Advanced Teaching & Research Building on the north side of the main campus. The NI would occupy the entire 19,000 square foot floor. The project budget of \$7,000,000 would be paid for with Private Gifts and University Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2017	Approved
Design Professional Selection			
➤ OPN Architects, Des Moines		Feb. 2018	Approved *
Program Statement		Jul. 2018	Approved *
Schematic Design		Nov. 2018	Requested
Project Description and Budget	\$7,000,000	Nov. 2018	Requested

* Approved by Executive Director, consistent with Board policy.

Currently, NI researchers are using lab space scattered across campus. The NI is in need of contiguous laboratory and headquarter space to allow researchers to collaborate more efficiently. This collaboration would enable the accelerated invention of new vaccines and therapeutics. A consolidated location would also position the institute to be more competitive in pursuit of grants.

Flexible, open and collaborative laboratory spaces would be constructed similar to ATRB's third and fourth floors. Office space for faculty, staff and students, as well as ancillary research support space would also be provided.

In June 2017, the Board approved the Nanovaccine Institute (NI) as a new organization on campus. It is an interdisciplinary consortium of 70 researchers at 21 universities, research institutes, national laboratories, companies and healthcare coalitions coordinated by ISU. NI research is focused on developing nanovaccines and nanotherapeutics for respiratory infections, neural disorders, tropical diseases, cancer and veterinary diseases. The vision of the institute is that nanovaccines and nanotherapeutics would revolutionize how we prevent and treat disease.

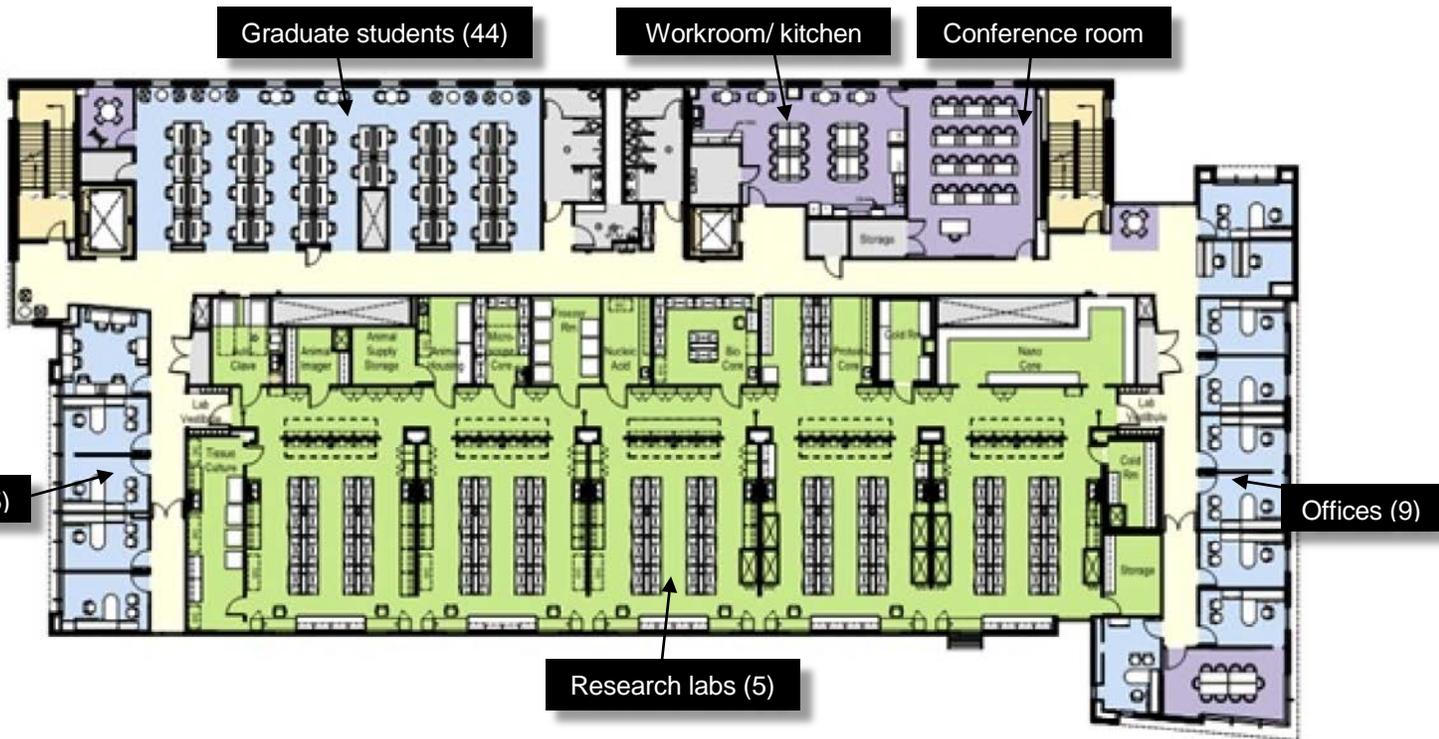
Project Budget

Construction	\$5,304,660
Planning, Design & Management	1,012,290
Furniture & Equipment	446,830
Contingency	236,220
Total	\$7,000,000

Source of funds

\$4,500,000 in Private Giving
\$2,500,000 in University Funds
 \$7,000,000 Total

Advanced Teaching & Research Building - 5TH Floor - Nanovaccine Institute
Schematic Design



Project Schedule

Design Development and Construction Documents:	November 2018 – February 2019
Bidding:	March 2019
Construction:	April 2019 – April 2020

**Project #2 of 4
Helsler Residence Hall – Life Cycle Improvements**

Executive Summary: This project would remodel 156,000 square feet of Helsler Hall. Work includes floor tile replacement, painting and repairing walls, installing LED lighting and replacing built-in furniture. The project budget of \$3,190,680 would be funded by Dormitory System Improvement Funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection			
➤ ISU's Facilities Planning & Management		Jun. 2018	Not Required
Project Description and Budget	\$3,190,680	Nov. 2018	Requested

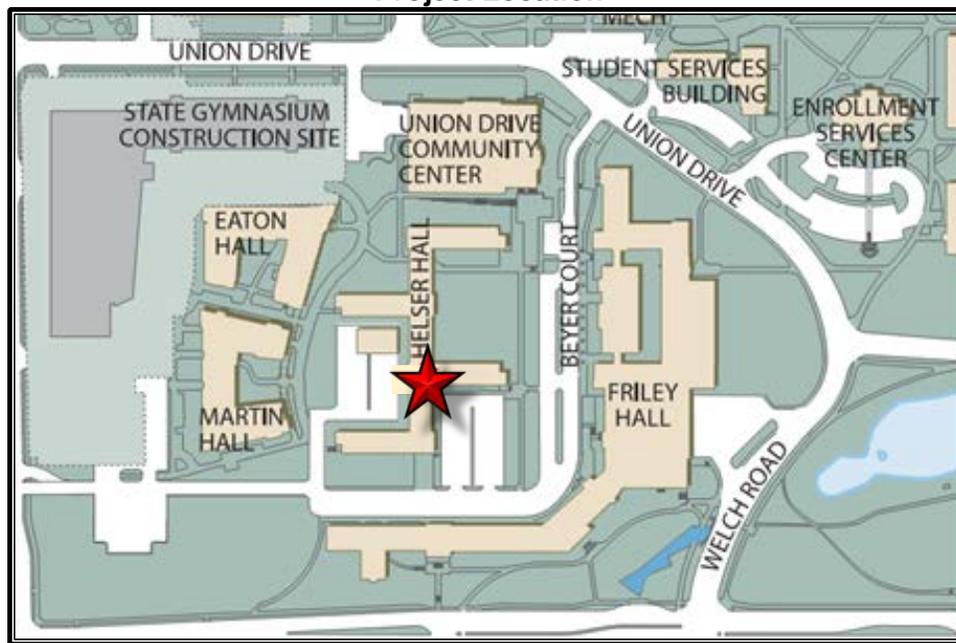
Helsler's asbestos-containing floor tile needs abatement. New paint and LED lighting would improve student comfort, building appearance and maintenance time. The built-in furniture is original to the building, has significant maintenance issues and does not meet the needs of the residents.

Project Budget

Construction	\$3,025,000
Planning, Design & Management	93,400
Contingency	72,280
Total	\$3,190,680

Source of funds: Dormitory System Improvement Funds

Project Location



Southwest of central campus



Project #3 of 4
Sports Performance Center & Jack Trice Stadium Improvement

Executive Summary: Iowa State University is requesting Board approval of this \$90 million project, which has four components:

- Sports Performance Center,
- Jacobson Building Renovations,
- North Entry Plaza and the
- West Bergstrom Addition.

The project would be funded by Private Giving and funds from Athletics Department Operations.

Background:

1. Sports Performance Center:

The Sports Performance Center is a four-story addition with a lower level on the east side of the Bergstrom Football Complex. The shape of the building responds to the site constraints and contextually to the adjacent buildings creating a sports complex.

The basement, Level One and Level Two would connect to the east wall of the existing Bergstrom Football Complex, creating the base for Levels Three and Four, which would cantilever on three sides. The basement would house the Soccer Locker Room, Softball Locker Room, Batting Cages, Strength and Conditioning and Agility. Level One would be primarily football operations with the Football Locker Room, Coach's Locker Room, Nutrition, Hydrotherapy and Equipment. Level Two would have conference rooms, the Life Skills Suite, offices and mechanical space. Level Three would house the Classroom, Computer Lab, 24 Tutor Rooms, and offices. Level Four would have Dining, the Kitchen and two Athletic Suites. Levels Three and Four would provide views south to Jack Trice Stadium, east to the new North Entry Plaza and north to the Iowa State Center.

2. Jacobson Building Renovations:

Following the demolition of the Olsen Building, the existing Jacobson Building would have an enhanced north entrance, incorporating a new elevated north concourse. The north concourse would connect the existing east and west concourses, creating a 360-degree concourse around the stadium. Programs from the Olsen Building would be relocated to the Jacobson Building. On the south end, the field-level maintenance shop would be remodeled for game day operations, a press conference room, band storage and visiting team facilities. Permanent bleachers would be constructed on the south end for dedicated marching band seating. The south balcony would be extended for additional seating. The northeast and northwest hillside seating areas would be altered for improved viewing.

3. North Entry Plaza:

The proposed North Entry Plaza would be located where the Olsen Building is now. It would provide an inviting entry space for daily visitors, a large gathering space for game day activities and an open queuing area for tickets. The plaza would include concrete walkways, seating, planting beds and shade trees.

4. West Bergstrom Addition:

The West Bergstrom Addition is a single story, high volume space constructed to the west of the Bergstrom Football Complex. It would provide an equipment shop, a large storage area and offices for turf and facility operations.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Agreement, Feasibility Study only (Substance Architecture, Des Moines)	\$154,000	Dec. 2017	Approved *
Permission to Proceed with Project Planning		Apr. 2018	Approved
Design Professional Selection and Agreement, Programming and Schematic Design only (Substance Architecture, Des Moines)	\$900,000	Jul. 2018	Approved *
Program Statement		Oct. 2018	Approved *
Schematic Design		Nov. 2018	Requested
Project Description and Budget	\$90,000,000	Nov. 2018	Requested

* Approved by Executive Director, consistent with Board policies.

Project Budget

Construction	\$ 74,000,000
Planning, Design & Management	11,580,500
Furniture & Equipment	3,350,000
Contingency	1,069,500
Total	\$ 90,000,000

Project Schedule

Design

Programming and Schematic Design:	June 2018 – October 2018
Design Development and Construction Documents:	October 2018 – March 2019
Bidding, Bid Package #1, Utilities only:	January 2019 – March 2019
Bidding, Bid Package #2, All but Utilities:	March 2019 – May 2019

Construction

Bid Package #1, Utilities only:	Spring 2019 – Summer 2019
Bid Package #2, Sports Performance Center, West Bergstrom Addition:	Summer 2019 – Fall 2020
Bid Package #2, Jacobson Building Renovations, Olsen Building Demolition:	Summer 2020 – Fall 2020
Bid Package #2, Concourse and North Entry Plaza:	Fall 2020 – Fall 2021

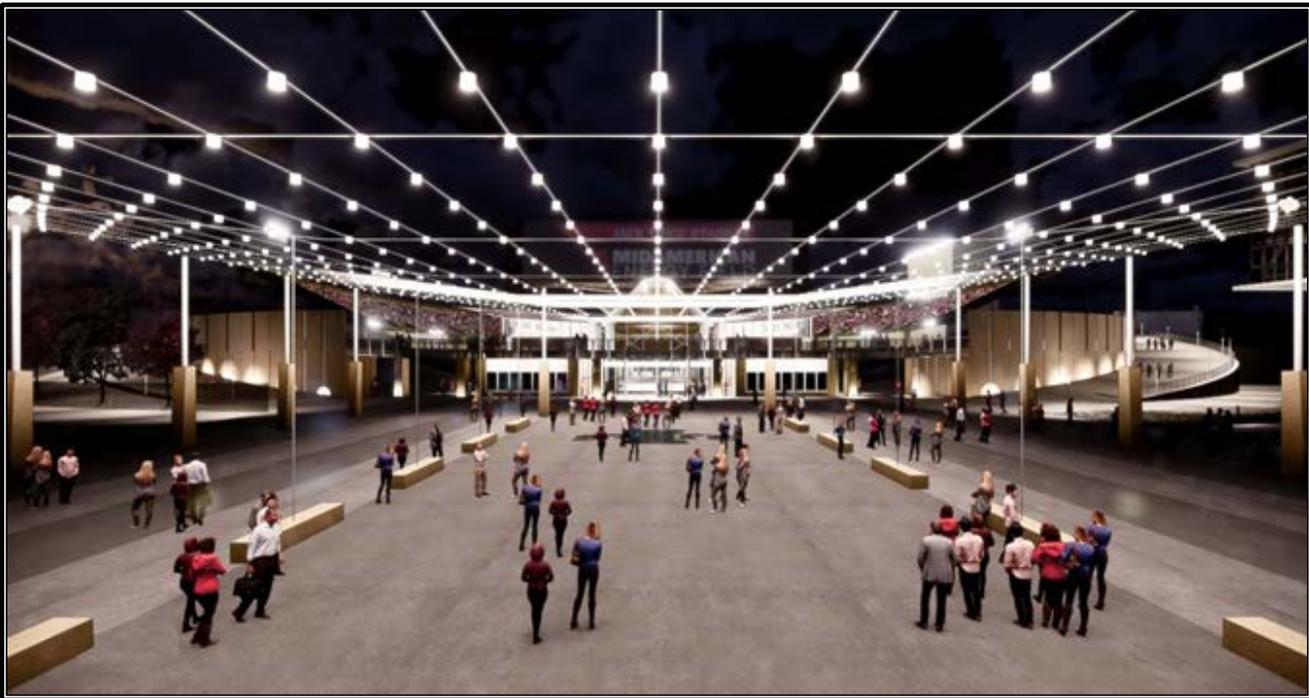
Project Program

	<u>Program</u>	<u>Schematic Design</u>
Total Net Assignable Space	106,230	106,230
Total Gross Square Feet	163,534	163,534
Net-to-Gross Ratio	65 percent	65 percent

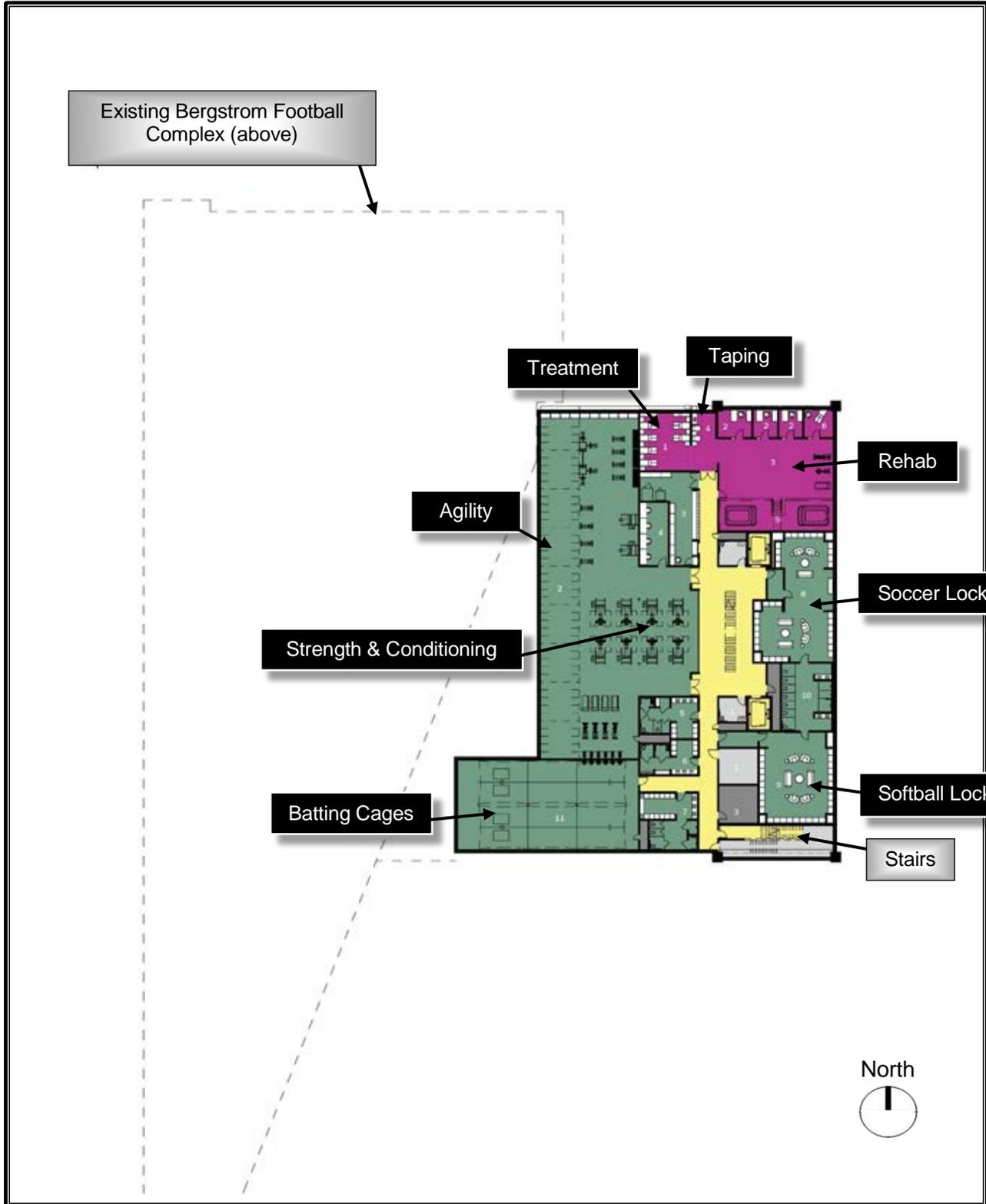
Schematic Design:
North Entry Plaza



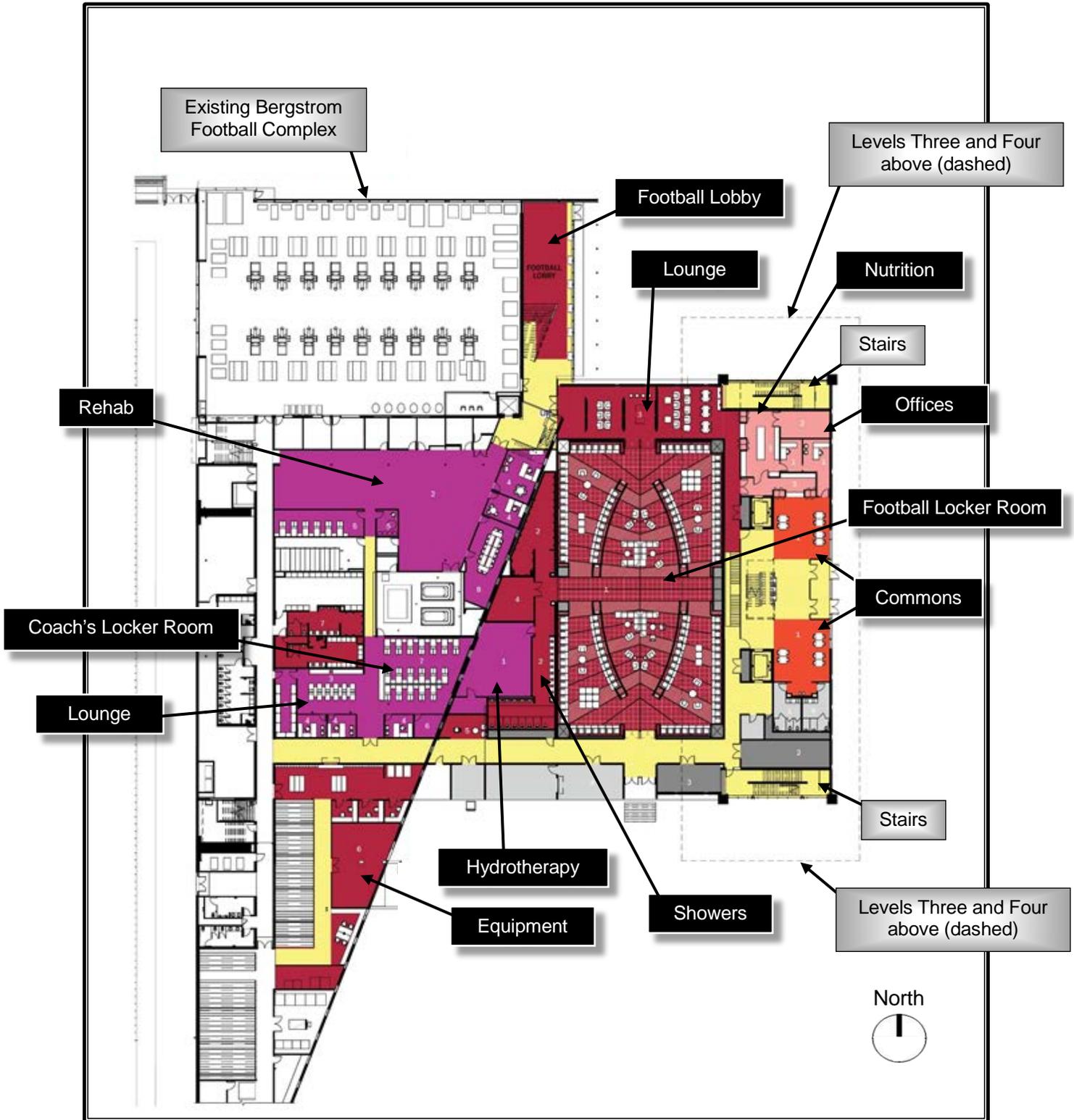
North Entry Plaza at night



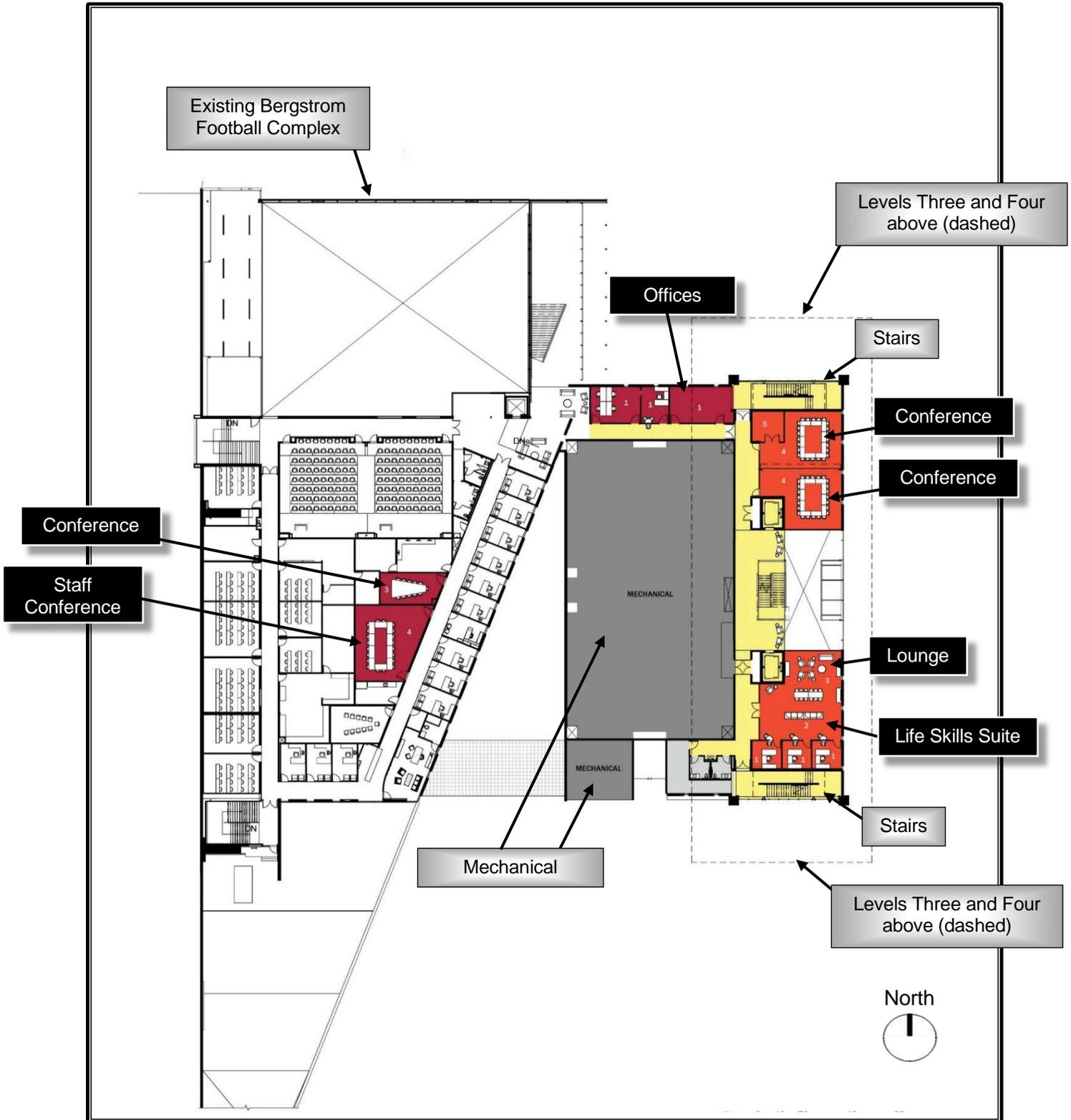
Schematic Design: Basement



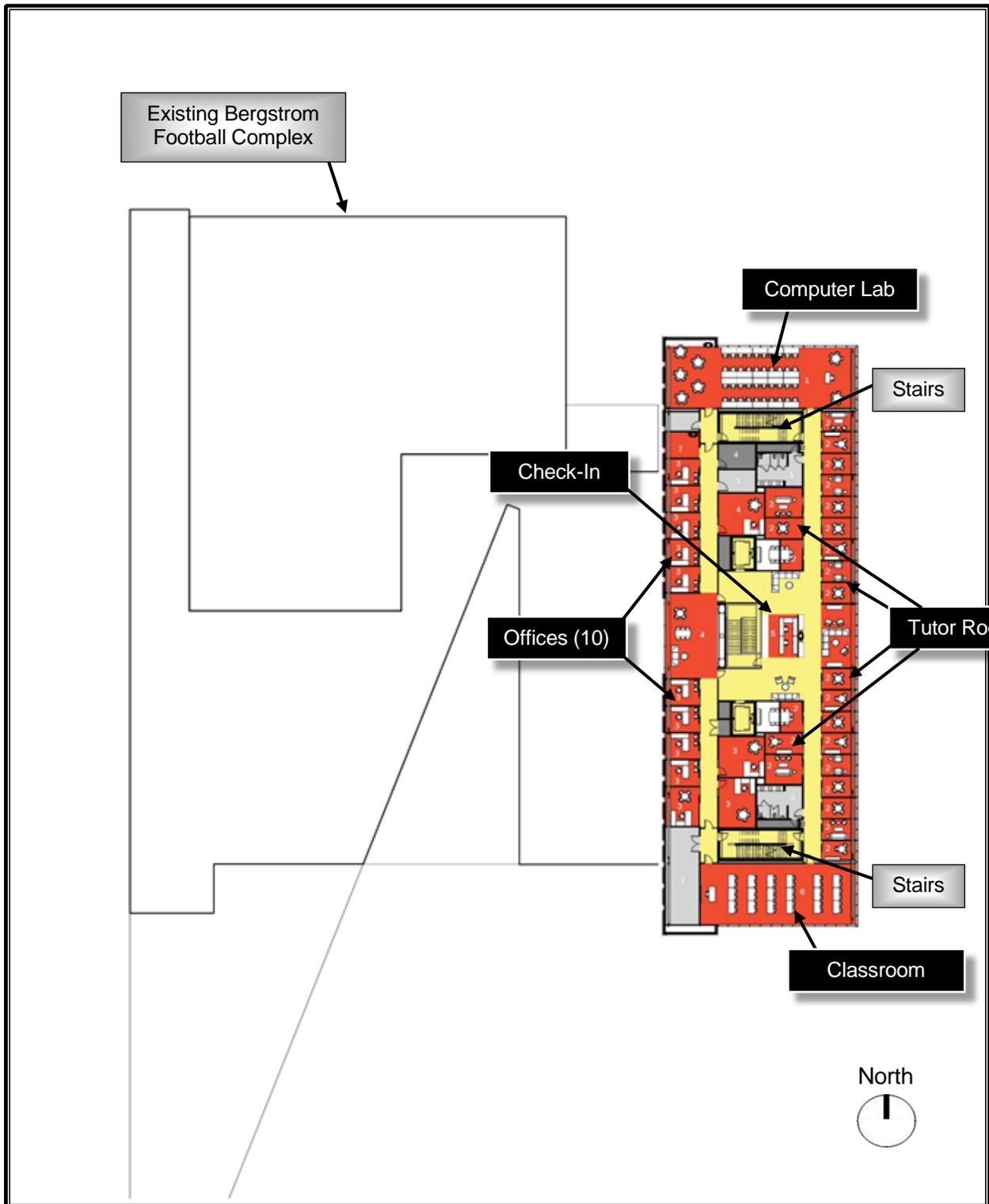
Schematic Design: Level One



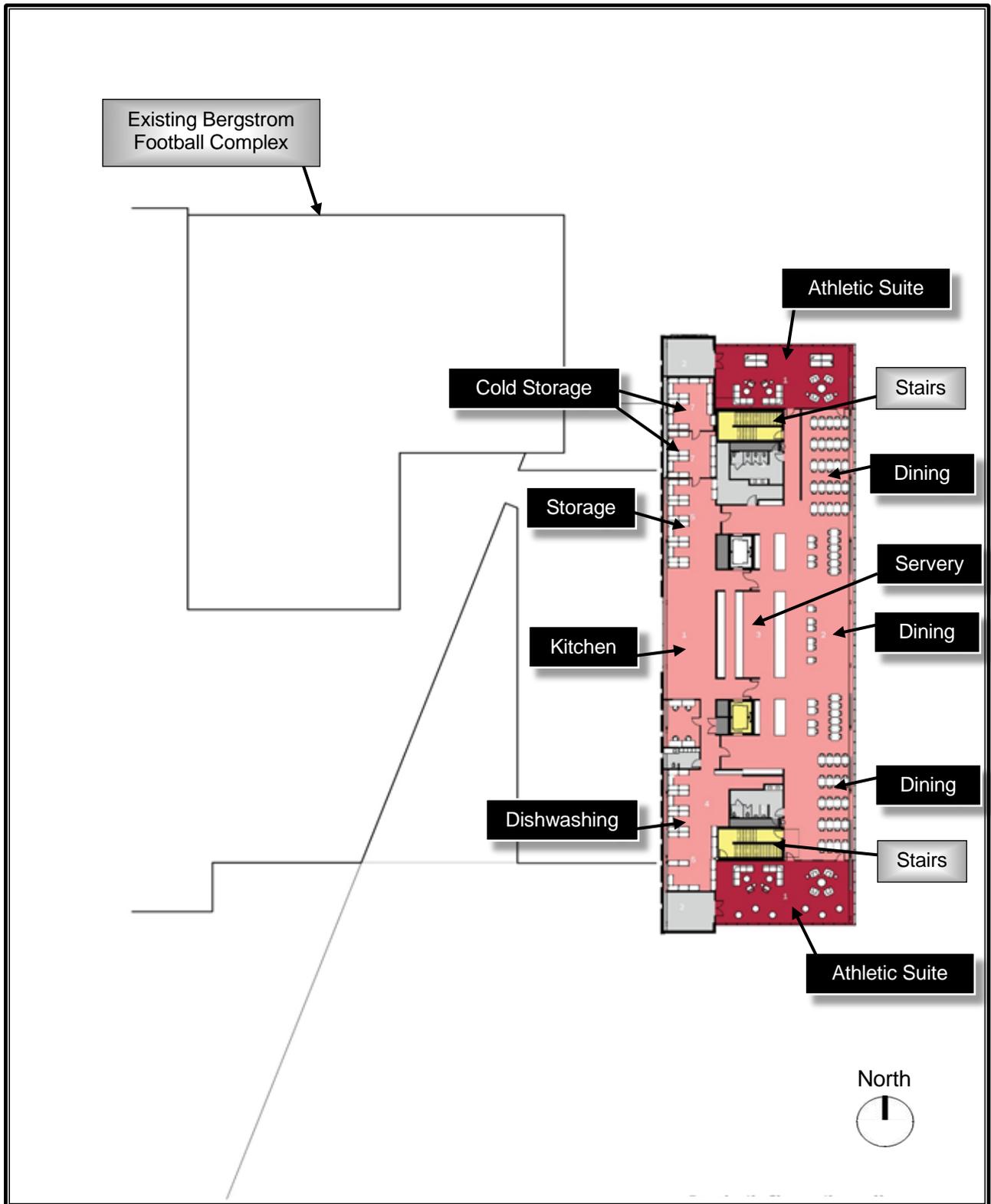
Schematic Design: Level Two



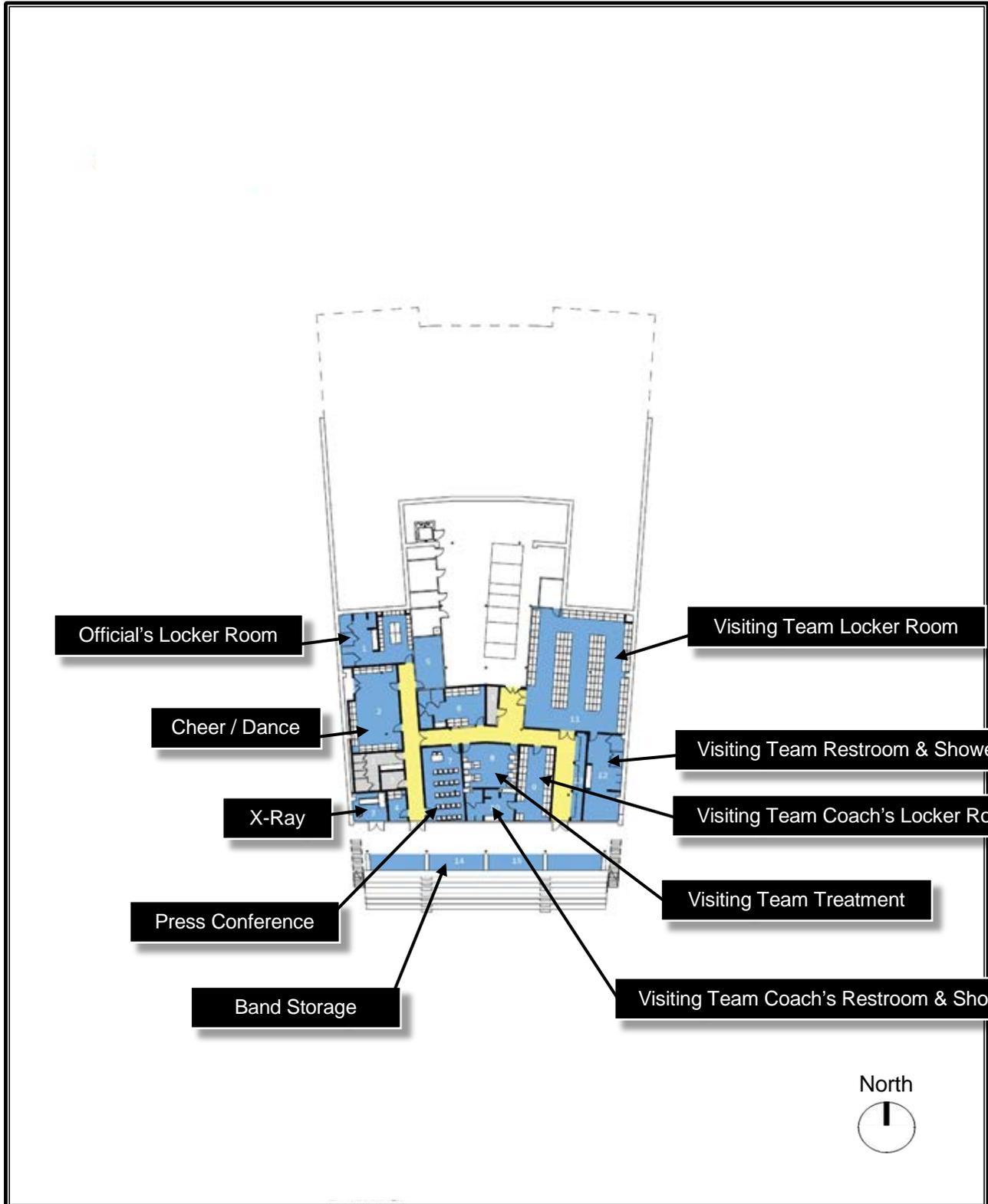
Schematic Design: Level Three



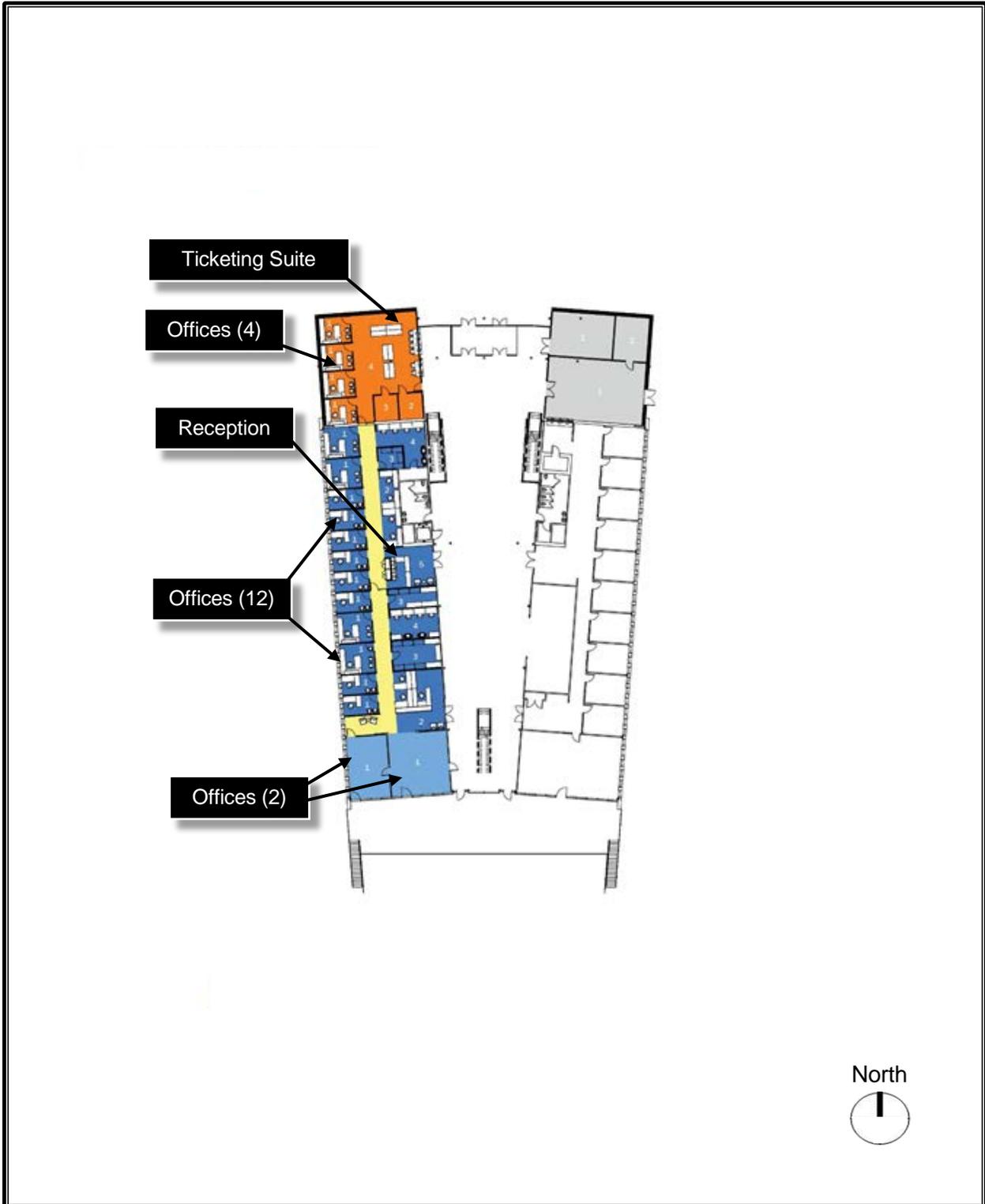
Schematic Design: Level Four



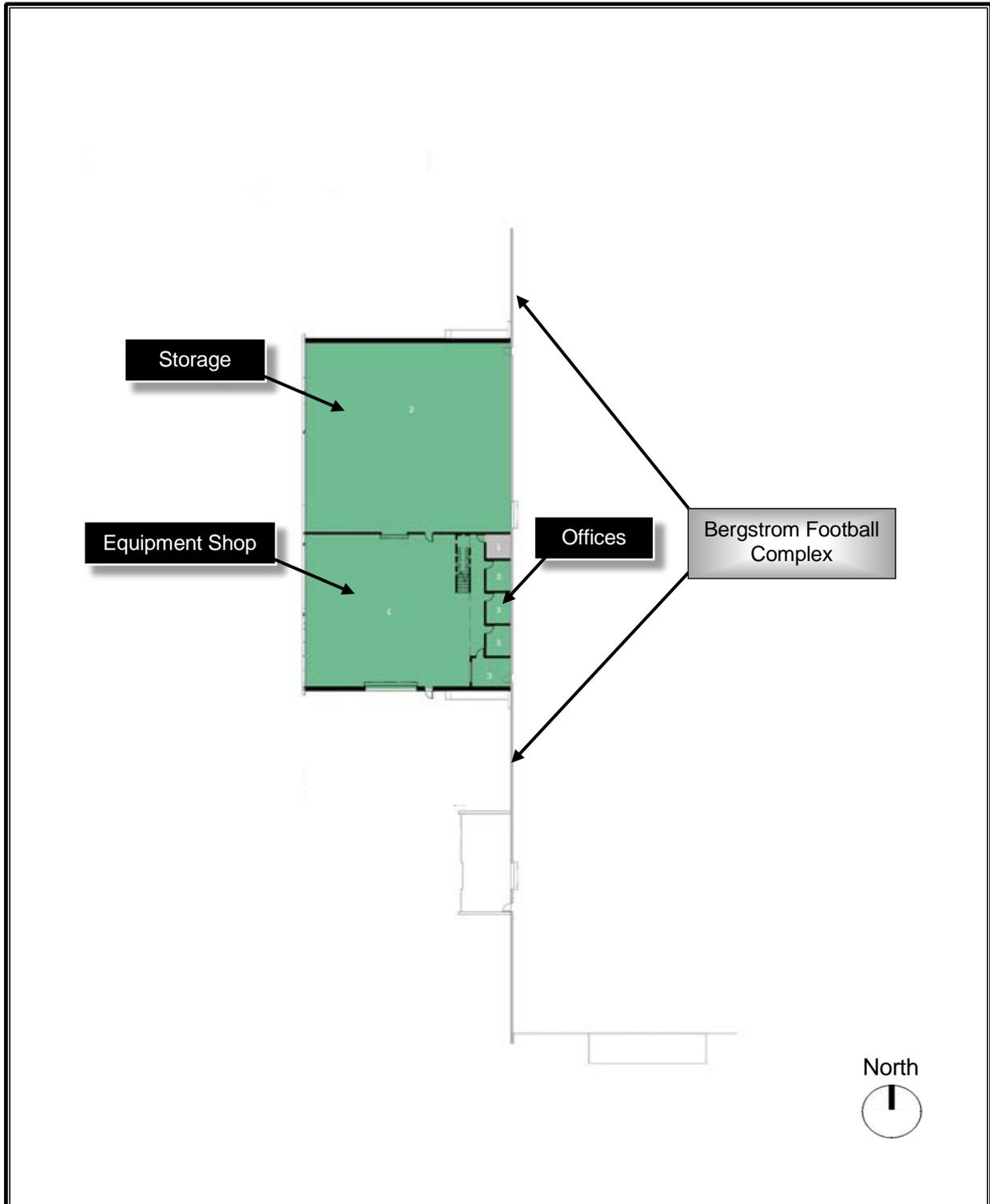
Schematic Design: Jacobson Building, Field Level



Schematic Design: Jacobson Building, Level One



Schematic Design: West Bergstrom Addition, Level One
(west side of Bergstrom Football Complex)



**Project #4 of 4
Poultry Farm-Teaching & Research Facilities**

Executive Summary: The Design-Build proposals exceeded the budget approved by the Board in February 2018. Under the revised Project Description and Budget, teaching and research functions, previously in six separate new buildings, would now be in one. This singular facility would be more economical to construct, manage and maintain. In addition, duplicate restrooms, showers, public spaces, utility entrances and mechanical spaces would be eliminated. This revised project budget of \$5,750,000 would be funded by Private Giving.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2017	Approved
Use of an Alternative Delivery Method		Oct. 2017	Approved
Design Professional Selection and Agreement, Value Engineering Services only (Henning Companies, Johnston)	\$50,000	Aug. 2018	Approved *
Project Description and Budget	\$5,000,000	Feb. 2018	Approved
Program Statement		Oct. 2018	Approved *
Revised Project Description and Budget	\$5,750,000	Nov. 2018	Requested

* Approved by Executive Director, consistent with Board policies.

Under the revised budget, all nine existing 1960's buildings would be demolished. Three new storage facilities would be constructed in addition to the new main building.

Educational and research needs in breeding, genetics, housing systems, flock management, nutrition and environmental well-being would be accommodated with this project. The facility would be versatile and adaptable to the ever-changing needs of the poultry industry. Biosecurity and isolation are important features that would be implemented.

Project Budget

	Original (Feb. 2018)	Revised (Nov. 2018)
Construction	\$ 4,514,000	\$ 5,320,250
Planning, Design & Management	340,600	412,100
Furniture & Equipment	14,050	10,000
Contingency	131,350	7,650
Total	\$ 5,000,000	\$ 5,750,000

Source of Funds: Private Giving

Project Schedule

Design and Construction (using the Design-Build delivery method): Fall 2018 through Fall 2019

**Poultry Farm - Teaching &
Research Facilities project**



South of ISU' campus, looking north

