

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Schematic Design, Project Description and Budget for the:
 - **Memorial Union – Second Floor - Remodel** (\$2,250,000),
 - **Memorial Union – Third Floor - Remodel** (\$4,300,000),
 - **CYTown – Parking and Infrastructure Improvements** (formerly “Iowa State Center-Parking and Infrastructure Improvements”) project (\$28,500,000) project with the understanding that approval would be authorization to proceed with construction.

ISU project #1 of 3
Memorial Union – Second Floor – Remodel

Executive Summary: Iowa State University requests Board approval of the Project Description and Budget to renovate 5,000 square feet of the Memorial Union's second floor. The \$2,250,000 project budget would be funded by Memorial Union funds.

Background: The project would provide students with an enlarged, more attractive space to meet friends and dine using existing food services. The project would also better connect the Memorial Union's main corridor to the "Colonel Pride Lounge" and expand the lounge into space formerly occupied by the Lectures Program, Post Office Branch and hotel desk.

The project would also create two tenant spaces for vendors to provide services to students.



Looking north from the Memorial Union's Main Corridor

All existing interior construction, including partitions, ceilings and floor finishes, would be removed leaving the structure to remain with the only exception of the existing terrazzo floor, which would be protected and maintained. To amplify the volume of the space, the ceiling has been raised to its highest point. To further enhance the volume, the columns would be accented with lighting.

While this project would not pursue LEED® certification, other design features, including new energy efficient mechanical and electrical systems, would be provided with the goal of reducing the Memorial Union's overall energy consumption.

Project Summary			
	Amount	Date	Board Action
Design Professional Selection, 6 proposals			
Invision Architecture, Des Moines		Jun. 2022	Not Required*
Invision's Agreement			
Schematic Design only	\$25,000	Jun. 2022	Not Required*
Project Description and Budget	2,250,000	Nov. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

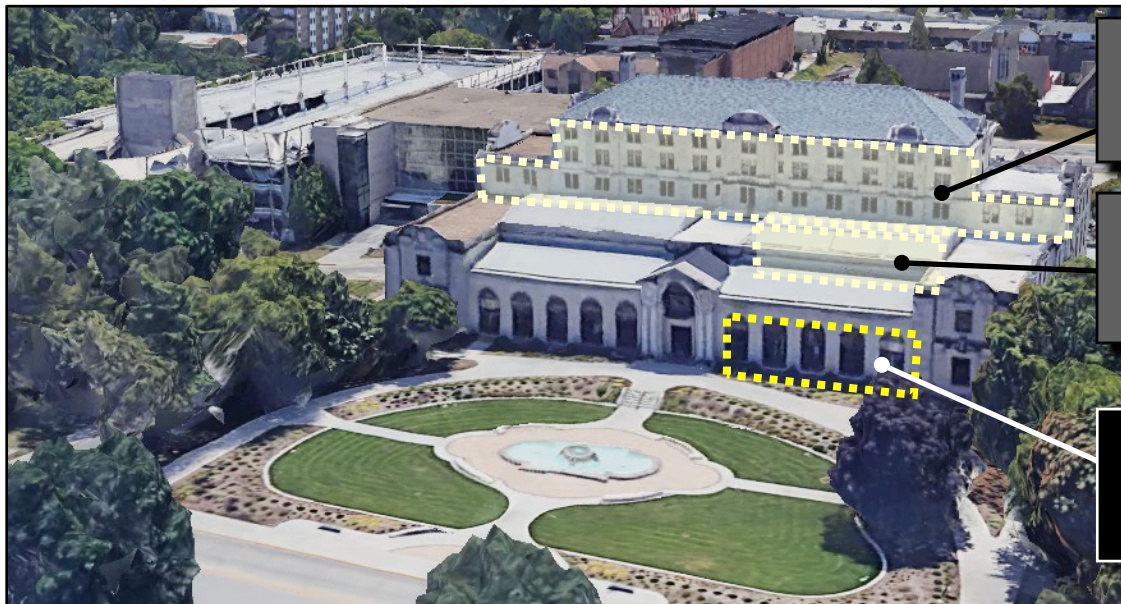
	Nov. 2022
Planning, Design & Management	\$ 327,830
Construction	1,572,240
Furniture & Equipment	260,000
Contingency	89,930
Total	\$ 2,250,000

Source of Funds

Memorial Union

Schedule

Construction: Summer 2023 – Winter 2024



"Memorial Union – Floors 4-6 Renovation" (completed in 2021, interior only)

Next project: "Memorial Union – Third Floor – Remodel" (interior only)

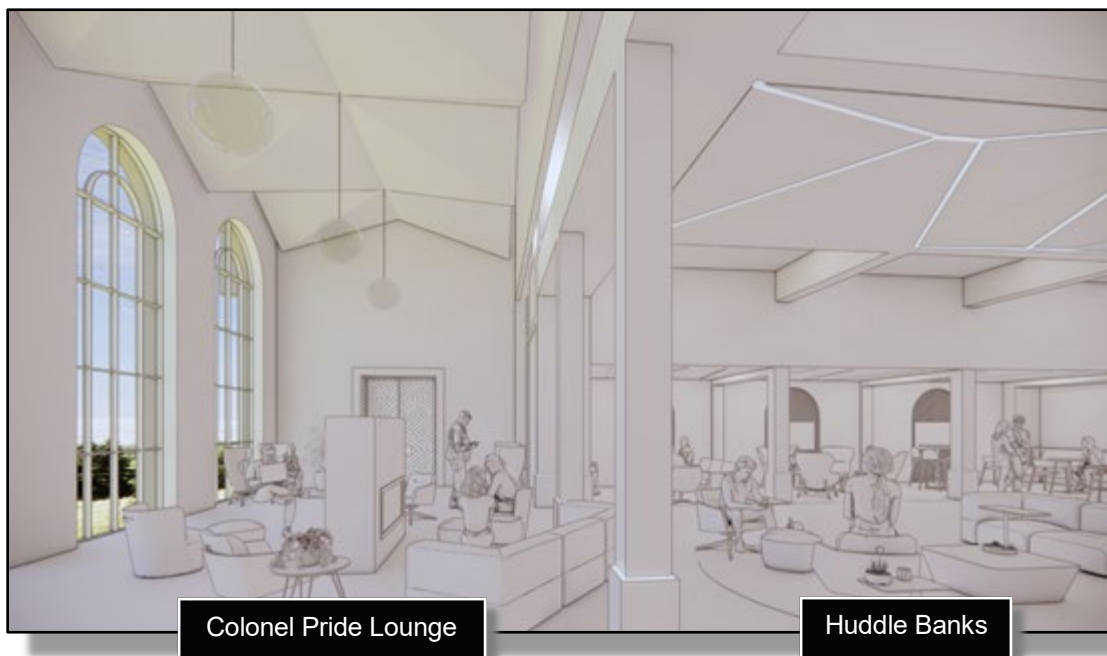
Proposed "Memorial Union – Second Floor – Remodel" (interior only)

ISU Memorial Union, looking south



Looking east

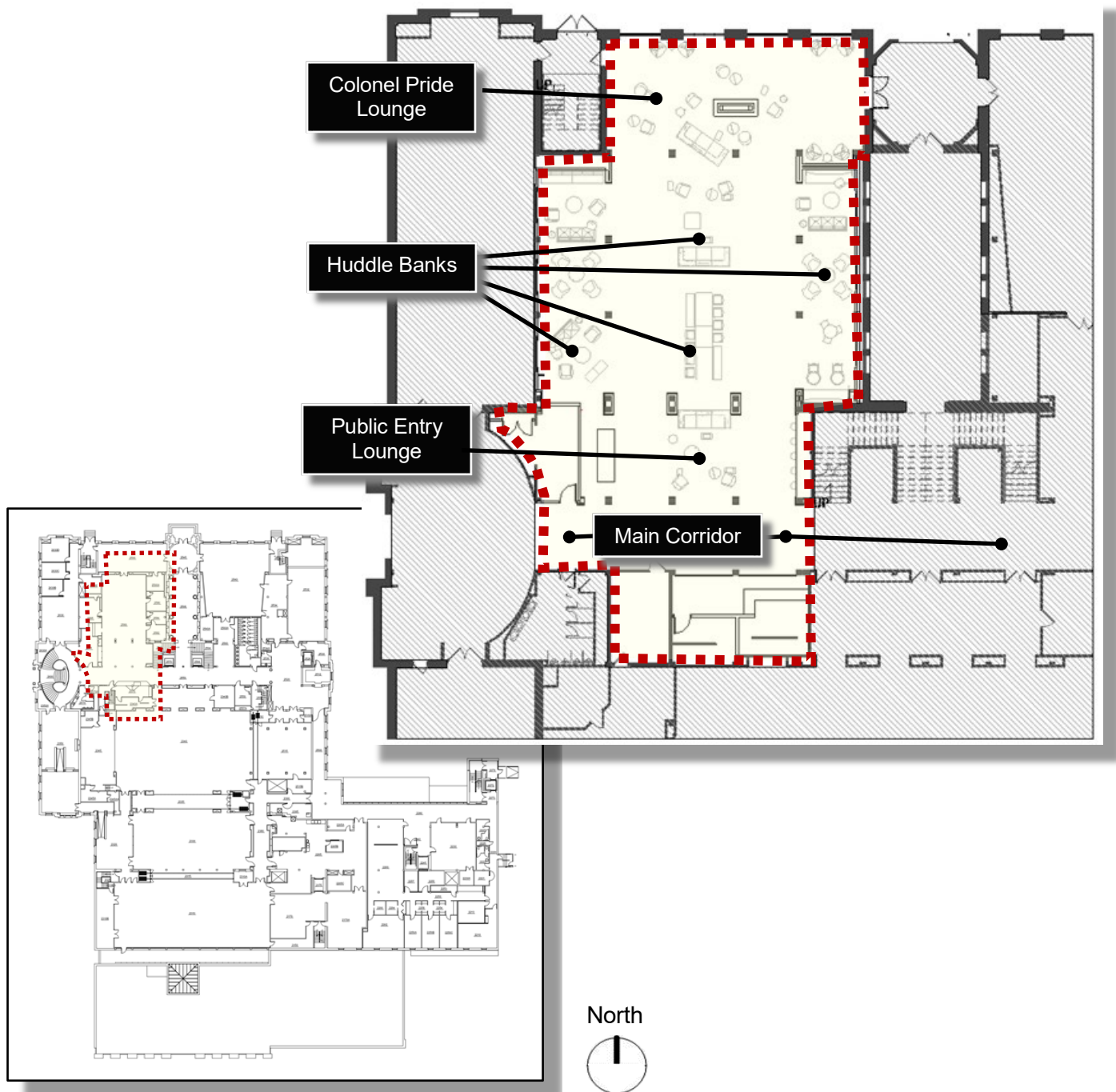
Addressing the need for student centric spaces on campus is an ISU priority. The project would also relocate lounge spaces removed in the recently completed “Memorial Union – Floors 4-6 Renovation,” a \$10 million project approved by the Board in November 2019.



Looking east

The project is organized with a strategy of separating the lounge into three sections: public entry lounge, semi-private common area or student “Huddle Banks”, and private lounge or the “Colonel Pride Lounge.”

The Public Entry Lounge would feel the most public of all three sections. This section would be open to provide an informal, circulation-focused space, which provides branding opportunities, tenant space, and flexible seating. The central student “Huddle Banks” would be treated as a semi-private common space. This section is divided into smaller huddles, which provide small groups with flexible seating. The Colonel Pride Lounge would emit a private lounge experience. This section provides individuals with a comfortable, private living room reminiscent of home life.



ISU Memorial Union Second Floor

ISU project #2 of 3
Memorial Union – Third Floor – Remodel

Executive Summary: Iowa State University requests Board approval of the Project Description and Budget to renovate 12,500 square feet of the Memorial Union's third floor. The \$4,300,000 project budget would be funded by Memorial Union funds.

Background: The project would renovate space vacated by tenants relocated to the recently completed "Memorial Union - Floors 4-6 Renovation" project, approved by the Board in November 2019.

This project would provide new office, conference and collaboration space for the Multicultural Student Affairs (MSA) and Student Support Services Program (SSSP) to meet growing student needs. Both groups would be relocating to the Memorial Union from undersized areas in the Student Services Building, west of the Enrollment Services Building.

Project Summary			
	Amount	Date	Board Action
Design Professional Selection, 6 proposals			
Invision Architecture, Des Moines		Jun. 2022	Not Required*
Invision's Agreement			
Schematic Design only	\$32,000	Jun. 2022	Not Required*
Project Description and Budget	4,300,000	Nov. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

	Nov. 2022
Planning, Design & Management	\$ 601,790
Construction	2,959,370
Furniture & Equipment	565,000
Contingency	173,840
Total	\$ 4,300,000

Source of Funds

Memorial Union

Schedule

Construction: Summer 2023 – Winter 2024



Multicultural Student Affairs (MSA) Suite,
looking east at Reception from the main corridor

Most of the existing interior construction would be demolished with only the structure and vertical circulation cores remaining. Aluminum-framed storefront and glass would be used throughout the remodel to maximize daylighting, allowing it into the interior as deep as possible. No exterior modifications or improvements are planned as part of this project.

New LED lighting would be provided throughout the project. An automatic lighting control system would be provided to comply with new energy codes. The Memorial Union's existing fire alarm system would be extended into these newly renovated areas.

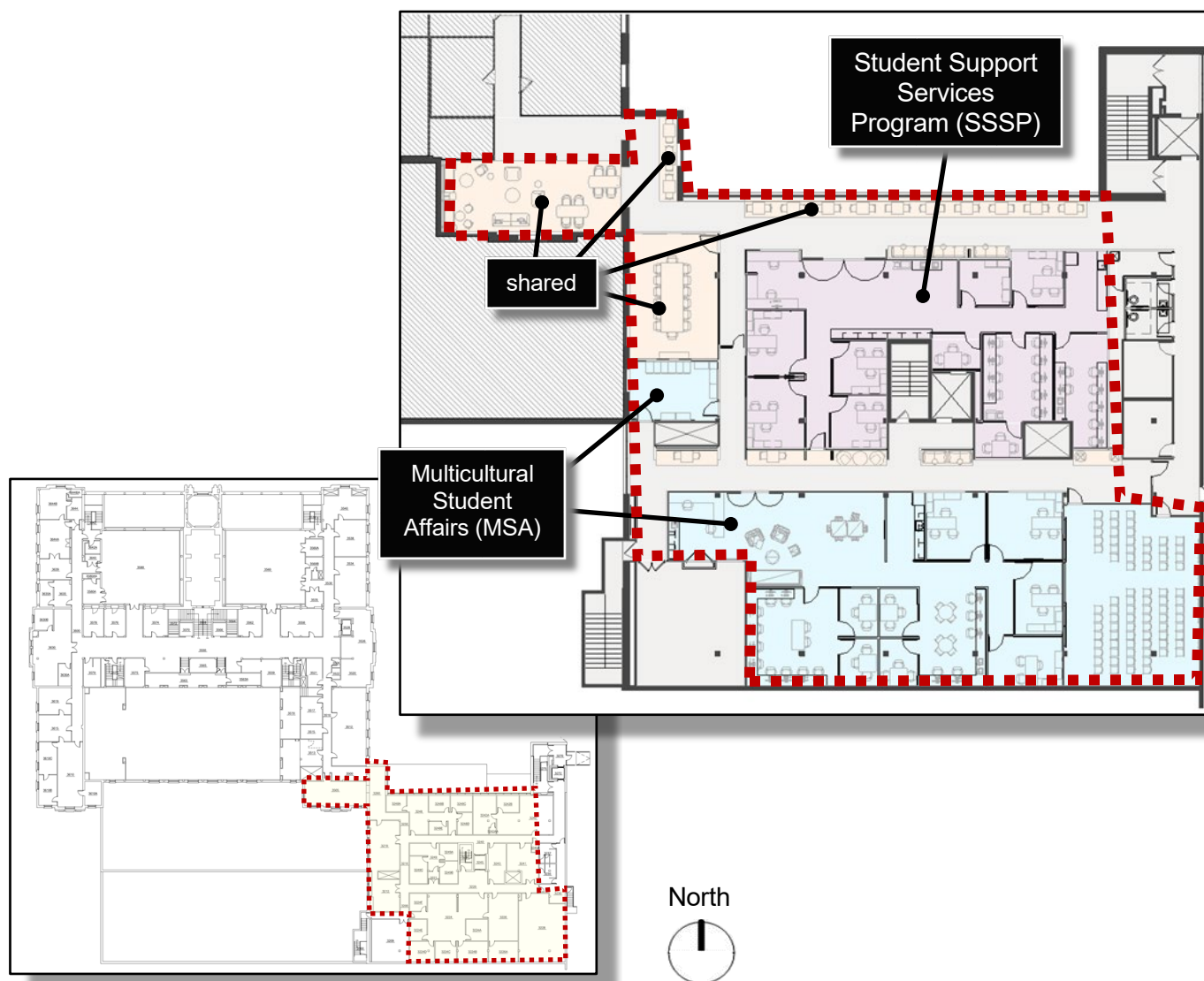


Student Support Services Program (SSSP) Suite,
Lounge, looking northwest

This project would be organized into two suites, one for MSA and one for SSSP, with the strategy of reception areas and student lounges at the front of each suite. The MSA suite would be arranged along the north side of the plan adjacent to the existing curtain wall. The SSSP suite would be located at the southern portion of the project. Shared amenities like restrooms, conference rooms or collaboration booths would be located along public circulation paths for public access and shared scheduling between both program users.

Both suites would consist of offices, student lounge and study rooms. Public circulation would move through the corridors into the suite's lounge, providing semi-private use. Shared common spaces would be open for flexible use with access to specialized spaces, which allow graduate students and faculty to provide support to students per program needs. Private offices and study rooms would be located to the back. Offices would be sized to a consistent square footage range allowing for each program to increase or decrease their footprint as needs change.

The project would also improve the primary access into the Memorial Union from the Memorial Union's adjacent parking ramp to the east.



ISU Memorial Union Third Floor plan

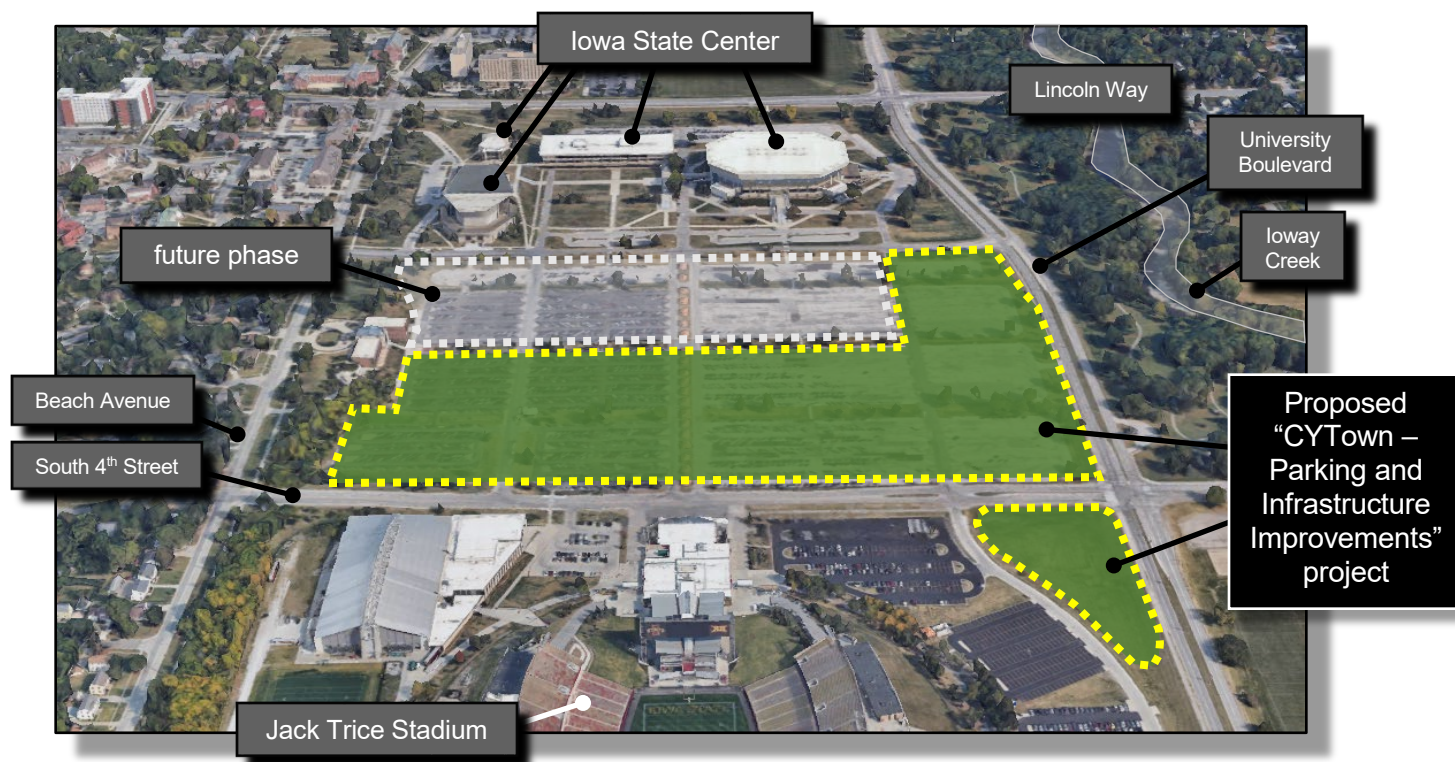
ISU project #3 of 3
CYTown – Parking and Infrastructure Improvements

Executive Summary: Iowa State University requests Board approval of the Project Description and Budget to build underground infrastructure, make parking lot improvements, raise the project site elevation such that any future vertical development would be five-feet above loway Creek's 100-year flood plain, and relocate the CyRide Transit Hub. The \$28,500,000 project budget would be funded by ISU Athletics Department, University Investment Income and Private Giving.

➤ This project would remove \$12 million to \$15 million in deferred maintenance.

Background: There are approximately 40 acres of undeveloped land between the Iowa State Center and Jack Trice Stadium, currently used for commuter and event parking. The parking lots on this land have multiple maintenance issues and are in need of resurfacing. These lots are heavily used by both students and visitors to the ISU campus. Specifically, this project would improve 4,200 parking stalls serving the Iowa State Center and parking for approximately 2,000 daily commuters.

A feasibility study of the site was performed to evaluate the infrastructure required for future development of this land, bounded by the Iowa State Center, Jack Trice Stadium, University Boulevard and Beach Avenue. The feasibility study work included a topographic survey, geotechnical surveys, a traffic survey, an impact study and review of the sanitary sewer system's capacity.



CYTown – Parking and Infrastructure Improvements project



Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Jun. 2022	Approved
Design Professional Selection Process Waiver Snyder Associates, Inc., Des Moines		Jun. 2022	Not Required*
Snyder & Associates Agreement Preliminary Planning – Schematic Design	\$250,000	Jun. 2022	Not Required*
Schematic Design		Nov. 2022	Requested
Project Description and Budget	\$28,500,000	Nov. 2022	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

	Nov. 2022
Planning, Design & Management	\$ 4,516,710
Construction	23,230,000
Contingency	753,290
Total	\$ 28,500,000

Source of Funds

ISU Athletics Department, University Investment Income, Private Giving

Schedule

Construction: Spring 2023 – Fall 2024