

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the proposed:

1. Permission to Proceed with Project Planning for the:
 - **Lloyd Veterinary Medicine - Pet Cancer Center Remodel and Addition** project.
2. Project Description and Budget for the:
 - **Veterinary Diagnostic Laboratory – Phase 2** (\$66.5 million) project with the understanding that approval is authorization to proceed with construction.
3. Revised Project Description and Budget for the:
 - **CYTown-Parking and Infrastructure Improvements** (\$37.7 million, up 32% from \$28.5 million) project with the understanding that approval is authorization to proceed with construction.

ISU project #1 of 3

Lloyd Veterinary Medicine Medical Center - Pet Cancer Clinic Remodel and Addition

Executive Summary: Iowa State University requests Board approval of Permission to Proceed with Project Planning to renovate over 3,600 square feet of interior space and build a new 2,000 square foot addition to further develop the ISU Pet Cancer Clinic. The \$6.25 million to \$6.75 million project budget would be funded by University Funds and Private Giving.

- As Phase 1 of 2 of the ISU Pet Cancer Clinic, the Board approved the \$3.7 million project budget for the “ISU Veterinary Medicine – Stereotactic Radiation Therapy Addition” in October 2017. It was completed in March 2019.

Background:

As Phase 2 of 2, this project would further develop the ISU Pet Cancer Clinic by renovating Room 1919, Corridor 1940 and Room 1948, while building the addition for the clinic’s Comparative Oncology Center.

The project is located on the northeast corner of the Lloyd Veterinary Medical Center. The proximity of this project, adjacent to the Hixon-Lied Small Animal Hospital and Stereotactic Radiation Therapy service, would allow ISU to integrate hospital operations, generate workflow efficiencies and establish operational continuity.



Establishing an ISU Pet Cancer Clinic (Phase 1 and 2) would provide comprehensive treatment capabilities and facilitate the collaboration of oncologists with specialists in veterinary pathology, internal medicine, cardiology, and ophthalmology.

ISU is currently the only veterinary facility with oncologists providing oncological care in Iowa. This project would enhance the Hixon-Lied Small Animal Hospital’s capacity to address Iowa’s pet population’s much-needed and growing care needs.

Project Summary

	Date	Board Action
Permission to Proceed with Project Planning	Nov. 2023	Requested



ISU College of Veterinary Medicine,
Hixson-Lied Small Animal Hospital

The pet cancer clinic would also grow net fee-for-service revenue, better position the college to compete for funding and efficiently execute clinical research trials. Our professional students, residents and graduate students would benefit from increased opportunities for exposure to clinical research.



Beyond Phase 1 and 2, additional phases were identified through an initial facility feasibility study, which would develop the ISU Pet Cancer Clinic even further.

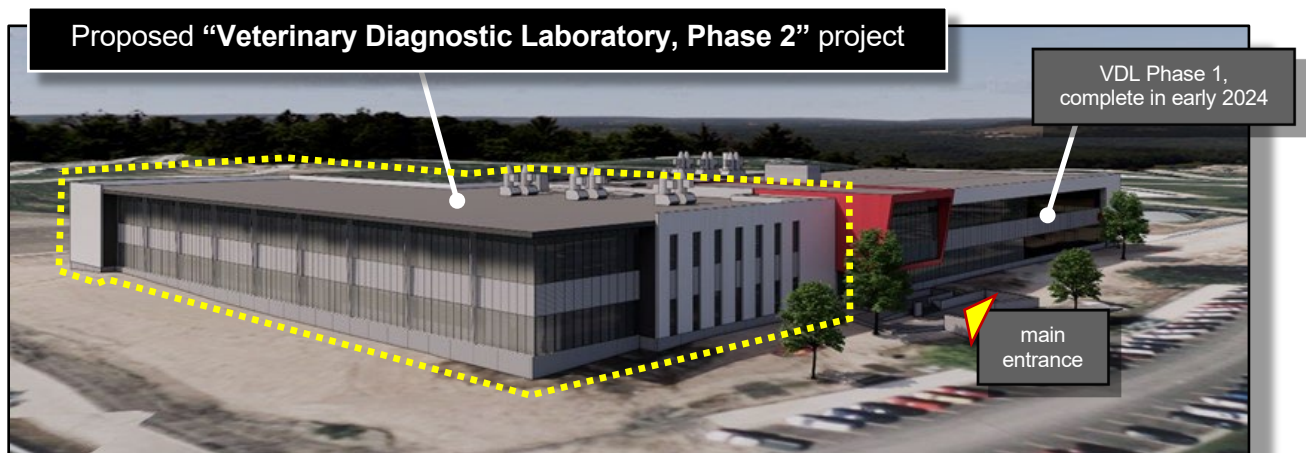
ISU project #2 of 3
Veterinary Diagnostic Laboratory – Phase 2

Executive Summary: Iowa State University requests Board approval of the Schematic Design, Project Description and Budget to build Veterinary Diagnostic Laboratory (VDL), Phase 2. It is a 78,500 square foot addition to VDL Phase 1. The \$66.5 million project budget would be funded by State and Local Fiscal Recovery Funds (SLFRF), State Appropriations, Private Giving and University Funds.

Background: VDL Phase 2 would colocate all remaining VDL functions under one roof, including diagnostic research activities, laboratory testing sections and administrative staff, all currently across the street in the College of Veterinary Medicine.

Specifically, the following would move into the new VDL Phase 2 facility:

- Analytical Chemistry, Bioinformatics, BSL3 Diagnostic Lab Space, Molecular Diagnostics, Sequencing, Serology and Virology
- VDL administration, quality assurance, information technology and epidemiological services.
- Research space for development of new assays to detect emerging diseases and toxicoses
- Basement Storage, a potential bid alternate



Iowa State University's proposed "Veterinary Diagnostic Laboratory, Phase 2" project, looking northwest

The additional space provided by VDL Phase 2 would generate safer biocontainment and biosafety, optimal process flow of samples, more functional space relationships and create critical program space needed to meet growth. Also, it would provide additional space to integrate diagnostic medicine education.

Like Phase 1, Phase 2 would provide public access to meeting areas and administrative space, but materials, samples, animal receiving, and disposal areas would be isolated from the public and other college functions.

Project Summary

	Amount	Date	Board Action
Design Build-Bridging Professional Selection, VDL Phase 1			
Multiple proposals, three interviews			
➤ Invision Architecture, Des Moines		Jan. 2019	Not Required*
Permission to Proceed with Project Planning, VDL Phase 2		Feb. 2022	Approved
Use of Alternative Delivery Methods, VDL Phase 2		Feb. 2022	Approved
Design Professional Selection, Phase 2			
Waiver of Design Professional Selection Process to hire Invision Architecture based upon their VDL Phase 1 performance			
➤ Invision Architecture, Des Moines		Apr. 2022	Not Required*
Invision's Agreement			
➤ Design Development – Construction Documents only	\$2,322,000	Feb. 2023	Not Required*
Invision's Amendment #1			
➤ Increase Design Professional Liability Insurance for Phase 2	\$134,000	Aug. 2023	Not Required*
Invision's Amendment #2			
➤ Additional Construction Document Services for Phase 2	\$475,000	Sep. 2023	Not Required*
Program Statement		Sep. 2023	Not Required*
Schematic Design		Nov. 2023	Requested
Project Description and Budget	\$66,500,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Project Budget

Planning, Design and Management	\$ 9,290,940
Construction	52,022,930
Furniture and Equipment	3,470,000
Contingency	1,716,130
Total	\$ 66,500,000

Source of Funds

\$40,000,000 = State and Local Fiscal Recovery Funds (SLFRF)
 18,000,000 = State Appropriation
 2,000,000 = Private Giving
6,500,000 = University Funds
 \$66,500,000 = Total Project Budget

Schedule

Construction: Summer 2024 to Fall 2026

Annual Operating and Routine Maintenance Costs

\$817,000

includes utilities, routine maintenance, janitorial, supplies, security, mail, Environmental, Health and Safety (EH&S) and property insurance

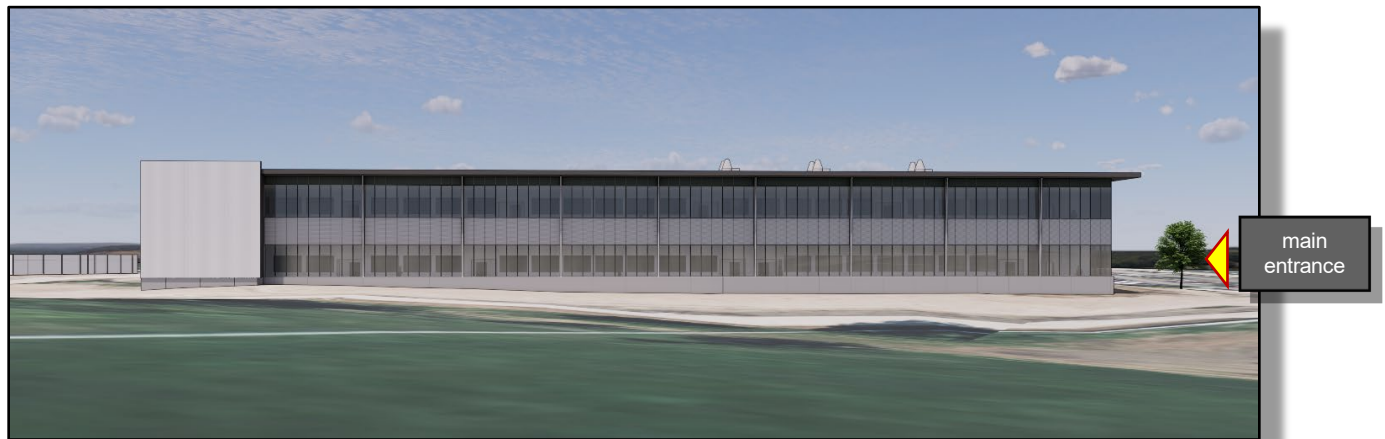
Annual Operating and Routine Maintenance Costs: Source of Funds

University Funds

The ISU Veterinary Diagnostic Laboratory advances Iowa’s \$32.5 billion animal agriculture industry by providing timely, high quality and comprehensive veterinary diagnostic services, diagnostic medicine instruction, and applied research to advance diagnostic and production animal medicine. The ISU VDL is a national leader in protecting animal and human health and is distinguished for having one of the nation’s few comprehensive laboratories encompassing a full range of diagnostics specialty areas.



VDL Phase 1 & 2 looking west from the ISU College of Veterinary Medicine



VDL Phase 2 looking north from US Highway 30

The consistent focus on excellence, accurate, same-day test results, innovations in test development and delivery, and educating the public about outbreaks and serious health concerns, has led to its status as the preeminent food animal veterinary diagnostic laboratory in Iowa, the nation, and the world. The lab also plays an important role in providing diagnostic services to companion animals, wildlife and humans (e.g., Rabies testing, CWD, COVID-19/SARS-CoV-2 testing).

The ISU Veterinary Diagnostic Laboratory has earned Tier 1 status in the National Animal Health Laboratory Network for its major role in surveillance of foreign animals and emerging diseases. The volume of diagnostic services, research and teaching continues to grow and expand, but is housed

in insufficient and inadequate space in the College of Veterinary Medicine Building and in obsolete and unsuitable space in the Veterinary Medicine Research Institute (VMRI).

The VDL has earned Tier 1 status in the National Animal Health Laboratory Network for the major role it plays in surveillance for foreign animals and emerging diseases. The volume of diagnostic services, research and teaching continues to grow and expand, but is housed in insufficient and inadequate space in the College of Veterinary Medicine Building, and obsolete and unsuitable space in the Veterinary Medicine Research Institute.



VDL Phase 2's south hallway along labs, looking east

History of VDL Phase 1 & VDL Phase 2

In 2018, the State of Iowa Legislature appropriated \$63.5 million to the \$75 million VDL Phase 1 project, scheduled for completion in early 2024.

VDL Phase 1 primarily houses case receiving and accessioning, sample processing, necropsy, pathology, bacteriology and installation of an incinerator. Construction began in March 2021 and is estimated to be completed in early 2024.

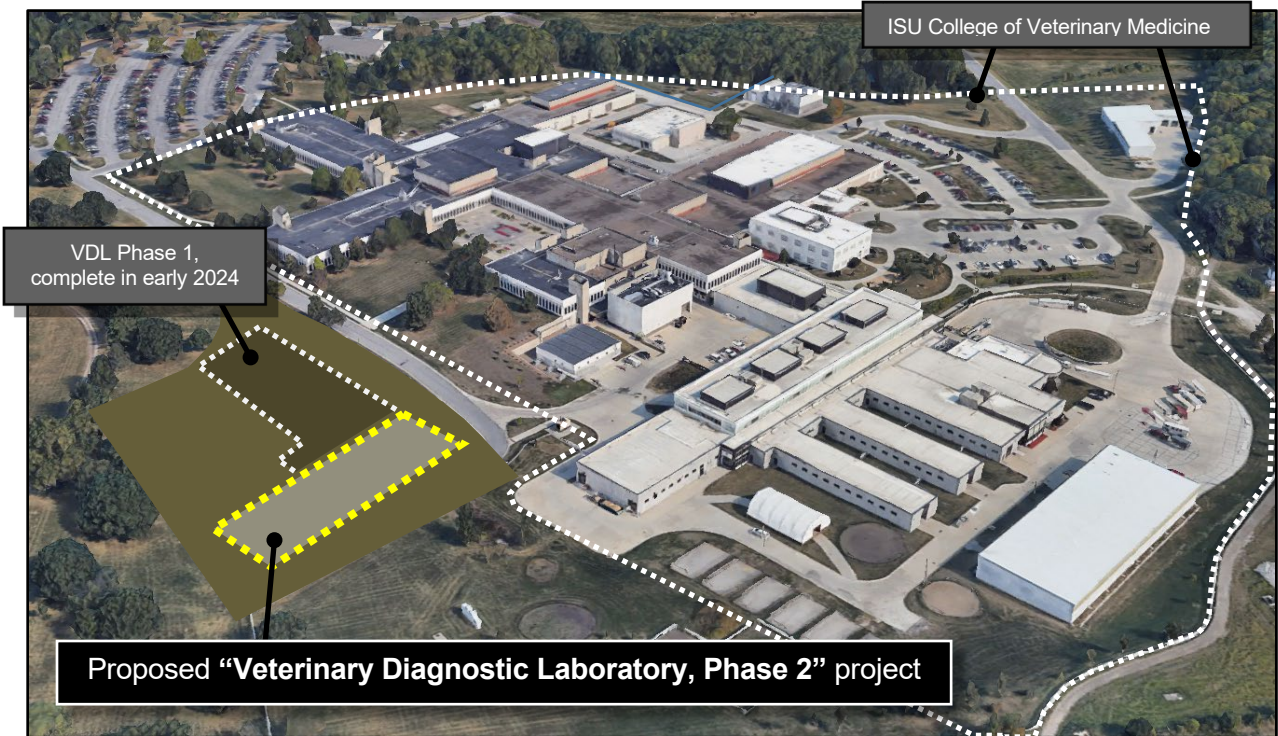
VDL Phase 2 would collocate all VDL operations under one roof, provide efficient and effective process flow, address critical issues of space quantity and quality, and provide the necessary biosafety and biocontainment for the only full-service and fully accredited veterinary diagnostic lab in the state of Iowa. VDL Phase 2 is scheduled to be completed in Fall 2026.

Matching VDL Phase 1's sustainability certification, VDL Phase 2 would be designed to attain LEED (Leadership in Energy and Environmental Design) "Gold Certification".

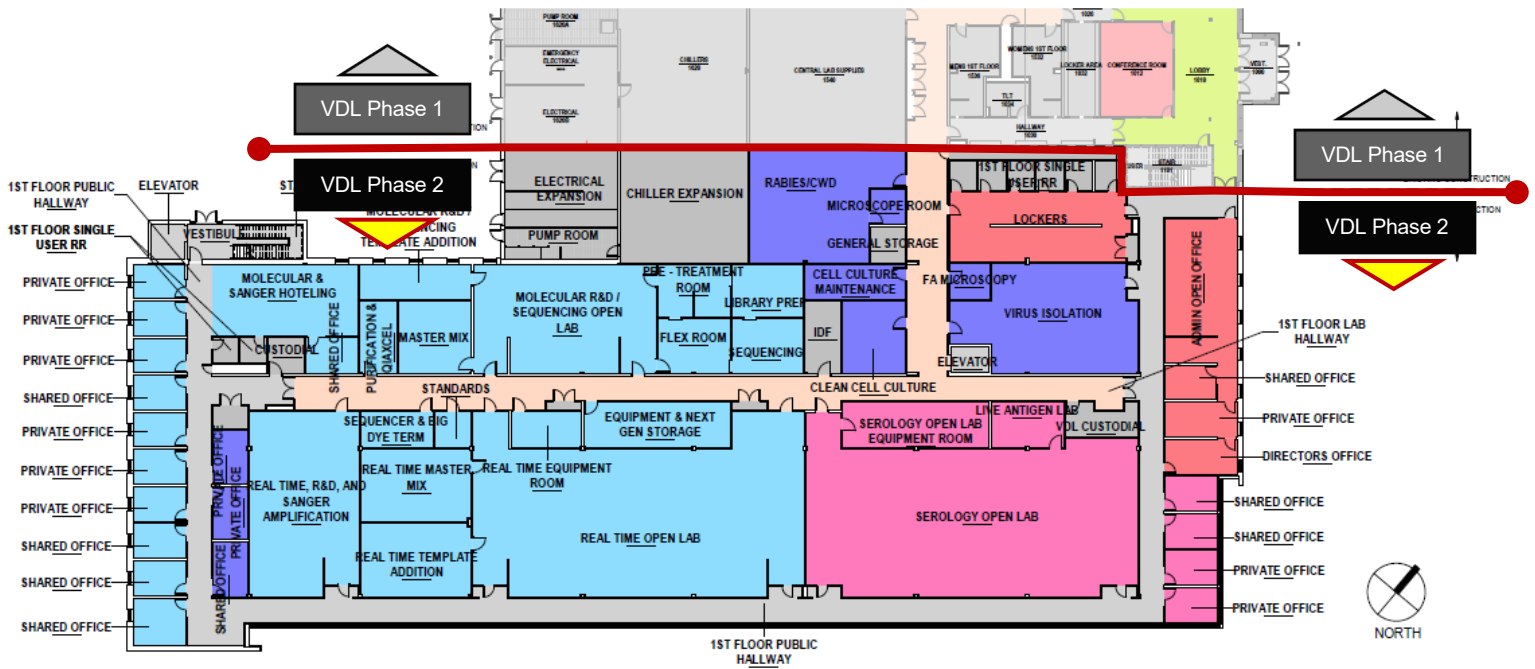
Unlike VDL Phase 1 which used the Design Build project delivery method, VDL Phase 2 would use the traditional Design Bid Build project delivery method.



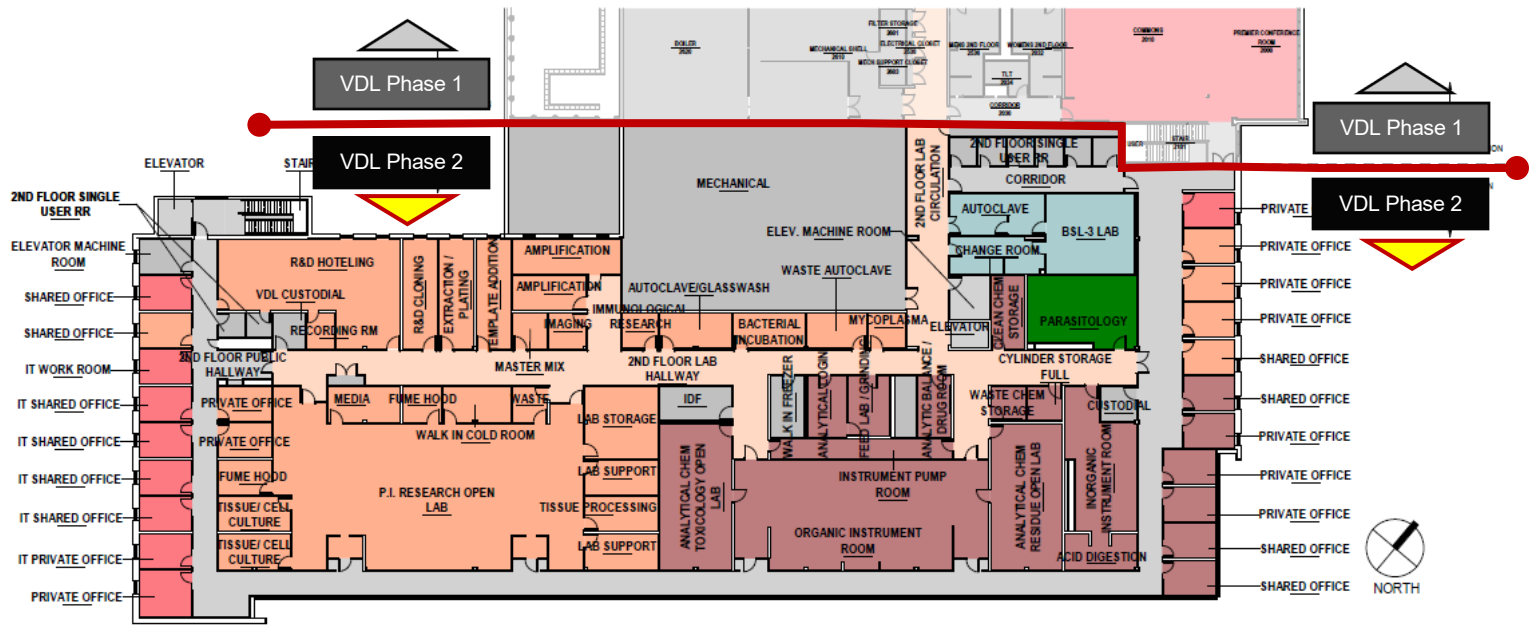
Project location



Project location



First Floor Plan



Second Floor Plan

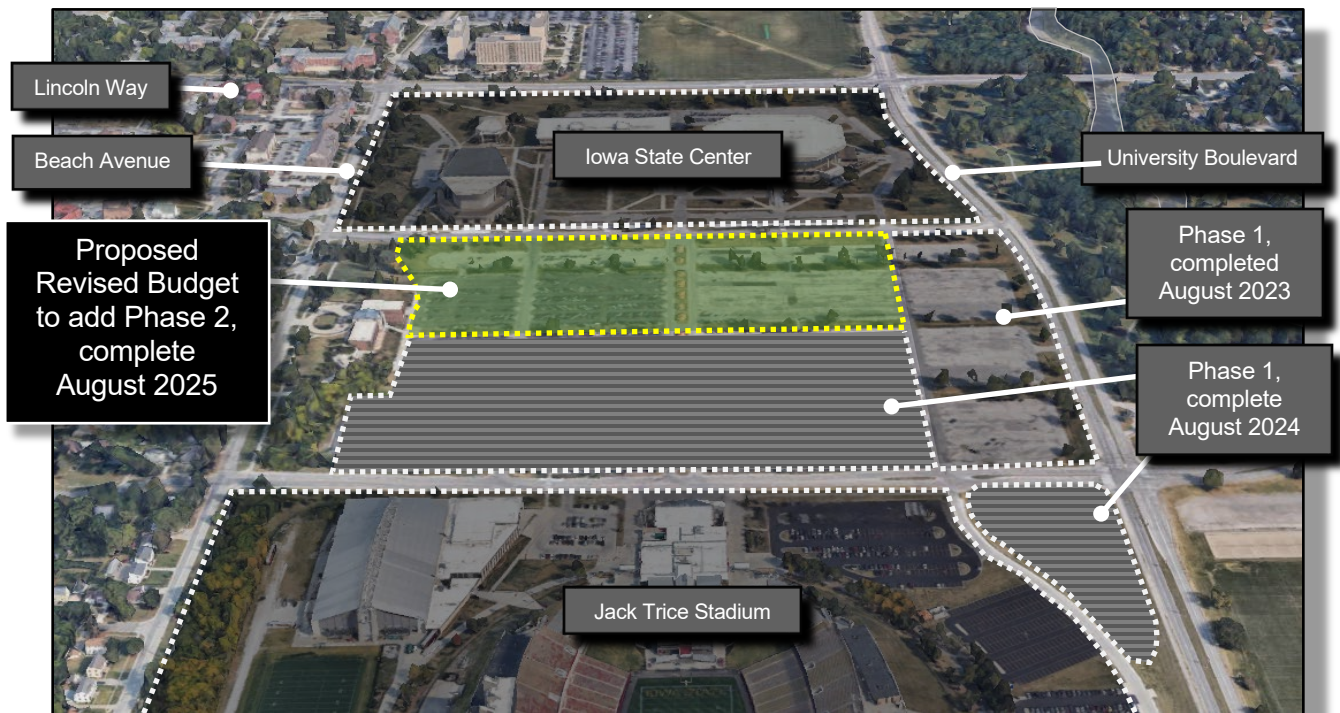
**ISU project #3 of 3
CYTown – Parking and Infrastructure Improvements**

Executive Summary: Iowa State University requests Board approval of the Revised Project Description and Budget to add Phase 2 to the “CyTown – Parking and Infrastructure Improvements” project. The \$37.7 million revised project budget, up 32% from \$28.5 million, would be funded by ISU Athletics Department, Private Giving and University Funds.

➤ Phases 1 and 2 together would remove \$12 million to \$15 million in building renewal.

Background: Phase 2 would build all remaining parking and utility infrastructure, continue to establish a corridor down the middle of the site for future CyTown development and relocate the CyRide Transit Hub. Phase 1 and 2 combined would build extensive underground infrastructure, completely replace all parking surfaces and raise the project site so future development would be five feet above loway Creek’s 100-year flood plain.

Phases 1 and 2 would cover the existing 40 acres of land between the Iowa State Center and Jack Trice Stadium, currently used for commuter and event parking. These lots are heavily used by students and visitors to the Iowa State University campus. The existing parking lots have multiple maintenance issues and need replacement. Phases 1 and 2 would improve 4,200 parking stalls serving the Iowa State Center, Jack Trice Stadium and parking for approximately 2,000 daily commuters.



Iowa State University’s “CYTown – Parking and Infrastructure Improvements” project



In early 2022 prior to Phase 1, ISU performed a facility feasibility study to evaluate infrastructure requirements for Phase 1, Phase 2 and any future development. It included a topographic survey, geotechnical surveys, a traffic survey, an impact study and review of sanitary sewer systems.

Project Summary

	Amount	Date	Board Action
Permission to Proceed with Project Planning		Jun. 2022	Approved
Design Professional Selection Process Waiver Snyder Associates, Incorporated, Des Moines		Jun. 2022	Not Required*
Snyder & Associates Agreement Preliminary Planning – Schematic Design	\$250,000	Jun. 2022	Not Required*
Snyder’s Amendment #1 Design Development, Cost Estimating, Bidding, Phase 1	566,000	Jan. 2023	Not Required*
Snyder’s Amendment #2 Design Development – Record Documents, Phase 1	482,260	Feb. 2023	Not Required*
Snyder’s Amendment #3 Construction Documents & Bidding, Phase 2	185,000	Jun. 2023	Not Required*
Snyder’s Amendment #4 FEMA Application to Remove Site from Flood Plain	10,000	Jul. 2023	Not Required*
Snyder’s Amendment #5 Construction Documents & Bidding, additional, Phase 2 Schematic Design, Phase 1 & 2	148,350	Sep. 2023 Nov. 2022	Not Required* Approved
Project Description and Budget, Phase 1	\$28,500,000	Nov. 2022	Approved
Revised Project Description and Budget, add Phase 2	\$37,700,000	Nov. 2023	Requested

* Approved by Executive Director, consistent with Board policy.

Proposed Revised Project Budget

	Original Nov. 2022	Revised Nov. 2023
Planning, Design & Management	\$ 4,516,710	\$ 4,677,580
Construction	23,230,000	32,411,000
Contingency	753,290	611,420
Total	\$ 28,500,000	\$ 37,700,000

Source of Funds

ISU Athletics Department, Private Giving, University Funds

Bidding Schedule

Phase 2 = early 2024

Construction Schedule

Phase 1 East = completed August 2023

Phase 1 West = complete August 2024

Phase 2 = complete August 2025