Contact: Keith Saunders

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Committee Action Requested: Recommend to the Board approval of the following proposed projects.

1. Permission to Proceed with Project Planning and Request to Use Construction Manager at Risk Project Delivery for:

    a. Research Park 13 – Alliant Energy Agriculture Innovation Lab-Expansion

2. Project Description and Budget for:

    a. Dining Support Center ($37.4 million)

1.a. Research Park 13 – Alliant Energy Agriculture Innovation Lab-Expansion

Project Overview: Iowa State University proposes to construct approximately 45,000 square feet of additional space at the Alliant Energy Agriculture Innovation Lab and make improvements to approximately 50,000 square feet of existing space. Located at the ISU Research Park, the facility houses the university's Digital Ag Innovation Lab.

Fiscal Impact: The estimated project cost is $12 million to $13 million. Funding includes an awarded $6 million USDA facility infrastructure grant and a committed $6 million university cost share funded by the Digital Ag Innovation Lab. The lab would also fund approximately $1 million for furniture, information technology, and associated costs.

Construction would be carried out under a tenant improvement contract. ISU would amend its existing lease with the ISU Research Park to incorporate the additional space, with no base rent associated with the expansion. Operating expenses for the additional leased space are estimated at less than $50,000 annually and would be paid by the Digital Ag Innovation Lab from self-supporting funds.

Key Background: The Digital Ag Innovation Lab brings together researchers, industry partners, producers, students, entrepreneurs, and Extension professionals to develop and apply digital and precision agriculture technologies. The project would expand capacity for agricultural research, workforce development, producer training, and industry collaboration.

Proposed improvements include:

- A workforce development training center comprising approximately 14,100 square feet of new space and 6,300 square feet of remodeled space for Extension and K–12 programming.
- Approximately 10,000 square feet of additional office space accommodating up to 83 additional faculty, staff, and students.
- Renovation of approximately 3,000 square feet within the existing spray technology and aerial application innovation center.
- Approximately 20,000 square feet of new, heated innovation space for industry research and outreach.
- Humidity controlled improvements in existing unconditioned space.

The expansion would provide dedicated space for production-scale equipment training, applied research, and technology demonstrations, helping producers adopt technologies that improve agricultural productivity and profitability.

Applicability of Academic Space Moratorium: For purposes of this project, the moratorium on net new academic space does not apply to the expansion because ISU would lease the additional space from the Iowa State University Research Park. The lease amendment would run through the expiration of the original 15-year lease approved by the Board in November 2022.

Request to Use Construction Manager at Risk Project Delivery: Iowa State University requests to use construction manager at risk project delivery to support early cost validation, procurement planning, and coordination with the existing facility. Early contractor involvement would help evaluate the cost and availability of materials meeting the USDA grant's Build America, Buy America requirements and identify compliant alternatives before specifications are

finalized. This would reduce the potential for late redesign, rebidding, or reductions in project scope.

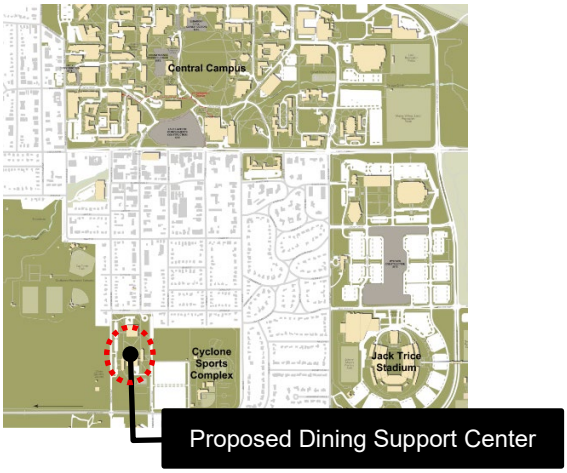
The construction manager would also help develop a coordinated schedule addressing material procurement, construction, and commissioning to support the grant schedule. Constructability review during design would address connections to existing building systems, access limitations, construction sequencing, temporary services, and any necessary shutdowns. Resolving these issues early would help reduce field changes, rework, and disruption to ongoing operations.

Risks and Considerations: Planning should confirm the final scope and budget, grant requirements and completion deadlines, and the allocation of responsibilities under the tenant improvement contract and amended lease. Coordination with existing operations will also be important as the addition and renovations proceed.

2.a. Dining Support Center

Project Overview: Iowa State University proposes to construct a 44,787-gross-square-foot food production, storage, and logistics facility for ISU Dining. The facility would replace bakery and commissary operations in the Knapp-Storms Building and relocate food and supply warehousing operations from Friley Hall. It would be located south of the Wallace-Wilson Residence Halls, between Hayward Avenue and Welch Avenue, north of Mortensen Road.

The project would centralize food production, receiving, distribution, and storage. Following occupancy of the new Dining Support Center, ISU plans to raze the approximately 49,000-gross-square-foot Knapp-Storms Building, eliminating its associated deferred maintenance.



Fiscal Impact: The total project budget is $37,395,000.

Project Budget:	
Planning, Design & Management	$5,567,010
Construction	$30,577,520
Furniture & Equipment	$294,130
Contingency	$956,340
Total	$37,395,000

Annual utilities and maintenance costs are expected to remain near or slightly below the approximately $785,000 currently associated with bakery operations in Knapp-Storms and food and supply warehousing operations in Friley Hall. Estimated annual deferred maintenance funding needs are $450,000. ISU Dining would fund operating and deferred maintenance costs.

Demolition of Knapp-Storms would eliminate its associated deferred maintenance estimated at approximately $15 million.

Key Background: The bakery and commissary support more than 20 ISU Dining locations, including three marketplace dining centers serving more than 16,000 meals daily. The new facility would support residential dining, retail outlets, catering, and service to campus camps and conferences.



Looking west at entrance off Welch Avenue

Knapp-Storms has reached the end of its functional life. Its aging infrastructure no longer meets modern food safety standards, operational efficiency goals, or growing campus dining demand. The replacement facility would modernize food production, improve operational efficiency, and support staff training. It would also accommodate the ability to connect to a large mobile generator to maintain operations during emergencies.

The November 2025 planning submission outlined a two-phase building project. Further planning identified construction of the full facility in a single phase as the preferred approach to improve operational and construction cost efficiency.



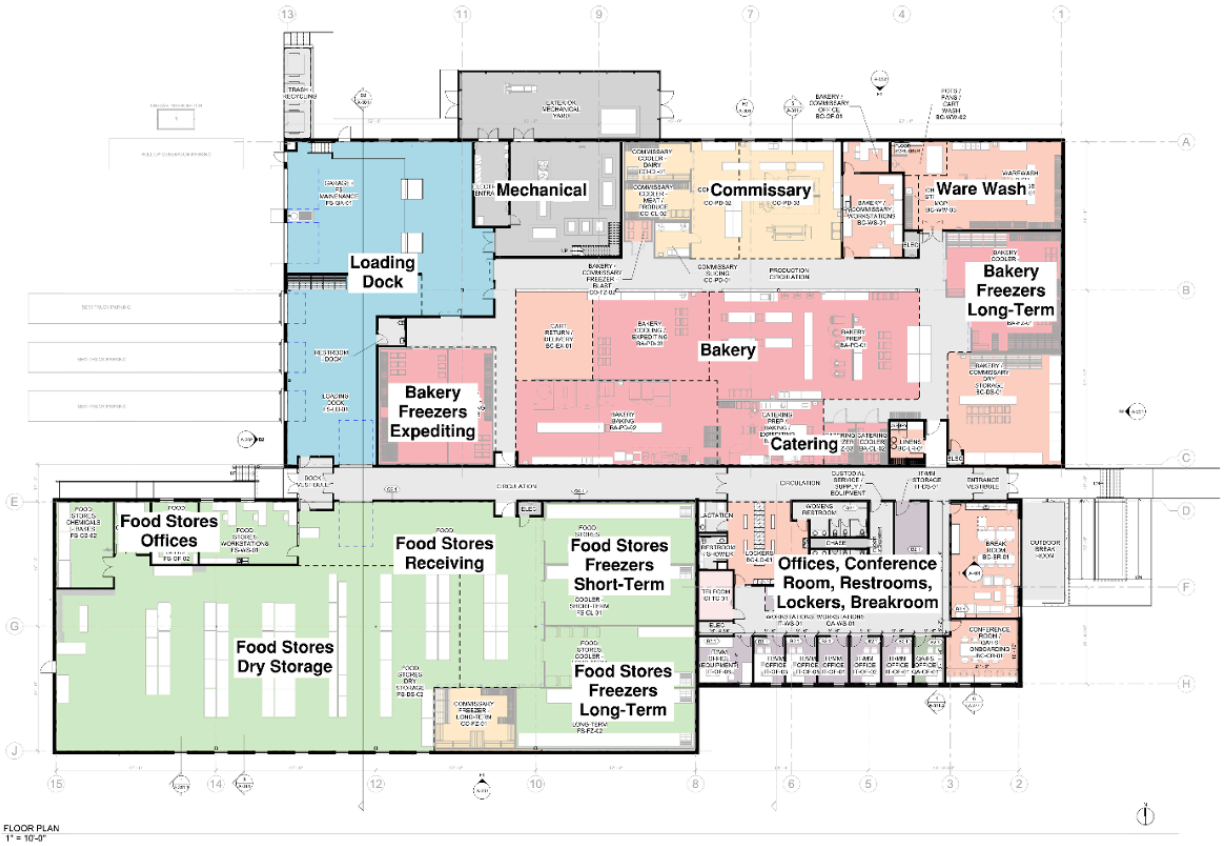
Looking NW from Mortensen and Welch intersection

The project also includes medium-voltage electrical improvements serving the new Dining Support Center, Wallace Hall, Wilson Hall, and Wallace-Wilson Commons. Construction is anticipated from June 2027 through July 2030.

Alternatives evaluated included renovating the existing facility, leasing or purchasing off-campus space, outsourcing production, and distributing production among other dining facilities. These alternatives were determined to be cost-prohibitive, operationally disruptive, or inconsistent with ISU's objectives for food quality and production control.

Risks and Considerations: Construction and relocation will require coordination to maintain food production and distribution services. Project implementation should also address the allocation of electrical improvement costs between dining and residence operations and confirm the anticipated operating efficiencies.

Dining Support Center Floor Plan



Interior Renderings



Commissary



Bakery