

**A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE STUDENT SUCCESS CENTER PROJECT WILL TAKE PLACE AT THE DECEMBER MEETING**

AGENDA ITEM 19b

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of November 6, 2004, Through December 16, 2004  
**Date:** December 1, 2004

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**Recommended Actions:**

1. Take the following actions for the major capital projects, as defined by Board policy adopted in June 2003.
    - a. **Student Success Center** project (see pages 3 through 9):
      1. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (pages 7 through 9);
      2. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
      3. Approve the schematic design and project description and budget (\$10,000,000) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
    - b. **Hilton Coliseum Improvements 2004** project (see pages 10 and 11):

Approve the selection of RDG Planning and Design, Des Moines, Iowa, to provide design services for the project.
  2. Approve the project description and budget (\$4,859,210) for the **Storms and Knapp Hall—Demolition** project (see pages 11 and 12).
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**Executive Summary:**

Requested  
Approvals

Schematic design and project description and budget (\$10,000,000) for the **Student Success Center** project which would construct a new facility to house academic student service programs; the new facility would improve the awareness, visibility and accessibility of the programs leading to increased academic achievement and retention (see page 3).

- The schematic drawings are included with the Board's agenda materials.

Selection of RDG Planning and Design, Des Moines, Iowa, to provide design services for the **Hilton Coliseum Improvements 2004** project which would update Hilton Coliseum to address life safety codes and deferred maintenance, increase the seating capacity, and provide other upgrades for improved guest services (see page 10).

Project description and budget for the **Storms and Knapp Hall—Demolition** project (\$4,859,210) which would raze the residence halls (see Attachment A for location) which suffer from significant deferred maintenance and have exceeded their life expectancies (see page 11).

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**Background and Analysis:**

**Student Success Center**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Requested
Initial Review and Consideration of Capital Project Evaluation Criteria		Aug. 2004	Receive Report
Site Selection		Nov. 2004	Approved
Authorization to Demolish Wallace Road Office Building at Proposed Site		Nov. 2004	Approved
Architectural Selection (OPN Architects, Cedar Rapids, IA)		Nov. 2004	Approved
Authorization for Executive Director to Approve Negotiated Design Agreement		Nov. 2004	Approved
Program Statement		Nov. 2004	Not Required*
Architectural Agreement—Schematic Design Through Construction Phase Services (OPN Architects, Cedar Rapids, IA)	\$ 768,500	Nov. 2004	Not Required*
Final Review and Consideration of Capital Project Evaluation Criteria		Dec. 2004	Receive Report
Schematic Design		Dec. 2004	Requested
Project Description and Total Budget	10,000,000	Dec. 2004	Requested

\*Approved by Executive Director in accordance with Board procedures approved in November 2004.

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- Background
- The University offers a number of academic student service programs consistent with its commitment to increase graduation rates. Some of the programs suffer from significant space limitations in their existing locations.
- The Hixson Opportunity Awards Program provides services which lead to increased student retention and graduation rates for Hixson scholars; existing serious space constraints prohibit the expansion of its services.
  - The Athletic Center for Educational Services works to ensure and enhance the academic experiences of the University’s student-athletes; the existing facilities are not sufficient to accommodate adequately all of the students who utilize these services.
  - The University’s student support services, including disability resources, academic counseling, tutoring, and supplemental instruction programs, need additional space to better respond to student needs.

Project Scope/ The proposed Student Success Center facility would support a broad range

Program Statement	<p>of academic enrichment services to increase academic achievement and retention, thereby also improving enrollment and graduation rates.</p> <p>Construction of the facility would increase the visibility of the programs and provide an academic environment devoted to helping all students meet their potential and reach their goal of earning a degree.</p> <p>The facility would house the Christina Hixson Opportunity Awards Program, the Athletic Center for Educational Services, and the Academic Success Center.</p> <p>The building program, approved by the Executive Director on November 23, 2004, included 36,820 gross square feet (23,933 net square feet) of classrooms, computer laboratories, study areas, other academic support spaces, and administrative office areas for the three programs.</p>
Project Site	<p>The proposed site for the building is at the current location of the Wallace Road Office Building, which is located west of Maple Hall along Beach Road. (A map indicating the location of the building is included with the schematic drawings.)</p> <ul style="list-style-type: none"> <li>• The Board approved the demolition of the Wallace Road Office Building at its November 2004 meeting.</li> </ul>
Schematic Design	<p>The schematic drawings are included with the Board's materials.</p> <p>The following are highlights of the interior design.</p> <p><u>Ground Level</u></p> <p>The ground level would house the shared program spaces. The central portion of this level would house two large classrooms which would be dedicated to the Hixson program but shared with other programs on campus. Each classroom would accommodate flexible seating arrangements for approximately 50 individuals.</p> <p>A large commons area with seating and tables would be located along the eastern wall. Restrooms, building support, and a vending area would be located at the north end of this level, and additional building support and storage areas would be located at the south end.</p> <p>A building entrance would be located at the southeast corner adjacent to the commons area.</p> <p><u>First Level</u></p> <p>The first level would house the functions of the Hixson program and the Academic Success Center.</p> <ul style="list-style-type: none"> <li>• While the Academic Success Center would occupy the majority of the space, many of the areas assigned to both programs would be used interchangeably as there would be significant interaction between the two programs.</li> </ul>

The Academic Success Center testing functions, study spaces, and tutoring areas would be located along the west wall; the computer laboratory, conference room, and reception area would be centrally located on this level.

The Hixson program study lounge, computer laboratory, office areas, and work room would be located at the south end of this level. Two tutoring rooms and a conference room would be located adjacent to similar spaces for the Academic Success Center.

The main building entrance would be centrally located along the west wall and would open into a study lounge and an east-west corridor to a large commons area with seating and tables along the eastern wall (similar to the lower level).

The north end of this level would provide restrooms, building service areas, and a building entrance at the northeast corner adjacent to the commons area.

### Second Level

All of the functions of the Athletic Center for Educational Services would be located on the second level, independent from the other building programs.

Included would be the study areas, tutoring rooms, and computer laboratory along the west wall, and an additional large tutoring room, a conference room, and office areas along the east wall. Restrooms would be located at the north end of this level.

The eastern portion of this level would be open to the first level commons area below.

### Third Level

The third level would house an open attic area and mechanical space.

### Circulation

The three levels would be served by the main building stairway located in the eastern portion of the facility (within the commons areas on the ground and first levels), an elevator near the main stairway, and two secondary building stairways at the northwest and southwest corners.

The following are highlights of the exterior design.

- The building exterior has been designed to blend harmoniously with the existing facilities in the Richardson Court neighborhood. The building would be constructed primarily of brick, with limestone being used to emphasize the west entrance and the east commons areas.
- The building would feature sloped roof areas constructed of asphalt shingles consistent with other facilities in the area. The roofing system was also selected based on its durability, life expectancy (20 years), and cost.

Square Footage      The following table compares the detailed square footages for the  
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Table schematic design with the square footages in the approved building program.

Detailed Building Program

	<u>Building Program</u>	<u>Schematic Design</u>		
<u>Athletic Center for Educational Services</u>				
Study Lounge and Quiet Structured Study Room	2,240	2,260		
Computer Lab	1,536	1,720		
Tutoring Conference Rooms	1,040	724		
Counselors' Offices and Other Program Offices	1,029	1,260		
Administrative Office Areas	882	497		
Support Areas	660	353		
Conference Room	<u>480</u>	<u>456</u>		
	7,867		7,270	nsf
<u>Academic Success Center</u>				
Testing Center	1,728	1,483		
Group Study Space and Study Lounge	1,474	1,005		
Tutoring Offices and Conference Rooms	1,200	932		
Computer Lab	1,152	536		
Academic Office Areas	900	803		
Support Areas	660	198		
Conference Room	360	273		
Learning Coordinator/Laboratory	<u>300</u>	<u>240</u>		
	7,774		5,470	nsf
<u>Hixson Program</u>				
Small Classrooms	2,040	0		
Administrative Office Areas	912	923		
Conference Room	360	216		
Computer Lab	300	225		
Study Lounge	<u>300</u>	<u>254</u>		
	3,912		1,618	nsf
<u>Shared Areas</u>				
Large Classrooms*	2,816	2,720		
Student Commons	1,200	2,327		
Vending/Food Area	<u>364</u>	<u>150</u>		
	4,380		5,197	
Total Net Assignable Space	<u>23,933</u>	<u>19,555</u>		nsf
Anticipated Gross Square Feet	<u>36,820</u>	<u>33,500</u>		gsf
Anticipated Net-to-Gross Ratio = 58 percent (schematic)				

\* Dedicated to Hixson program but will be shared with other programs on campus

Program/ Schematic Comparison	The schematic design reflects a decrease of 4,378 net square feet (18 percent) from the approved building program. The space reduction was necessary to ensure that the building could be constructed within the \$10,000,000 project budget while maintaining the program elements.
Schedule	The University plans to bid the project in April 2005, with an anticipated completion date of March 2006.
Operating Costs	Operating costs would be paid from Athletic Department revenues and general funds.

- With permission to proceed with the project, the University indicated that operating costs would be paid from Athletic Department revenues, and either a building operating endowment or general funds. However, the University now reports that it does not anticipate that sufficient private funds would be raised to support an operating endowment for the facility.

Funding

Private Funds.

Project Budget

Construction Cost	\$ 7,742,500
Professional Fees	1,497,500
Movable Equipment	635,000
Relocation	25,000
Contingency	<u>100,000</u>
<b>TOTAL</b>	<b><u>\$ 10,000,000</u></b>

Evaluation  
Criteria

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional  
Mission/Strategic  
Plan

The Student Success Center will create a comprehensive support network that gives university students the tools and services they need to succeed.

The facility will house the Christina Hixson Opportunity Awards Program, the Academic Success Center, and the Athletic Center for Educational Services. Each program will provide a variety of services to strategically support and increase academic achievement and retention for all students, with a focus on academically vulnerable students.

Hixson Opportunity Awards Program

The Hixson Program provides services to Hixson scholars that lead to increased student retention and graduation. The program integrates first-year seminars, social activities, mentoring, leadership development, and service learning to develop a community of students and friends within the larger university community.

The Hixson Program has serious space constraints that make offering additional counseling, tutoring and computer access nearly impossible. Additional space is needed for one-on-one assessments and advising to foster and strengthen the sense of community among these students.

## Academic Success Center

The Academic Success Center (Satellite Student Services) provides services for disability resources, academic counseling, tutoring, and supplemental instruction programs.

## Athletic Center for Educational Services

The Athletic Department is guided by university, NCAA, and Big 12 Conference standards in ensuring a supportive learning atmosphere for its student-athletes. As part of NCAA accreditation, the university must put student-athletes and educational objectives first.

The NCAA guidelines specifically state, "...the institution shall demonstrate that:

- a. Adequate academic support services are available for student-athletes.
- b. Student-athletes are encouraged and assisted in reaching attainable academic goals of their own choosing.
- c. When it is determined that individual student-athletes have special needs, these needs are addressed.
- d. The support services are approved and reviewed periodically by academic authorities outside of the Athletic Department."

The university works with its student-athletes to help them attain personal and academic success, as well as reach their athletic potential. The Athletic Center for Educational Services (ACES) works to ensure and enhance the academic experiences of our student-athletes. Students can participate in customized academic and personal development programs, study groups, tutoring, and other services that enhance study and learning skills. The programs are designed to strengthen students' academic, time management and social skills in order to achieve their long-term goals.

Student-athletes currently may go to different locations across campus to access academic support. While these services have helped student-athletes remain at the university and complete their degrees, the facilities where the services are located have not kept pace. The available spaces are marginal, and often not conducive to improving learning and studying. There are simply not enough computer labs, study spaces and team study areas to accommodate the athletes and many of the furnishings are inadequate and uncomfortable.

In recent years, the university has taken major strides to strengthen its athletic program. The next step of a plan to improve student-athlete recruitment and retention, and to increase the overall success of the intercollegiate athletics program is to provide adequate facilities for the Athletic Center for Educational Services. The Iowa State University Athletic Council has endorsed this project as necessary to provide the facilities for student-athlete support.

Other Alternatives Explored	<p>These programs are currently located in offices and classrooms in Beyer Hall and the Student Services Building.</p> <p>Several alternatives were considered in the pre-planning phases of the project, but the size of the facility precludes a building addition to an existing campus structure. New construction is considered the most viable alternative to be studied as project planning begins.</p>
Impact on Other Facilities and Square Footage	<p>The schematic design results in a facility of approximately 23,000 net assignable square feet and anticipates a net-to-gross square footage ratio of 57% resulting in an estimated 40,000 gross square foot facility.</p> <p>One of the programs currently occupies about 4,200 NASF in Beyer Hall. Three of the large rooms (1,900 NASF) will be returned to use as general university classrooms and the balance of the space allocated to Recreation Services, and Health and Human Performance.</p> <p>Classrooms and computer laboratories in Ross Hall that are currently used exclusively by student-athletes will be opened for general university use.</p> <p>Other programs are housed in severely restricted space in the Student Services Building or are simply not accommodated currently. Moving the Hixson Scholars group and Academic Success Center will vacate less than 1,500 square feet in the Student Services Building.</p>
Financial Resources for Construction Project	<p>The estimated project budget of \$10 Million will be funded entirely by private gifts.</p>
Financial Resources for Operations and Maintenance	<p>The estimated operating and maintenance budget is approximately \$140,000 and will be paid for from the Athletic Department and university's general fund equally.</p>
External Forces	<p>The Student Success Center will increase the visibility of each program, and increase the awareness of these services among students. Many students utilize more than one service at a time, so both physical proximity and the cohesive manner in which these programs are delivered will be enhanced by being housed in one facility.</p> <p>Student-athlete recruitment and retention is enhanced by superior academic support services. Recruits visiting the university judge the help they will receive in their academic endeavors just as they evaluate the quality of the program. Having adequate facilities, computer equipment and program services available will assist in recruiting and retaining athletes.</p> <p>NCAA Accreditation examiners have cited the need for improved facilities to support the Student Athlete Services. The NCAA policies are consistent with the university's goals to ensure and enhance the academic experiences of our student-athletes.</p>

## Hilton Coliseum Improvements 2004

### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Aug. 2004	Approved
Initial Review and Consideration of Project Evaluation Criteria		Aug. 2004	Received Report
Architectural Selection (RDG Planning and Design, Des Moines, IA)		Dec. 2004	Requested

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**Background** The University wishes to update Hilton Coliseum to address life safety codes and deferred maintenance, as well as changing demographics, the increasing demand for guest amenities, and the mix of events currently held in the facility.

A 1996 feasibility study completed by the architectural firm of HNTB of Kansas City, Missouri, identified many possible improvements for Hilton Coliseum, several of which have already been completed as part of a 2001 project. (A copy of the feasibility study is on file at the Board Office.)

**Project Scope** The project is anticipated to include upgrading the fire alarm system, expanding the existing concourse and reconfiguring the mezzanine stairways, repairing and improving the safety of the deteriorated elevated walkways, increasing the seating capacity and repairing existing seats, increasing concession space, providing meeting facilities, repairing and replacing elevators, and installing a new sound system.

**Anticipated Cost/Funding** \$6 million to \$8 million, to be funded by bond proceeds through the refinancing of the existing debt (principal outstanding as of June 30, 2004, of \$1.42 million with a final maturity of 2008), revenues from operations, and potential community and contract management support.

The University would only proceed with the project if the necessary financing is completed.

**Design Services** Expressions of interest to provide design services for the project were received from 14 firms. Four firms were selected for interviews with an institutional Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.

Based on the Committee's recommendation, the University requests approval of the selection of RDG Planning and Design, Des Moines, Iowa, to provide design services for the project.

- The firm was selected based on its understanding of the key project issues and exuberance to complete the project, its excellent project team management and design creativity, its experience at Iowa State University, and its rapport with the selection committee.

Subject to Board approval of the architectural selection, the negotiated

agreement would be forwarded to the Board Office for Executive Director approval in accordance with the capital project thresholds approved by the Board in November 2004.

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**Storms Hall and Knapp Hall Demolition**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Resolution – Abandonment of Storms Hall		April 2003	Approved
Permission to Proceed		June 2003	Approved
Resolution – Abandonment of Knapp Hall		April 2004	Approved
Architectural/Engineering Selection (Howard R. Green, Cedar Rapids, IA)		June 2004	Approved
Feasibility Study Agreement (Howard R. Green, Cedar Rapids, IA)	\$ 54,180	June 2004	Approved
Project Description and Total Budget	4,859,210	Dec. 2004	Requested

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Background

Storms and Knapp Residence Halls, two of the four buildings in the Towers Residential Neighborhood, were constructed in 1965 and 1966.

The facilities are located in the southwest area of campus at the intersection of Welch Avenue and Storm Street. (A map indicating the location of the facilities is included as Attachment A.)

Each residence hall consists of approximately 104,000 square feet with 580 dormitory style beds.

The buildings, which have exceeded their life expectancies, suffer from significant deferred maintenance and would require major renovation for continued occupancy.

The proposed demolition of the residence halls was presented to the Board in the Department of Residence Master Plan.

Resolutions for the abandonment of Storms and Knapp Halls were approved by the Banking Committee and the Board in April 2003 and April 2004, respectively.

Storms Hall was closed at the end of the spring 2003 semester; Knapp Hall was taken off-line during the winter of 2004.

The University plans to demolish both facilities during the summer of 2005.

The Commons area between the two buildings would be maintained for use by ISU Catering Services.

Because of the location of Storm and Knapp Halls, and their proximity to other occupied residence halls, the University has been evaluating all demolition and phasing options for project before proceeding with the demolition.

**Feasibility Study** A feasibility study was undertaken by Howard R. Green (an engineering firm) to determine the most appropriate method of demolition for the structures and to establish the associated project budget.

The feasibility study evaluated three demolition methods for removal of the buildings: traditional wrecking ball demolition, manual demolition, and implosion.

Several factors were considered in the evaluation process undertaken by Howard R. Green including the interruption of services to the complex and surrounding neighborhood, the imposed shut down of the Commons building and ISU Catering Services, total cost, and speed of clearing the site debris.

Based on this evaluation, implosion is expected to be the demolition method of choice for the project.

- The other demolition methods would require more time and therefore would be more disruptive to the surrounding community.

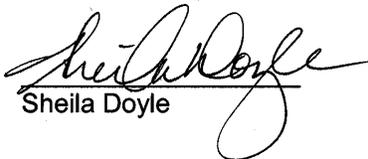
**Project Scope** The project would include the abatement of hazardous materials and razing of Storms and Knapp Halls; the site would be cleared, leveled and graded following the demolition.

After abatement of hazardous materials, the project, with demolition through implosion, would require six weeks to prepare the buildings for implosion, and four to six weeks to clean up the site.

**Funding** Residence System Funds.

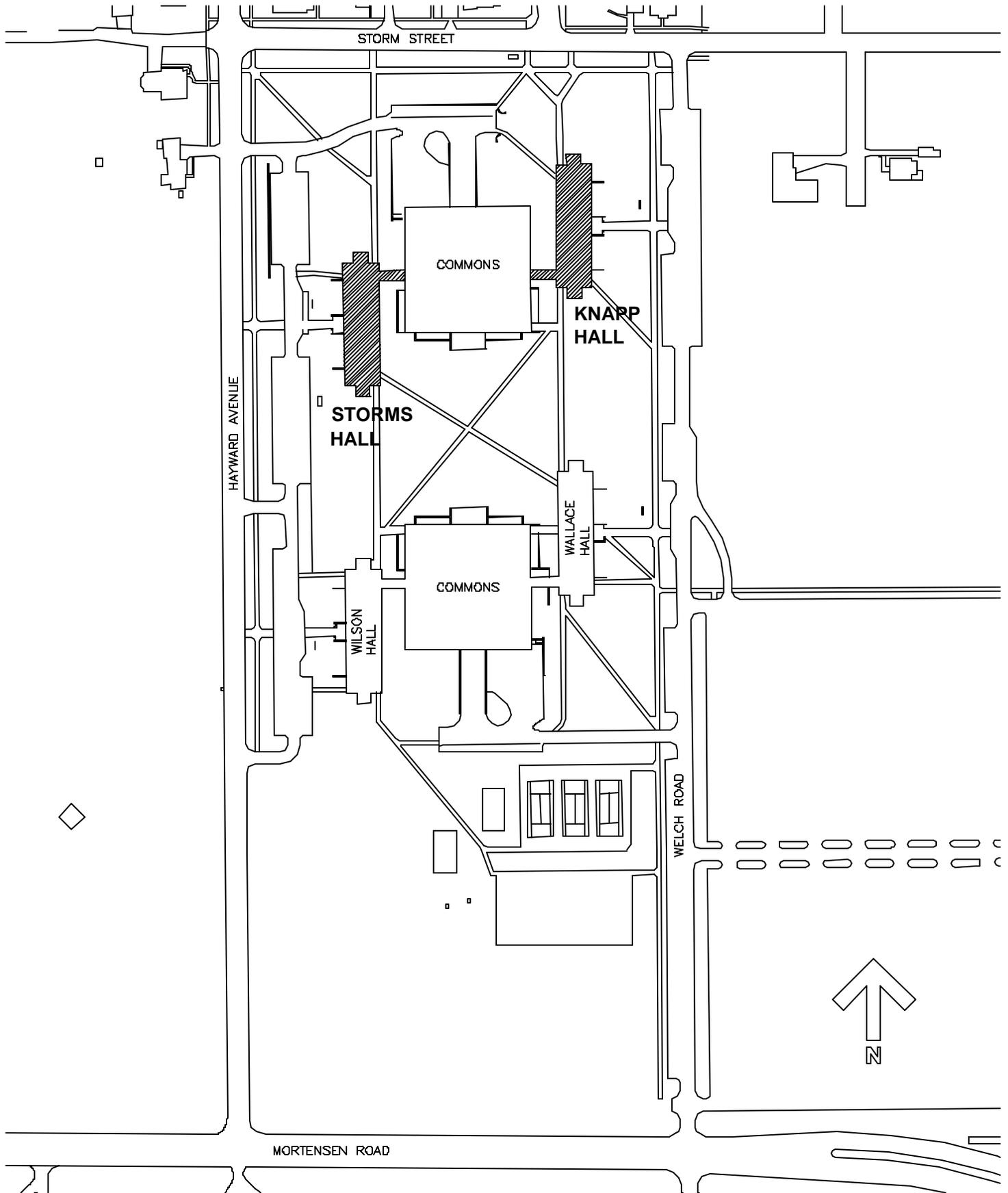
Project Budget

Construction Cost	\$ 3,666,550
Professional Fees	986,430
Contingency	<u>206,230</u>
<b>TOTAL</b>	<b><u>\$ 4,859,210</u></b>

  
Sheila Doyle

Approved:   
Gregory S. Nichols

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REVISIONS:	<b>STORMS HALL and KNAPP HALL DEMOLITION</b>	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	DESIGNED BY:
DATE: May 19, 2003		SCALE: Not to Scale
		REQUEST NO.
		SHEET NO. 1