

Contact: John Nash

REGISTER OF IOWA STATE UNIVERSITY
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Recommend the Board approve the:

1. Permission to proceed with project planning, including the design professional selection process, for the **Advanced Teaching Research Building - Fifth Floor - Nanovaccine Institute** project.



Advanced Teaching and Research Building on 11/10/17, finalizing construction
project: Advanced Teaching and Research Building – Fifth Floor – Nanovaccine Institute (interior only)

2. Schematic design, project description, and budget (\$2,300,000) for the **Parks Library Restroom Renovations**, (\$2,400,000) **Hub-Retail Dining Space Services Renovation**, and (\$3,865,000) **Hilton Coliseum Parking Expansion** projects with the understanding that approval would constitute final Board approval and authorization to proceed with construction, including;
 - Board Office review and recommendation that the projects meet the capital project evaluation criteria for Board consideration.
3. Revised project description and budget (\$2,680,000) for the **Maple-Willow-Larch Recreation Fields-Improvements** project.

Project #1 of 5
Advanced Teaching Research Building - Fifth Floor - Nanovaccine Institute

Executive Summary: The University requests permission to proceed with project planning to build-out the 18,600 square foot fifth floor of the Biosciences Facilities – Advanced Teaching and Research Building (ATRB). The fifth floor is a shell space designed for future expansion (see page 3). The project would provide state-of-the-art research space to facilitate the new Nanovaccine Institute (NI) research enterprise. The project budget’s estimate is \$6,000,000 to \$6,500,000 and would be funded by University Funds and Private Giving.

Background:

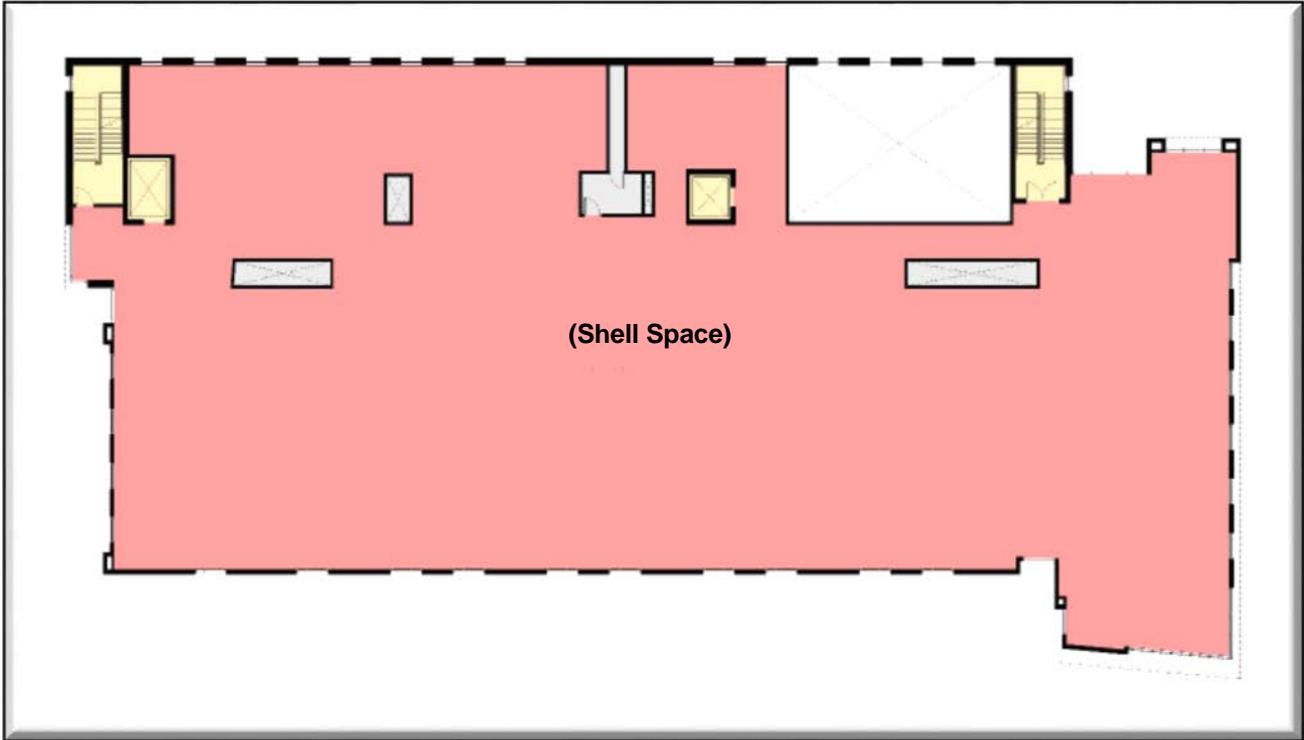
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Dec. 2017	Requested

Currently, NI researchers are using lab space scattered across campus. The NI is in need of new, 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 on the fifth floor of ATRB would also position the institute to be more competitive as it pursues grant opportunities.

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.

Advanced Teaching Research Building
Current Fifth Floor Plan



**Project #2 of 5
Parks Library Restroom Renovations**

Executive Summary: This 3,300 square foot project would gut and reconfigure 14 existing restrooms stacked throughout all five levels of Parks Library (see page 5, 6, and 7) to meet ADA compliance and increased enrollment. The project budget of \$2,300,000 would be funded by general university funds.



Parks Library, built in 1925 (1961, 1969 & 1983 additions)
project: Parks Library Restroom Renovations

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Haila Architecture, Ames)		Jun. 2017	Not Required*
Design Professional Agreement (Pre-Design Services)	\$ 20,000	Jul. 2017	Not Required*
Design Professional Amendment #1 (Schematic Design - Design Development)	60,266	Oct. 2017	Not Required*
Schematic Design		Dec. 2017	Requested
Project Description and Budget	2,300,000	Dec. 2017	Requested

* Approved by Executive Director, consistent with Board policy.

Located in the 1960's addition (northwest section), the existing restrooms are in poor condition and not ADA compliant. After weighing several options, the University determined that the best solution was to renovate the existing restrooms and provide the following per floor: two larger, ADA-compliant restrooms (one men's, one women's), one family restroom, and one custodial closet (see page 7). For improved convenience, the lactation room on the lower level would be moved to the first floor.

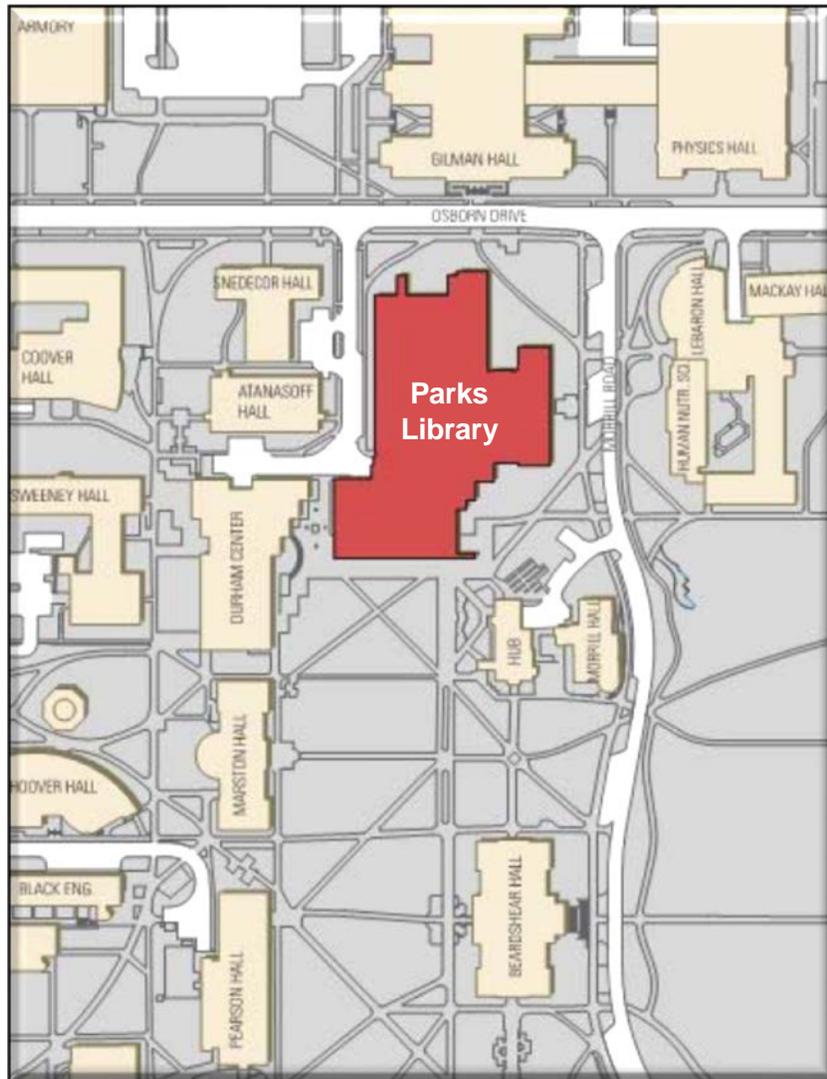
Project Budget

Planning, Design & Management	\$ 1,802,590
Construction	426,530
Contingency	70,880
Total	2,300,000

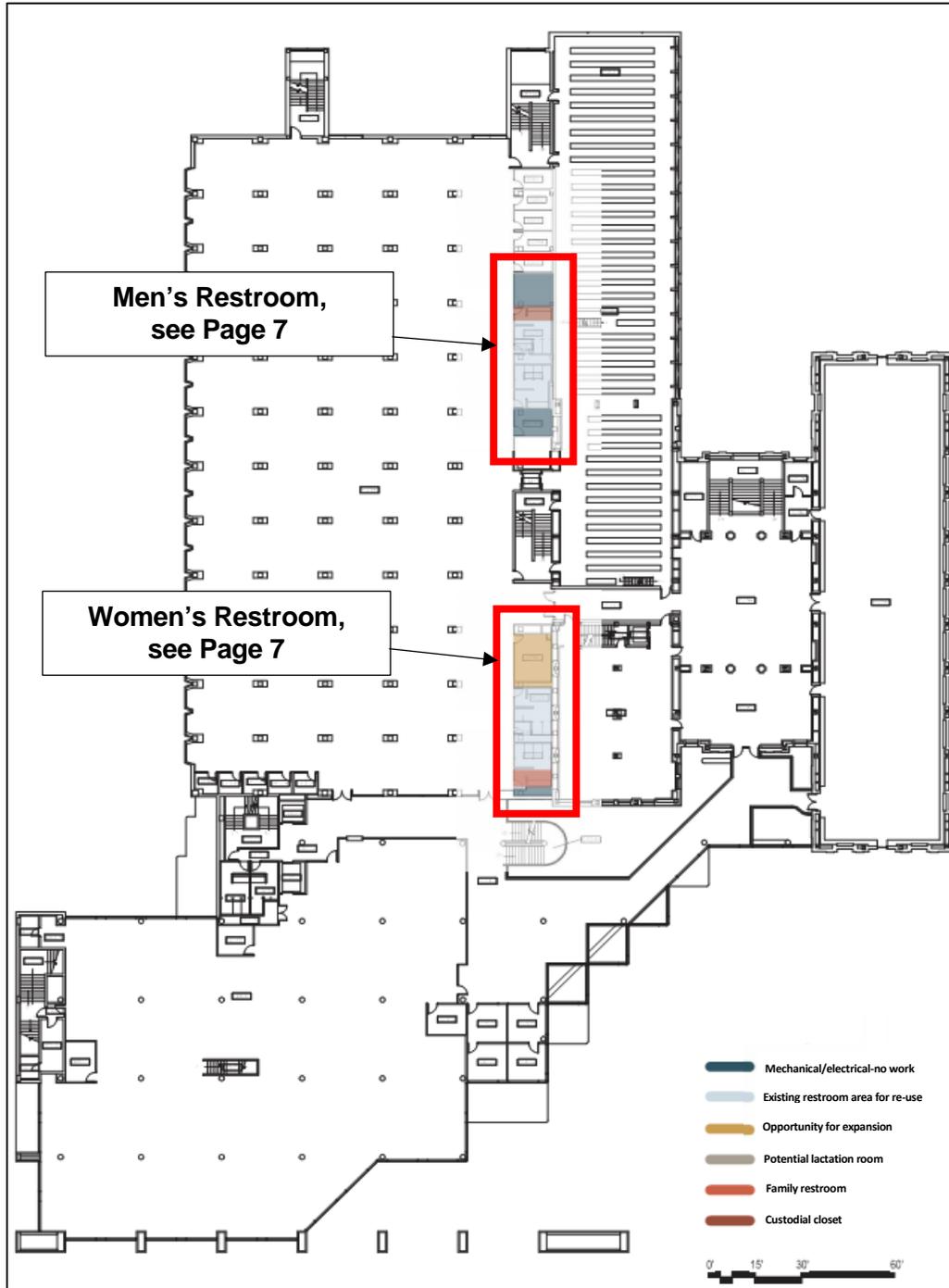
Source of Funds: General University Funds

Construction: Two phases, Summer 2018 and Summer 2019

**Parks Library Restroom Renovations
Schematic Design: Map**

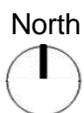
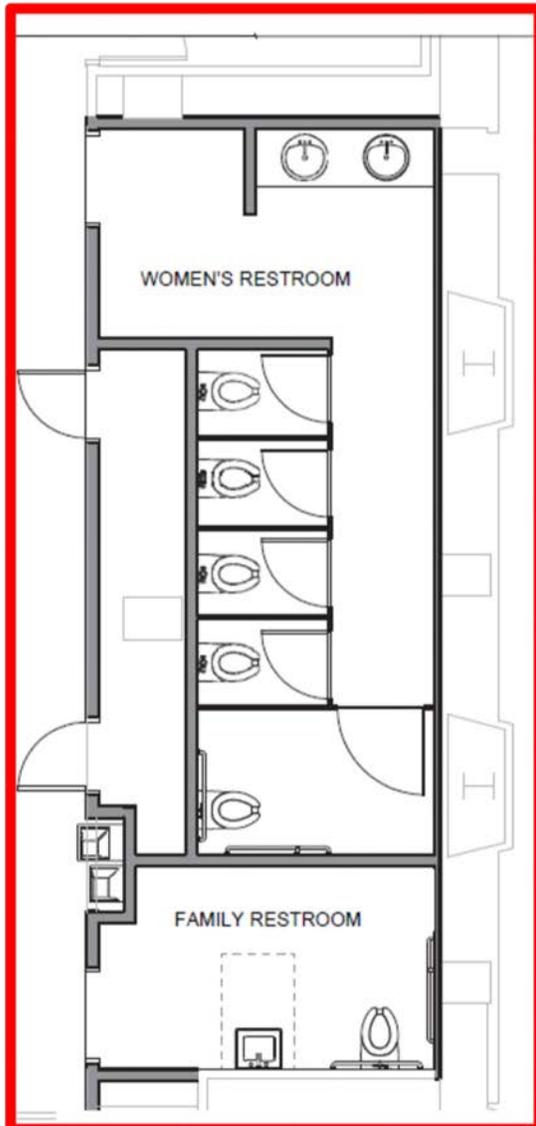


Parks Library Restroom Renovations
Schematic Design: Typical Floor Plan

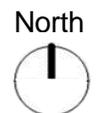
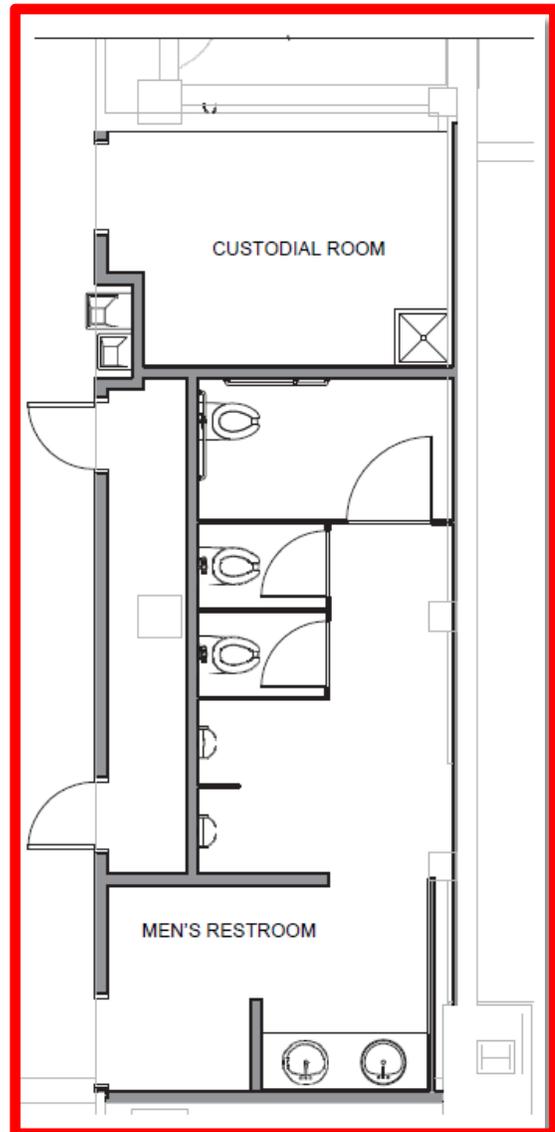


**Parks Library Restroom Renovations
Schematic Design: Typical Restroom Floor Plans**

Women's Typical Restroom Layout



Men's Typical Restroom Layout



**Project #3 of 5
Hub-Retail Dining Space Services Renovation**

Executive Summary: This project would alleviate congestion within the Hub by separating the coffee and grill venues and would renovate 76% (4,000 square feet) of the interior (see page 9 and 11). New seating and a reconfiguration of back-of-house operations are also included. The project budget of \$2,400,000 would be funded by Dining Services.



Hub, built in 1892 (1944 & 2008 additions)
project: Hub-Retail Dining Space Services Renovation

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Rohrbach, Ames)		Jul. 2017	Not Required*
Design Professional Agreement (Schematic Design & Cost Estimate)	\$ 31,000	Aug. 2017	Not Required*
Schematic Design		Dec. 2017	Requested
Project Description and Budget	2,400,000	Dec. 2017	Requested

* Approved by Executive Director, consistent with Board policy.

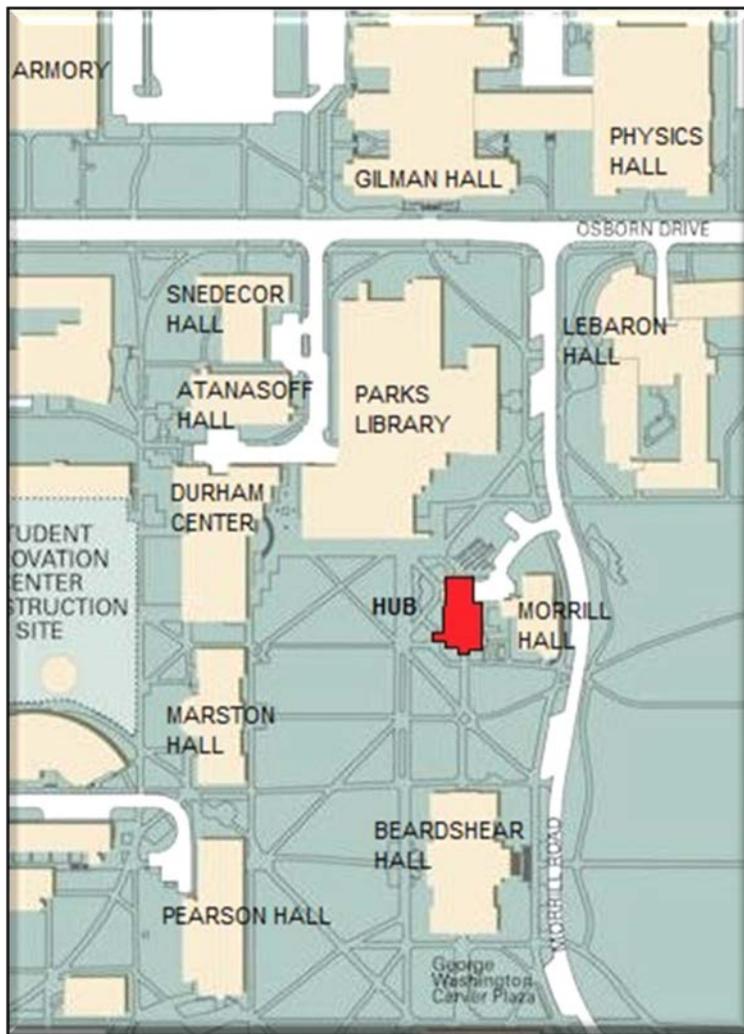
The Hub requires renovation to solve flow, queuing, and production issues that exist within the facility. The intent of this project is not only to solve functional issues but also to provide a new and exciting food choice on campus. The current layout causes a conflict between queuing for coffee and ordering from the grill. The seating area is worn out and in need of replacement. Back-of-house operations are inefficient and in need of updating.

Project Budget

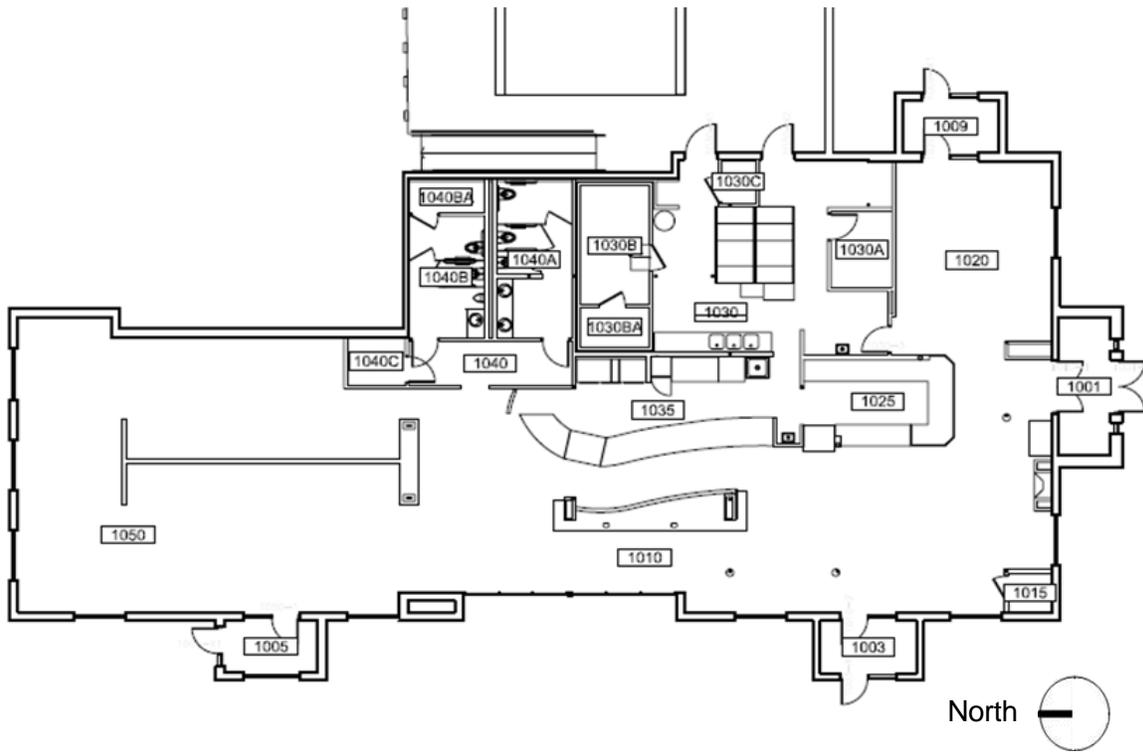
Construction	\$ 1,839,800
Planning, Design & Management	405,090
Furniture & Equipment	45,500
Contingency	109,610
Total	2,400,000

Source of Funds: Dining Services
Construction: Spring 2018 to Fall 2018

**Hub-Retail Dining Space Services Renovation
Schematic Design: Map**



Hub-Retail Dining Space Services Renovation
Schematic Design: Existing Floor Plan



Schematic Design: New Floor Plan



**Project #4 of 5
Hilton Coliseum Parking Expansion**

Executive Summary: This project would expand and reconstruct Hilton Coliseum lots to the north and south providing 282 parking stalls, and rebuilt the access drives to the east and west (see page 13). New donor stall signage, LED lighting, visitor team bus parking, additional sidewalks for better circulation, improved ADA accessibility, landscaping, and storm-water quality improvements are also part of the project. For events only, a driveway connection with traffic controls between the north lot and Lincoln Way is being considered. The project budget of \$3,865,000 would be funded by Athletic Department funds.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Shive Hattery, Des Moines)		Aug. 2017	Not Required*
Design Professional Agreement (Pre-Design through Schematic Design)	\$ 40,000	Aug. 2017	Not Required*
Project Description and Budget	3,865,000	Dec. 2017	Requested

* Approved by Executive Director, consistent with Board policy.

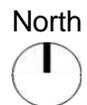
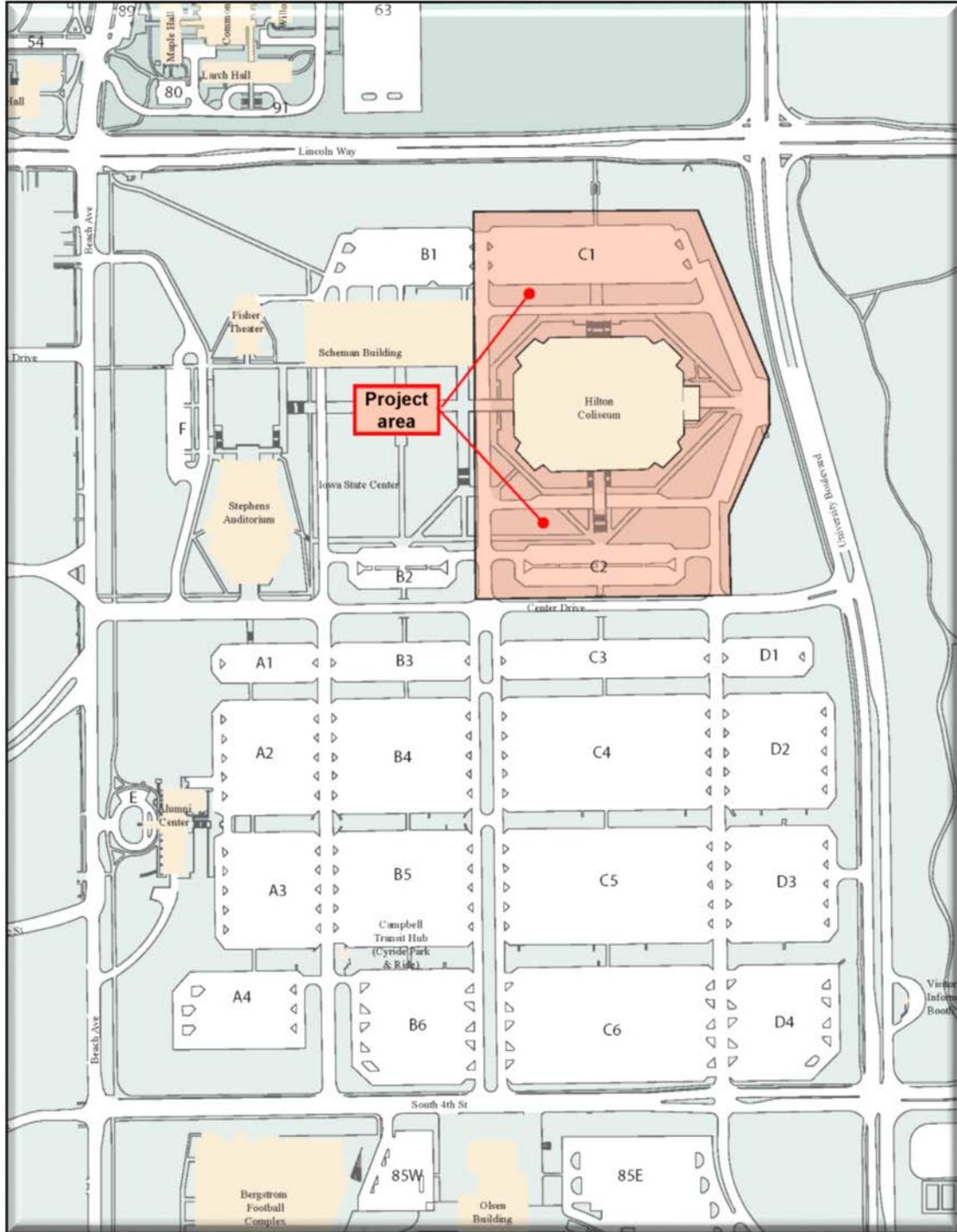
Season ticket levels and attendance at both men’s and women’s basketball games are at or near record levels. For men’s basketball games, Athletic Department donors in the Director’s Club are provided access to Johnny’s and premium parking spaces in the lots adjacent to Hilton (north of Center Drive). Because the number of people who donate at the highest level has continued to grow, feedback received from these donors about crowding and lack of parking has increased. This improvement would allow Athletics to better accommodate Director’s Club Donor and other event parking needs.

Project Budget

Construction	\$ 3,202,200
Planning, Design & Management	585,990
Contingency	75,810
Total	3,865,000

Source of Funds: Athletic Department

Hilton Coliseum Parking Expansion Map



**Project #5 of 5
Maple-Willow-Larch Recreation Fields-Improvements**

Actions Requested: The University requests approval of a revised project description and budget to allow for additional turf remediation, hardscape components to protect from foot traffic, and retaining wall components.

Executive Summary: This project would regrade 530,000 square feet, install irrigation, and provide lighting at the Maple-Willow-Larch Recreation Fields (see page 15). These improvements would enhance drainage, durability of turf, and allow the fields to be used at night for sport clubs and intramural activities for the first time. The revised project budget is \$2,680,000 and would be funded by Recreational Services.

Background:

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Design Professional Selection (Architects Jeffrey L. Bruce, Des Moines)		Aug. 2017	Not Required*
Design Professional Agreement (Pre-Design – Construction Administration)	\$ 130,105	Sep. 2017	Not Required*
Project Description and Budget	2,100,000	Sep. 2017	Approved
Revised Project Description and Budget	2,680,000	Dec. 2017	Requested

The proposed grading, irrigation, and lighting improvements would allow Recreation Services staff to meet space needs of students who use the fields for intramural activities and sports clubs. Regrading and irrigation would allow staff to perform management practices necessary to maintain turf under the high-use conditions. Lighting improvements would allow extended use of the fields into the evening.

Work includes the following primary items:

- installation of a pole mounted lighting system
- installation of an automatic irrigation system
- regrade the playing field to provide proper site drainage and
- electrical distribution equipment to power the lighting and irrigation systems

Revised Project Budget

	Budget (Dec. 2016)	Revised Budget (Oct. 2017)
Construction	\$ 1,781,000	\$ 2,359,000
Planning, Design & Management	275,420	280,170
Contingency	43,580	40,830
Total Project Cost	2,100,000	2,680,000

Source of Funds: Recreation Services

Wallace and Wilson Residence Halls – Window Replacement
Map

