

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of January 17, 2003, Through February 19, 2003

**Date:** February 10, 2003

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**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

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**Executive Summary:**

Requested  
Approvals

Deduct Change Order #1 (not to exceed \$425,000) and revised project budget (\$9,696,800) for the **Indoor Multipurpose Use and Training Facility** project for construction of a training and practice facility near Jack Trice Stadium (see page 2).

- The change order would include minor modifications to the building shell, structural system, interior finishes, and site work, to provide savings to the construction contract. (See page 3 for a summary of the modifications.)
- The University reports that the proposed change order would reduce project costs without impacting the overall quality of the facility or the current construction schedule.
- The revised budget includes an additional \$325,000 from bond proceeds and private funds.

Revised project budget for the **MacKay Hall—Food Science and Human Nutrition Laboratory Renovation—Phase 3** project (\$1,420,000) which reflects additional project funding (primarily gift funds) to allow all functions of the approved building program to be incorporated into the project (see page 5).

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**Background and Analysis:**

**Indoor Multipurpose Use and Training Facility**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Approved
Architectural Agreement—Pre-Design Through Construction Phase Design Services (RDG Sports, Des Moines, IA)	\$ 678,650	May 2002	Approved
Program Statement		June 2002	Approved
Schematic Design		July 2002	Approved
Project Description and Total Budget	8,721,800	July 2002	Approved
Revised Project Budget	9,371,800	Oct. 2002	Approved
Construction Contract Award (The Weitz Company, Des Moines, IA)	8,077,000	Feb. 2003	Ratification*
Change Order #1	- 425,000 (est)	Feb. 2003	Requested
Revised Project Budget	9,696,800	Feb. 2003	Requested

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

**Background** Iowa State University is constructing an indoor multipurpose use, training and practice facility for use by varsity football and other field-sports programs.

The facility is being constructed in the proximity of Jack Trice Stadium over the existing artificial turf practice field.

- The facility may be expanded at a future date, subject to the availability of funding, to also accommodate a number of large University, student, community, and state activities.

**Construction Contract Award** The construction contract awarded to The Weitz Company in the amount of \$8,077,000 included alternates to replace the existing artificial turf (\$50,000) and to upgrade lighting in the facility (\$7,000).

- The base bid did not include any turf replacement.
- The installation of a new, improved artificial turf system would provide a higher quality material that more closely replicates the natural turf of Jack Trice Stadium and would reduce the risk of injury.

- The University reports that it would be more cost effective to install the new turf as part of the construction project rather than to replace the turf at a future date.
- Installation of the new turf would also eliminate the need to stage the construction project to protect the existing field from damage. (The new turf would be installed following the majority of the building construction.)
- The lighting upgrade would provide greater flexibility, energy savings, and reduced maintenance.

Since the contract award requires use of the majority of the current construction budget, the University has negotiated a deduct change order with The Weitz Company to reduce construction costs.

#### Change Order

Change Order #1, in the deduct amount not to exceed \$425,000, would provide savings to the construction contract.

- This would reduce the construction contract from \$8,077,000 to a minimum of \$7,652,000.

The revisions consist of minor modifications to the building shell, structural system, interior finishes, and site work.

#### Summary of Change Order Modifications

The following is a summary of the major items included in the deduct change order.

- Change in the fire rating for certain building components after clarification from the State Fire Marshal's Office.
- Selection of an alternate metal roofing material from a different manufacturer; the alternate material would not impact the appearance or the life expectancy of the roof.
- Modification of the structural foundation system in response to the replacement rather than preservation of the artificial turf.
- Deletion of the reconstruction of the existing subdrain system, and deletion of the stone finish for the access road.

Revised Budget      The revised budget of \$9,696,800, an increase of \$325,000, includes additional funding from bond proceeds and private funds.

- Bonds for the project were sold at the Board's January 2003 meeting.

The majority of the additional funding would be applied to the construction budget, which would increase by \$175,890.

- This would increase the construction contingency funds (in the construction line item), and accommodate increased utility construction costs above initial estimates.

Project Budget

	Revised Budget <u>Oct. 2002</u>	Revised Budget <u>Jan. 2003</u>
Construction Costs	\$ 8,104,460	\$ 8,280,350
Professional Fees	1,217,340	1,320,540
Contingency	<u>50,000</u>	<u>95,910</u>
TOTAL	<u>\$ 9,371,800</u>	<u>\$ 9,696,800</u>
Source of Funds:		
Revenue Bonds/Private Giving	<u>\$ 9,371,800</u>	<u>\$ 9,696,800</u>

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**MacKay Hall—Food Science and Human Nutrition Laboratory Renovation—Phase 3**

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		May 2002	Approved
Project Description and Total Budget	\$ 1,100,000	June 2002	Approved
Program Statement		Sept. 2002	Approved
Architectural Agreement—Schematic Design through Construction Phases (Baldwin White Architects, Des Moines, IA)	118,000	Sept. 2002	Approved
Schematic Design		Oct. 2002	Approved
Revised Project Budget	1,420,000	Feb. 2003	Requested

**Background** The University has undertaken the first two phases of work to upgrade the antiquated space in the Food Science and Human Nutrition Laboratory in MacKay Hall to provide modern, safe teaching facilities, utilizing state-of-the-art equipment and teaching technologies.

- The Laboratory is located in the west wing of MacKay Hall, which was constructed in 1911; the last major renovation of the building occurred in the 1950s.

The University has been proceeding with the project in phases as funding has become available.

The Phase 3 project, the final phase of the laboratory renovation, would remodel approximately 5,500 gross square feet of teaching, research and support space on the second floor of MacKay Hall, and install new heating, ventilating and air conditioning, and telecommunications equipment.

**Revised Budget** The revised budget of \$1,420,000, an increase of \$320,000, includes additional funding to allow all functions of the approved building program to be incorporated into the project.

The majority of the additional funds (\$258,137) would be provided by private giving.

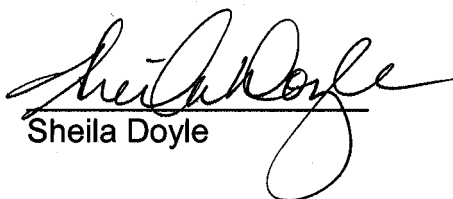
**Additional Information** The University requests approval of the revised budget at the February meeting to allow the project to remain on schedule.

- Portions of the remodeling work need to be completed prior to the fall 2003 semester.

Project Budget

	Initial Budget <u>June 2002</u>	Revised Budget <u>Feb. 2003</u>
Construction Costs	\$ 835,700	\$ 1,127,350
Professional Fees	210,000	217,500
Movable Equipment	30,500	55,500
Contingency	<u>23,800</u>	<u>19,650</u>
 TOTAL	 <u>\$ 1,100,000</u>	 <u>\$ 1,420,000</u>
 Source of Funds:		
Private Giving	\$ 886,995	\$ 1,145,132
General University Funds	204,652	239,652
Agriculture Experiment Station	<u>8,353</u>	<u>35,216</u>
	 <u>\$ 1,100,000</u>	 <u>\$ 1,420,000</u>

Included in the University's capital register for Board ratification are two project budgets under \$250,000, four construction contracts awarded by the Executive Director, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

  
Sheila Doyle

Approved:   
Gregory S. Nichols