

A PRESENTATION OF THE SCHEMATIC DESIGN FOR THE MORRILL HALL RENOVATION PROJECT WILL TAKE PLACE AT THE FEBRUARY MEETING

G.D. 12c

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of January 15, 2004, through February 19, 2004

Date: February 9, 2004

Recommended Actions:

1. Take the following actions for the **Morrill Hall Renovation** project (see pages 3 through 11), a major capital project as defined by Board policy adopted in June 2003.
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (pages 9 through 11);
 - b. Accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and
 - c. Approve the schematic design, project description and budget (\$9,000,000), and architectural agreement with RDG Planning and Design, Des Moines, Iowa (\$885,785) with the understanding that this approval will constitute final Board approval and authorization to proceed with construction.
 2. Approve the remaining items on the Register of Capital Improvement Business Transactions for Iowa State University.
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Executive Summary:

Requested
Approvals

The following items are presented for Board approval:

Schematic design, project description and budget (\$9,000,000), and architectural agreement with RDG Planning and Design, Des Moines, Iowa (\$885,785) for the **Morrill Hall Renovation** project which would renovate the historic facility to house the Christian Petersen Art Museum, the Center for Teaching Excellence, the Center for Visual Learning in Textiles and Clothing, and general university classrooms (see page 3).

Project description and budget for the **Larch Hall and Commons—Façade Repairs and Window Glazing** project (\$560,000) which would provide building envelope and window repairs to extend the life expectancy of Larch Residence Hall and the adjacent Commons facility (see page 12).

- Since this project budget is less than \$1 million, the Board's capital project evaluation criteria do not apply.
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Background and Analysis:

Morrill Hall Renovation

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Feasibility Study—Building Structure and Exterior (Wiss, Janney, Elstner Associates, Chicago, IL)	\$ 23,500	Feb. 2002	Not Required*
Feasibility Study—Building Use and Layout (Baldwin White Architects, Des Moines, IA)	39,500	Nov. 2002	Not Required**
Permission to Proceed		Jan. 2003	Approved
Architectural Agreement—Pre-Design Through Schematic Design (RDG Bussard Dikis, Des Moines, IA)	211,723	May 2003	Approved
Initial Review and Consideration of Capital Project Evaluation Criteria		Sept. 2003	Received Report
Program Statement		Sept. 2003	Approved
Final Review and Consideration of Capital Project Evaluation Criteria		Feb. 2004	Receive Report
Schematic Design		Feb. 2004	Requested
Project Description and Total Budget	9,000,000	Feb. 2004	Requested
Architectural Agreement—Design Development Through Construction (RDG Planning and Design, Des Moines, IA)	885,785	Feb. 2004	Requested

* Approved by University in accordance with Board procedures.

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

Background

Morrill Hall, constructed in 1890, is one of the University's oldest buildings and is located in a prominent central campus location. (A map indicating the location of the facility is included as Attachment A.)

The building consists of 25,525 gross square feet of space with one main public entrance on the east side of the facility.

Morrill Hall has had no major remodeling or upgrading since its construction; its condition has deteriorated substantially.

A study completed for the University by Wiss, Janney, Elstner Associates concluded that the condition of the structure would support a remodeling project for future use of the building.

Schematic
Design

The following are highlights of the exterior design:

- The exterior modifications would be consistent with the building's original architecture and materials.
- The project would construct a west entrance addition with an exterior plaza to provide interaction with the Hub to the west.
- A small third floor addition would be constructed along the east side to extend a stairwell enclosure to this level.
- The exterior, existing stone and masonry materials would be restored; for those areas with extensive damage due to age and water infiltration, the materials would be replaced, consistent with the style and appearance of the original building materials.
- All exterior doors and windows would be replaced with new energy efficient models, which would be selected to match the appearance of the original doors and windows as closely as possible.
- The roof would be replaced with a material that would replicate the appearance of the building's original slate tile roof shingles.
 - While the specific roofing material has yet to be selected, the University is evaluating different alternatives that would provide a high level of durability and a life expectancy of approximately 50 years.

Accessibility

Access to Morrill Hall would be provided by entrances at the west, east and south.

- The new fully-accessible west entrance addition, with elevator access, would provide entry at the ground level; the elevator would serve all levels of the facility.
- The original east building entrance would be modified to provide a fully-accessible ramped entrance to the ground floor, while maintaining the stairway entrance to the first floor.
- The south entrance stairway to the ground floor would be widened to meet fire exiting requirements.

The following are highlights of the interior design:

Ground Floor

The southern half of this level would house the majority of the functions of the Center for Visual Learning in Textiles and Clothing, which promotes the study, research and appreciation of historic clothing and textiles; included on this level are the Conservation Laboratory/ Classroom, Collection Storage and Office.

This area would also house the Gallery II Studio and permanent storage area for the Christian Petersen Art Museum, providing a permanent home for the art collection.

The northern half of this floor would house the mechanical room and restrooms.

First Floor

The southern half of this level would house Gallery I of the Christian Petersen Art Museum, and the Gallery III exhibition area for the Center for Visual Learning in Textiles and Clothing.

The northern half of this floor would house the small General University classroom, the loaned object storage area for the Christian Petersen Art Museum, and restrooms.

Second Floor

The southern half of this level would house the large General University classroom (in the former chapel space) and the conference/seminar room.

The northern half of this floor would house the workshop and support space for the Center for Teaching Excellence, which promotes learning and the scholarship of teaching at the University, and restrooms.

Third Floor

The southern half of this floor would house a storage area for the Center for Teaching Excellence, and restrooms; the remainder of this area would be open to the second floor below.

The northern half of this level would house the office suite and Library/Resource Center for the Center for Teaching Excellence.

Restrooms

A total of 20 female toilet fixtures and eight female lavatories, and seven male toilet fixtures, three urinals, and four male lavatories, would be provided.

- The University believes this is the optimal number of fixtures to incorporate into the building, given the unique spatial configuration of its pre-20th century design, current space requirements for building systems, expected building usage, and project budget considerations.

Square Footage
Table

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

<u>Detailed Building Program</u>		<u>Building Program</u>	<u>Schematic Design</u>	
<u>Christian Petersen Art Museum</u>				
Gallery I	2,800		2,534	
Permanent and Loaned Object Storage	1,135		684	
Gallery II/Studio	900		900	
Support Space	<u>200</u>		<u>148</u>	
Total		5,035	4,266	nsf
<u>Center for Teaching Excellence</u>				
Office and Support Areas	1,460		1,206	
Workshop	600		628	
Library/Resource Center	300		727	
Storage Space	<u>200</u>		<u>224</u>	
Total		2,560	2,785	nsf
<u>Center for Visual Learning in Textiles and Clothing</u>				
Conservation Lab/Classroom	700		600	
Collection Storage	625		703	
Exhibition/Gallery III	525		526	
Staff Office/Curatorial Space	<u>200</u>		<u>129</u>	
Total		2,050	1,958	nsf
<u>Shared Spaces</u>				
Large Classroom	1,350		1,983	
Small Classroom	650		628	
Conference/Seminar Room	615		640	
Protected Receiving Area	420		0 ¹	
Photography	200		0 ²	
Catering Staging	<u>100</u>		<u>0</u> ³	
Total		<u>3,335</u>	<u>3,251</u>	nsf
Total Net Assignable Space		12,980	12,260	nsf
Gross Square Feet		25,525	26,735	gsf

Anticipated Net-to-Gross Ratio = 46 percent (schematic)

¹ Eliminated due to budget and space constraints

² Incorporated into Christian Petersen Art Museum gallery areas

³ Incorporated into Conference/Seminar Room

Program/
Schematic
Comparison

The schematic design reflects a decrease of 720 net square feet from the approved building program.

- Spaces were reconfigured to meet the available building space and the project budget.

- Schedule The University plans to begin construction in late 2004, with an anticipated occupancy date of Spring 2006.
- Design Services The agreement with RDG Planning and Design (formerly RDG Bussard Dikis) would provide design development through construction phase services for a fee of \$885,785, including reimbursables.

Project Budget

Construction Cost	\$ 6,773,370
Professional Fees	1,776,530
Movable Equipment	217,500
Relocation	27,850
Contingency	<u>204,750</u>
TOTAL	<u>\$ 9,000,000</u>
Source of Funds:	
Private Giving	\$ 8,150,000
Capital Appropriations (2002 General Assembly General Classrooms and Auditoriums Appropriation)	<u>850,000</u>
TOTAL	<u>\$ 9,000,000</u>

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 three proposed occupants of Morrill Hall are: the Christian Petersen Art Museum, the Center for Visual Learning in Textiles and Clothing, and the Center for Teaching Excellence. These occupants contribute to the Strategic Plan goal to enhance learning through exceptional learner-centered teaching, services, and enrichment opportunities.

Great teachers and great opportunities for student learning are at the heart of the Center for Teaching Excellence. Teaching is challenging and complex work that requires collaboration, experimentation, discussion and access to information. Among the Center's activities to promote excellent teaching are: regular faculty forums, seminars and workshops, funding for experimentation, and individual faculty consultation.

The Christian Petersen Art Museum will comprise two exhibition gallery spaces. One can be used daily as a high-tech educational space, as well as gallery space. The second space will house contemporary exhibitions and also can be periodically converted into a studio for visiting public artists. Faculty and staff teaching regular coursework in the museum facilities will be able to employ object learning techniques to aid in instruction.

The proposed Center for Visual Learning in Textiles and Clothing will include collection storage facilities, a special conservation laboratory, and a gallery for fiber arts and apparel exhibits. Items from the collection will be used in many textiles and clothing classes. Professors say student learning is greatly enhanced when students can see and touch collection pieces.

Classrooms in the building will be designed to provide the flexibility to support the needs of the occupants and the general university. The large classroom will be specifically designed to provide opportunities for the Center for Visual Learning in Textiles and Clothing to display objects from the textiles collection, as well as student projects. The opportunity to schedule classes from other programs will also give students in those classes an art-on-campus experience.

Other Alternatives
Explored

The Center for Teaching Excellence is located in the Laboratory of Mechanics and constrained by lack of space from offering the services needed to adequately support faculty teaching improvements. Office space is very limited and there is no space for seminars or forums to engage faculty in learner-centered initiatives.

The Christian Petersen Art Museum does not currently have a permanent home. The art works are scattered throughout campus, at the Brunnier Art Museum and in storage. The Morrill Hall Renovation will allow public viewing of works that are not currently available on a regular basis.

The Center for Visual Learning in Textiles and Clothing is now located in crowded conditions in LeBaron Hall where temperature and humidity cannot be adequately controlled for collection preservation. Space is so limited that using the collection materials as an integral part of either a teaching or research program is compromised. The conservation laboratory, space not currently available on campus, would be used to teach students how to conserve and restore textile items.

Locating these units in Morrill Hall is an opportunity to solve the space problems they each face, and just as importantly, the occupants of Morrill Hall will be able to collaborate in meeting the university's mission and goals. Visual and object learning techniques employed by the Museum and Textiles and Clothing will be excellent examples of techniques usable by the Center for Teaching Excellence as learning enhancements for faculty teaching improvements. Classes using the building will be introduced to art objects on a regular basis as part of their coursework, and faculty will be able to include these visual and tactile experiences in their classes.

Impact on Other Facilities and Square Footage	<p>The anticipated use of Morrill Hall accommodates the three occupants in about 12,260 NASF. Two small additions to provide accessible entrances, elevator shaft, and code complying exits are part of the project, but these additions do not impact the amount of usable space available to the departments.</p> <p>Existing space of 1,500 NASF in the Laboratory of Mechanics will be reallocated to other building occupants including the ISU Research Foundation and the Office of Intellectual Property and Technology Transfer.</p> <p>Existing space of 2,400 NASF in LeBaron Hall will be reallocated to general university classrooms and the department of Textiles and Clothing.</p>
Financial Resources for Construction Project	<p>State Capital Appropriation; Private Giving</p>
Financial Resources for Operations and Maintenance	<p>Estimated operations and maintenance costs of the renovated facility are:</p> <p>Custodial and routine maintenance- \$51,000 Utilities- \$94,000 Other (Grounds/Mail/EHS/DPS)- \$37,000 Total- \$182,000</p> <p>These funds will appear as an Opening New Building request because Morrill Hall has been off-line for several years and previous O&M expenses were eliminated from the current budget.</p> <p>The proposed source of funds for operations and maintenance is the university general fund.</p>
External Forces	<p>The most compelling external interest in the Morrill Hall Renovation project comes from the faculty, staff, students, alumni and friends of Iowa State University. There is overwhelming support for a project that will give new life to this historic facility.</p> <p>Fire and life safety codes were partially responsible for closing the facility. Exiting from the building did not meet current building codes. Additionally, the facility did not meet minimal accessibility standards of the Americans with Disabilities Act.</p>

Larch Hall and Commons—Façade Repairs and Window Glazing

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 560,000	Feb. 2004	Requested

Background The building envelopes of the Larch Residence Hall and the adjacent Commons facility suffer from a number of deficiencies. (A map indicating the location of the facilities is included as Attachment B.)

The deficiencies include deterioration of the pre-cast concrete panels and cracked masonry. Window deficiencies include deterioration of the window joint sealant, severe rusting of the steel window frames, and cracked or missing window glazing compound.

These deficiencies must be corrected to extend the life expectancy of the two facilities.

Project Scope The project, which would address the most critical building deficiencies, would repair the exterior pre-cast concrete panels and re-glaze the windows for Larch Hall and the Commons.

The proposed repairs would prevent further deterioration of the building façades, improve their appearance, and reduce energy consumption.

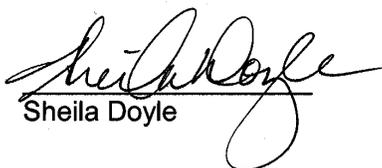
The University plans to undertake additional repairs as funding allows.

Funding Residence System Funds.

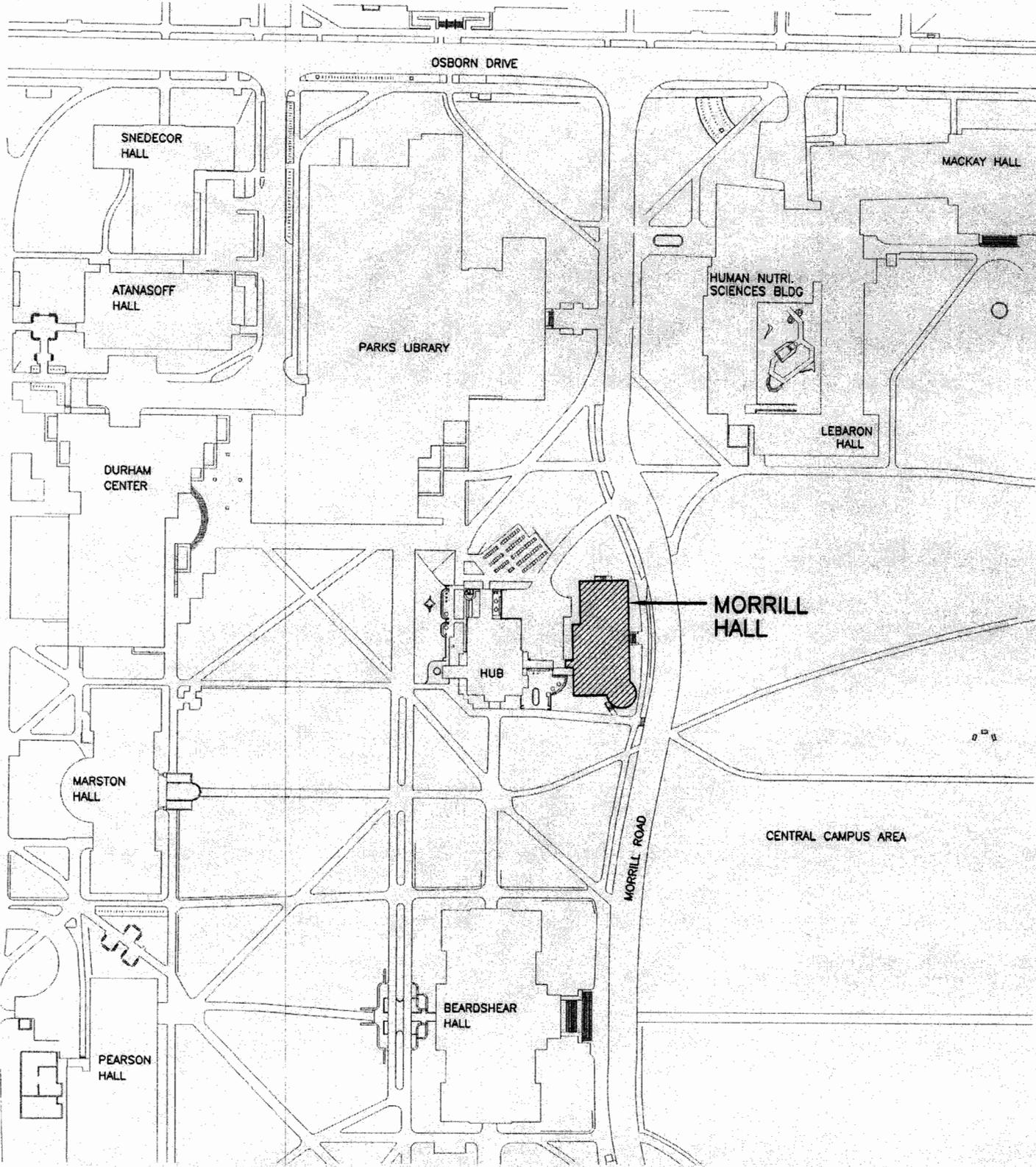
Project Budget

Construction Cost	\$ 440,000
Professional Fees	103,670
Contingency	<u>16,330</u>
TOTAL	<u>\$ 560,000</u>

Also presented for Board ratification are three project descriptions and budgets under \$250,000, one construction contract award, the acceptance of two completed construction contracts, and four final reports. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols



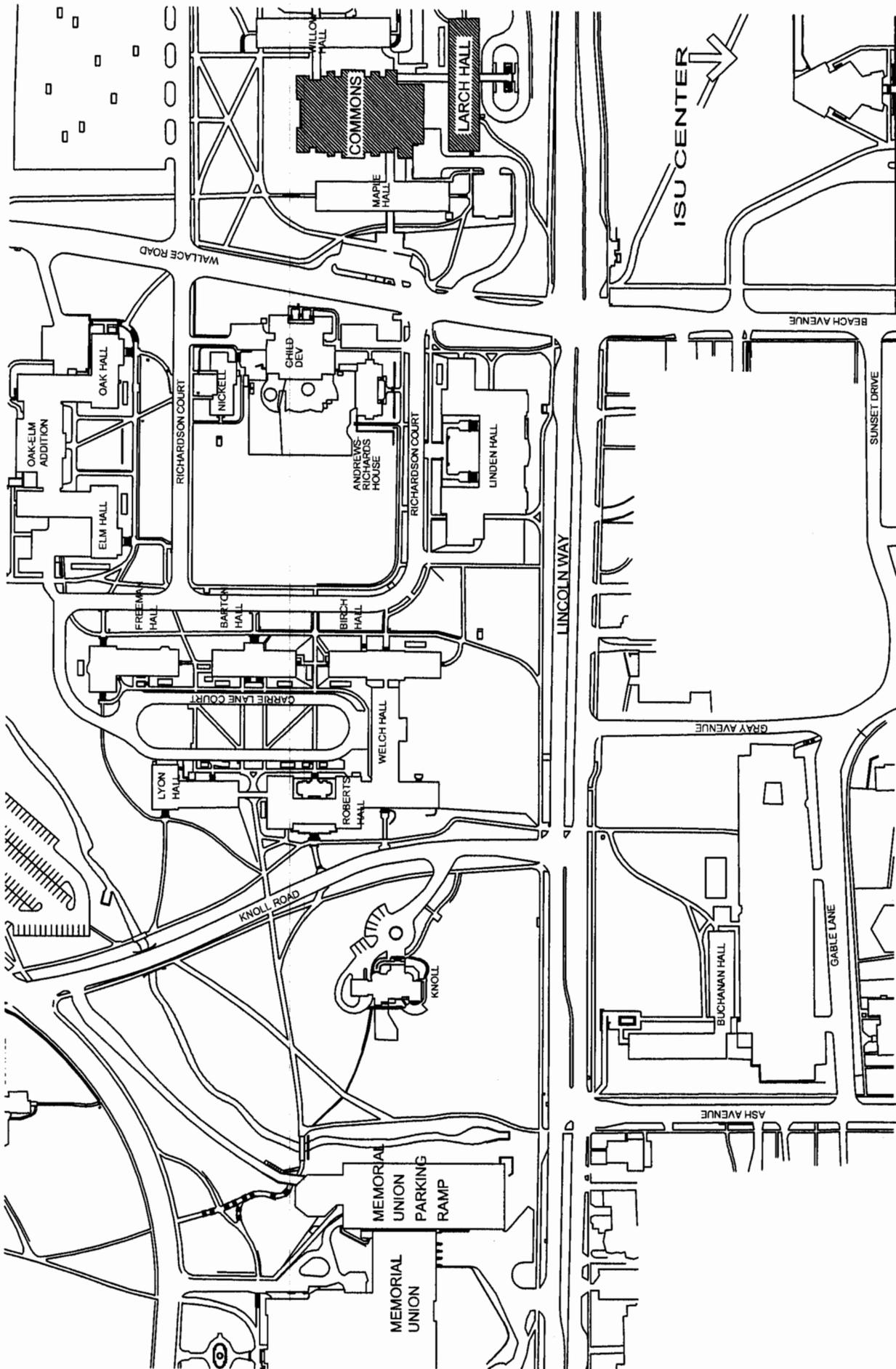
REVISIONS:
COMPLETED:
ISSUED:

**MORRILL HALL
RENOVATION**

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FACILITIES PLANNING AND MANAGEMENT

APPROVED BY:
CHECKED BY:
DESIGNED BY:
SCALE: Not to scale
REQUEST NO.



REVISIONS: N 	Larch Hall and Commons - Facade Repairs and Window Glazing	
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ISSUED:	SHEET NO. A101	
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