

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of November 14, 2001, through January 17, 2002

Date: January 7, 2002

Recommended Actions:

1. Approve the Register of Capital Improvement Business Transactions for Iowa State University.
2. Request the University present to the Board the financing plan for the **Memorial Union Renovation 2002** project prior to or with the presentation of the program document for the project.

Executive Summary:

Requested Approvals

Permission to proceed with project planning for:

Indoor Multipurpose Use and Training Facility project, which would construct a facility near Jack Trice Stadium to respond to the need for additional space to accommodate a number of University and community activities, including athletic programs.

Memorial Union Renovation 2002 project which would provide fire safety, accessibility, circulation and technology improvements for the facility.

Program statement and schematic design for the **College of Veterinary Medicine—Biosecurity Unit** project, which would construct an addition and renovate existing space to support Biosafety Level 2 infectious disease research at the Veterinary Diagnostic Laboratory.

- A booklet outlining the schematic design is included with the Board's docket materials.

Project description and budget (\$2,936,000) and engineering agreement with Snyder and Associates, Ankeny, Iowa, (\$180,200) for the **Jack Trice Stadium—Parking Lot Expansion** project, which would provide additional parking areas and resurface existing lots at the stadium.

Revised project budget (\$425,000) for the **Utilities—Power Plant—Generator #4 Overhaul** project for additional repairs to ensure the reliability of the generator.

Project descriptions and budgets:

2002 Institutional Roads—Preventative Maintenance project (\$269,000) which would provide various paving improvements on selected campus streets; and

Fire Safety Improvements—FY 2002 project (\$500,000) which would continue the correction of fire safety deficiencies on campus.

Negotiated architectural agreement with OPN Architects, Cedar Rapids, Iowa (\$156,600) for design development through construction services for the **Hamilton Hall Renovation** project.

Architectural amendments:

Amendment #1 (\$55,592) with Baldwin White Architects for the **Union Drive—Suite Building 1** project for additional bid document printing costs and soil testing services;

Amendment #4 (\$37,000) with Zimmer Gunsul Frasca Partnership for the **Gerdin Business Building** project for additional contract document review and State Fire Marshal plan review; and

Amendment #4 (\$4,593) with Stott and Associates for the **College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling** project for additional construction administration services and the preparation of record drawings.

Background and Analysis:

Indoor Multipurpose Use and Training Facility

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Jan. 2002	Requested

Background Iowa State University wishes to construct an indoor multipurpose use, training and practice facility for use by a number of University, student, community, and state activities, including varsity football and other field-sports programs.

The project would:

- Provide a quality facility which meets or exceeds the standards of similar Division 1-A facilities in the state, region and Big 12 Conference.
- Allow University athletic programs to better compete with other universities in the performance and recruitment of student athletes.
 - The University requires adequate facilities for its football program to remain competitive within the Big 12 conference. (Football is the University's major revenue sport.)
- Help to relieve the current scheduling conflicts with the Lied Recreation Athletic Center, thereby increasing the Center's availability for general student recreation activities.
- Provide a facility with a large enclosed floor area to accommodate large gatherings for other University and community activities when it is not needed for the athletic programs.

Project Scope The proposed facility would include:

- 92,000 gross square feet of space with a regulation-size NCAA football field and appropriate safety zones with artificial turf.

- A portable flooring system to accommodate large events such as:
 - Pre- and post-game events for up to 6,000 people.
 - University job fairs which have outgrown Hilton Coliseum.
 - Convocations and graduations.
 - New Student Days.
 - Destination Imagination (involves several thousand grade and high school students).
 - Veishea events.
 - Iowa Games, Special Olympics, and Shrine Bowl.
- A sufficient number of restroom facilities to support large events.

Project Site

The facility would be located in the general proximity of Jack Trice Stadium, possibly over the existing artificial turf practice field located west of Parking Lot 85; the specific location would be finalized during project planning. (See Attachment A for map indicating the possible site.)

- This site is located within walking distance of many student residence facilities, adjacent to existing parking areas, and on a bus route.
- All adjacent facilities, including the existing natural grass playing fields south of the proposed site, would remain intact and operational.
- Covering the existing artificial field at the proposed site would reduce maintenance costs for the field.

Project Design

The exterior would be designed to minimize the visual impact of the space and to be compatible with existing building forms in the stadium complex and adjacent residential neighborhood.

Estimated Cost

Approximately \$9 million.

Anticipated Funding

Anticipated to be private gifts.

- The specifics of financing will be part of the planning process involving the Board Office, legal and financial advisors and ISU Foundation.

Operating Costs	Estimated at approximately \$100,000 per year to be supported by the athletic budget and user fees. While no direct general fund support will be required, the general fund is one of the sources of funds for the athletic budget.
Additional Information	The facility would not be air conditioned and would be maintained at lower temperatures during the winter months.
Project Schedule	Anticipated completion by fall 2003.

Memorial Union Renovation 2002

		<u>Project Summary</u>		
		<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed			Jan. 2002	Requested
<hr/>				
Background	<p>The University wishes to upgrade and renovate space in the Memorial Union.</p> <p>The focus of the project would be to address fire safety deficiencies, accessibility compliance, and circulation issues; the project would also provide technology upgrades.</p> <p>The University plans to evaluate a number of improvements for the facility; the work would be prioritized and completed as funding is available.</p> <p>The proposed improvements would allow the building to be functional and accessible for all users.</p>			
Project Scope	<p>The University would evaluate the following improvements for the Union:</p> <ul style="list-style-type: none"> • Connection of all levels of the parking ramp to the building's public circulation system. • Creation of new corridors through the existing first floor space to improve access to the Sun Room and South Ballroom. • Electrical upgrades to accommodate multimedia presentations and provide improved lighting control. 			

- Renovation of the first floor to include the main desk, corridor, and stairways; restrooms; Post Office; the Campanile, Cardinal and Regency rooms; the Main, Northwest, Pride, and West Lounges; Great Hall; South Ballroom; Sun Room; Oak Room; and remaining building corridors.
- Renovation of the second floor to provide fire safety and accessibility improvements, technology upgrades for meeting rooms, corridor modernization and minor office improvements.
- Renovation of the guest rooms on the third, fourth and fifth floors to provide fire safety and accessibility improvements and technology upgrades.
- Construction of a southwest stair tower to provide an additional entrance at the south end of the building.
- Expansion of the University Bookstore.
- Extension of the Commons onto the outdoor terrace area to provide additional seating for the food court.

Estimated Cost \$5 Million to \$9 Million.

Anticipated Funding Financing amortized by fees from designated tuition, rental income from various occupants, Memorial Union activities, and possibly University support.

- The Board, in May 2001, approved designated tuition in the amount of \$10.52 for the 2001-2002 academic year and \$5.26 for the 2001 summer session for a Memorial Union Reserve for Future Improvements.
- The University will work with the Board's bond and legal counsel and Board Office staff to determine an adequate operating and financial plan for the Memorial Union renovation.
- The Board Office recommends that the University report to the Board on the financing plan for the project prior to or with the presentation of the program document.

College of Veterinary Medicine—Biosecurity Unit

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2001	Approved
Project Description and Total Budget	\$ 3,100,000	Oct. 2001	Approved
Architectural Agreement (RDG Architects, Des Moines, IA)	313,702	Oct. 2001	Approved
Program Statement		Jan. 2002	Requested
Schematic Design		Jan. 2002	Requested

Background

Background information relating to the proposed project:

The 1994 and 1997 legislative sessions authorized planning and construction funds for development of the Livestock Infectious Disease Isolation Facility at Iowa State University.

In May 1999 the Board authorized the University to enter into an agreement with the Agricultural Research Service (ARS) of the U. S. Department of Agriculture (USDA) for the construction and operation of a Livestock Infectious Disease Isolation Biosafety Level 3 (BL-3) Facility at the National Animal Disease Center (NADC) in Ames; the facility was to become the property of the USDA upon completion.

The USDA has decided that this BL-3 project is not in its best interest at this time.

The University has developed the **Biosecurity Unit** project to replace the previously proposed project at the NADC.

Project Scope

The proposed project would be undertaken at the College of Veterinary Medicine Veterinary Diagnostic Laboratory (VDL).

Building Program

The building program includes:

- Development of a Biosafety Level 2 (BL-2) diagnostic laboratory as part of the VDL.
- The primary mission of the VDL is to provide an environment that supports the diagnostic capabilities and educational goals of the College of Veterinary Medicine in a safe, biologically-secure environment.

- The facility would include a separate loading area to accommodate a semi-tractor truck and trailer, animal holding areas, euthanasia and necropsy areas, mail room, and support areas for BL-2 containment.
- Remodeling of the existing animal containment facilities to accommodate the growing number of patients at the small and large animal clinics.
 - The remodeling would provide improved work flow for the necropsy area, increased capacity for the holding and carcass coolers, a compliant animal euthanasia area, and support areas.

Schematic
Design

The following are highlights of the **exterior design**:

- The exterior wall height of the addition would match the height of the existing building.
 - This would create a tall parapet to screen the mechanical equipment to be installed on the roof.
- The exterior finish would be constructed entirely of pre-cast concrete to match the appearance of the upper level of the existing building.
- A new entrance would be constructed at the southwest corner of the addition.
- The roof would consist of a low-slope design consistent with the existing building, and would be constructed with a single-ply rubber membrane.
 - The rubber membrane material was selected based on its high level of performance in similar roofing applications.

The following are highlights of the **interior design**:

Addition

- Biosecure laboratory areas in the western half of the addition to include euthanasia/anteroom area, necropsy laboratory, holding cooler, and shower areas.
- Animal handling areas in the eastern half of the addition to include vehicle enclosure, animal holding rooms, and receiving/staging dock.
 - The functions in each half of the facility would be separated by a central circulation corridor.
- Expansion of the existing admissions desk and creation of a biosecure mail room in the northwestern area of the addition.
- The interior finishes would consist primarily of concrete or concrete masonry for durability and ease of cleaning.

Renovation

- Creation of a carcass cooler, shower areas, and observation room in the space directly north of the mail room (this space currently houses a small cooler and storage area).
- Minor remodeling of the necropsy, pathology and incinerator areas.
- Relocation of an existing small animal cooler and development of a storage area in existing corridor space to the east of the VDL area.

Detailed Building Program

<u>Addition</u>	<u>Program</u> <u>SF</u>	<u>Schematic</u> <u>SF</u>	
Biosecure Areas			
Euthanasia/Anteroom	360	418	
Necropsy Laboratory	300	359	
Holding Cooler	165	252	
Shower/Locker Rooms (2)	280	252	
Autoclave	100	55	
Sample Pass-Thru	<u>60</u>	<u>55</u>	
	1,265	1,391	
Animal Handling Areas			
Receiving Vehicle Enclosure	1,000	1,022	
Animal Holding Rooms (4)	675	636	
Receiving/Staging Dock	600	510	
Driver's Restroom	50	25	
Wash System Storage	<u>60</u>	<u>0</u>	*
	2,385	2,193	
Total	3,650	3,584	nsf
Total Gross Square Feet		5,800	gsf
Net-to-Gross Ratio = 61.8 percent			
<u>Renovation</u>			
Necropsy Laboratory	1,500	1,495	
Admissions Desk	500	550	
Holding Cooler	450	476	
Mail Room	450	451	
Observation Room	200	250	
Shower/Locker Rooms (2)	240	240	
Euthanasia	150	166	
Carcass Cooler	1,680	0	**
Waste/Outgoing Dock	<u>400</u>	<u>0</u>	**
Total	5,570	3,628	nsf

* Incorporated into design of building mechanical system

** These areas were removed from the renovation project in the design phase.

Parking	<p>A new parking area serving the main entrance would be developed east of the addition.</p> <p>A kiosk with an intercom system would be developed east of the addition and adjacent to the loading dock areas.</p> <ul style="list-style-type: none">• The intercom system would allow drivers to receive instructions for delivering animals without leaving their vehicles.
Project Cost	\$3,100,000.
Funding	Capital Appropriations.

Jack Trice Stadium-Parking Lot Expansion

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2001	Approved
Project Description and Total Budget	\$ 2,936,000	Jan. 2002	Requested
Engineering Agreement (Snyder and Associates, Ankeny, IA)	180,200	Jan. 2002	Requested

Background The project would include construction of new and expansion of existing parking lots at Jack Trice Stadium to meet the demand for parking at the site.

- With the improvements, the stadium lots would provide parking for a total of 1,905 vehicles, an increase of 646 vehicles.

The project would also resurface existing lots located southwest and southeast of the stadium, and extend Stadium Drive located east of the stadium, to provide access to the new parking areas.

Design Services The engineering agreement with Snyder and Associates would provide full design services for the project for a fee of \$180,200, including reimbursables.

- While the total project cost exceeds \$1 million, use of the Architectural Selection Committee was not required since the project does not constitute a major addition, substantial remodeling, or new building project.
- However, four of the 12 firms which expressed an interest in the project were interviewed with a University selection committee.
- This was done to provide an opportunity for all qualified firms to interview for the project, and to allow the various user groups to be involved in the selection process.
- Snyder and Associates was selected based on its experience in the design of similar projects, its insight into the requirements of this project, and its ability to execute this project under a very short time line.

Funding Parking System.

Project Budget

Construction Cost	\$ 2,529,500
Professional Fees	353,400
Contingency	<u>53,100</u>
TOTAL	<u>\$ 2,936,000</u>

Utilities—Power Plant—Generator #4 Overhaul

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 350,000	April 2001	Approved
Revised Project Budget	425,000	Jan. 2002	Requested

Background Turbine Generator #4, which was installed in 1960, is due for an overhaul based upon hours of operation and operating cycles.

The project includes inspection of the generator and the installation of replacement parts.

Revised Budget The revised budget of \$425,000, an increase of \$75,000, includes additional repairs, beyond those initially anticipated, based on the University's inspection of the generator.

Funding Utility Repair Funds.

Project Budget

	<u>Initial Budget April 2001</u>	<u>Revised Budget Jan. 2002</u>
Construction Costs	\$ 300,000	\$ 375,000
Professional Fees	11,000	11,000
Contingency	<u>39,000</u>	<u>39,000</u>
TOTAL	<u>\$ 350,000</u>	<u>\$ 425,000</u>

2002 Institutional Roads—Preventative Maintenance

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 269,000	Jan. 2002	Requested
Background	<p>The University has identified street paving improvements for selected campus streets to extend the life of the pavement.</p> <ul style="list-style-type: none"> Included are portions of 13th Street, Pammel Road, Union Drive, Wallace Road, Stange Road, Hayward Avenue, Christensen Drive, Knoll Road and Edenburn Drive. 		
Project Scope	<p>The proposed project would include joint repair, joint filling, full depth patching, slab replacement, and asphalt overlay for the identified areas.</p>		
Additional Information	<p>Permission to proceed with the project is not required since the project budget does not exceed \$1 million.</p>		
Funding	<p>Institutional Roads Funds.</p>		

Project Budget

Construction Cost	\$ 228,100
Professional Fees	36,300
Contingency	<u>4,600</u>
TOTAL	<u>\$ 269,000</u>

Fire Safety Improvements—FY 2002

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 500,000	Jan. 2002	Requested
Background	This project would respond to building fire safety deficiencies cited by the State Fire Marshal's Office and the University Department of Environmental Health and Safety.		
Project Scope	<p>The project would:</p> <ul style="list-style-type: none"> • Install smoke detection, fire alarm, sprinkler systems, and fire-rated materials. • Address egress issues with the installation of fire doors and panic hardware for building corridors. <p>The project would consist of many individual components, to be undertaken in various campus buildings, each with a budget of less than \$250,000.</p>		
Additional Information	Permission to proceed with the project is not required since the project budget does not exceed \$1 million.		
Funding	Income from Treasurer's Temporary Investments.		

Project Budget

Construction Cost	\$ 435,000
Professional Fees	60,000
Contingency	<u>5,000</u>
TOTAL	<u>\$ 500,000</u>

Hamilton Hall Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Nov. 2000	Approved
Architectural Agreement—Pre-Design and Schematic Design Services (OPN Architects, Cedar Rapids, IA)	\$ 33,910	May 2001	Approved
Program Statement		Nov. 2001	Approved
Schematic Design		Nov. 2001	Approved
Project Description and Total Budget	2,000,000	Nov. 2001	Approved
Architectural Agreement—Design Development through Construction (OPN Architects, Cedar Rapids, IA)	156,600	Jan. 2002	Requested

Background	<p>This project would provide improvements to Hamilton Hall, which houses the Greenlee School of Journalism and Communication, the <u>Iowa State Daily</u>, and the International Education Services Office.</p> <p>The renovation project would provide spaces that respond to the changing learning environment and support a more collaborative and interactive style of teaching and learning, utilizing a multitude of media.</p>
Project Scope	<p>The project would include:</p> <ul style="list-style-type: none"> • Remodeling of 7,997 net square feet of space on the first level, and 1,085 net square feet of space on the ground level. • Replacement of the roof, repair of windows, and improvements to the brick masonry. • Improvements to the building mechanical and electrical systems.
Design Services	<p>The design agreement with OPN Architects would provide design development through construction services for a fee of \$156,600, including reimbursables.</p>
Project Cost	<p>\$2,000,000.</p>
Funding	<p>Private Giving.</p>

Union Drive—Suite Building 1

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
<u>Union Drive Neighborhood</u>			
Permission to Proceed		Feb. 1999	Approved
Agreement for Validation of Master Plan, Development of Building Program and Schematic Design (Baldwin White Architects, Des Moines, IA)	\$ 1,142,000	July 1999	Approved
<u>Suite Building 1</u>			
Design Development through Construction (Baldwin White Architects)	1,070,000	Nov. 2000	Approved
Program Statement and Design Documents		Dec. 2000	Approved
Project Description and Total Budget	23,716,200	Dec. 2000	Approved
Construction Contract Award— (Henkel Construction Company)	16,447,400	March 2001	Ratified
Architectural Amendment #1 (Baldwin White Architects)	55,592	Jan. 2002	Requested

Background Phase 1 of the Union Drive project includes construction of Suite Building 1, a four story, 320 bed suite-style residential facility of approximately 84,000 gross square feet, and extensive utility and infrastructure improvements for the Union Drive Neighborhood.

- Suite Building 1 is currently under construction and is expected to be completed for occupancy by the fall 2002 semester.

Architectural Amendment The amendment to the architectural agreement (**\$55,592**) would provide compensation for the following additional costs:

- Printing of additional bidding documents due to extensive bidder interest in the construction of Suite Building 1.
- Soil testing services necessitated by poor soil conditions at the project site.

Gerdin Business Building

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed Architectural Agreement		July 1999	Approved
Pre-Design through Construction (Zimmer Gunsul Frasca Partnership)	\$ 1,887,000	May 2000	Approved
Program Statement and Proposed Location		Oct. 2000	Approved
Schematic Design		Dec. 2000	Approved
Project Description and Total Budget	24,575,000	Dec. 2000	Approved
Architectural Amendments #1 and #2	97,600	May 2001	Approved
Architectural Amendment #3	10,220	June 2001	Approved
Revised Project Budget	25,075,000	July 2001	Approved
Architectural Amendment #4 (Zimmer Gunsul Frasca Partnership)	37,000	Jan. 2002	Requested
Construction Contract Award (Miron Construction Company)	16,538,000	Jan. 2002	Ratification

Background	<p>This project would construct a facility in the southeast corner of the central campus to consolidate the functions of the College of Business.</p> <p>The building would accommodate the University's newest and fastest-growing college by providing office, laboratory, and classroom spaces to meet the unique needs of modern business programs.</p>
Architectural Amendment	<p>The amendment to the architectural agreement (\$37,000) would provide compensation for the following additional costs:</p> <ul style="list-style-type: none"> • Contract document review by a second party (\$35,800). <ul style="list-style-type: none"> • The use of the consultant for this service is needed to supplement University staff and ensure adequate coordination review for the project. • Fee for required plan review by the State Fire Marshal's Office (\$1,200).

College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 263,500	May 2000	Approved
Architectural Agreement (Stott and Associates)	27,640	May 2000	Approved
Architectural Amendment #1	4,660	Sept. 2000	Ratified*
Revised Project Budget	443,685	Oct. 2000	Approved
Construction Contract Award (R. H. Grabau Construction)	291,262	Oct. 2000	Approved
Architectural Amendment #2	7,280	Oct. 2000	Approved
Amended Project Budget	443,685	Feb. 2001	Approved
Architectural Amendment #3	5,160	Nov. 2000	Approved*
Architectural Amendment #4	4,593	Jan. 2002	Requested

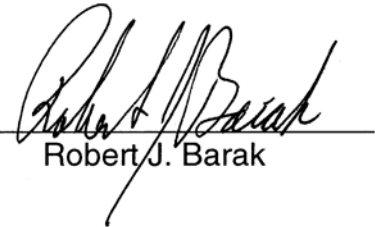
* Approved by University in accordance with Board procedures.

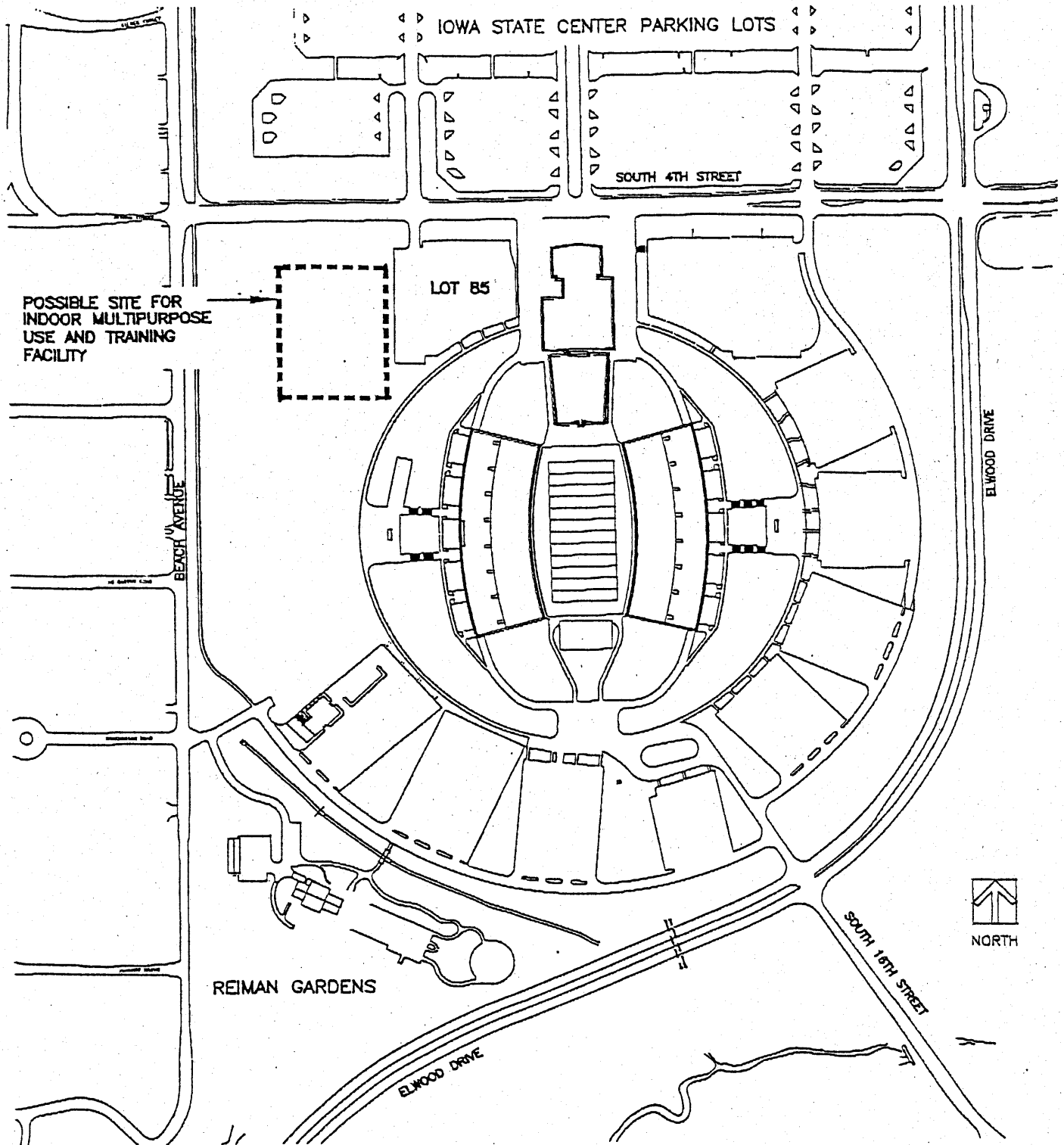
Background	<p>This project would provide upgraded laboratory space for use by the research programs of the Department of Biomedical Sciences in the College of Veterinary Medicine.</p> <p>The previous amendments to the architectural agreement provided compensation for additional services in response to design revisions requested by the laboratory users.</p>
Architectural Amendment	<p>The amendment to the architectural agreement (\$4,593) would provide compensation for additional construction administration services and the preparation of new record drawings in response to the various design changes.</p>

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


Sheila Lodge

Approved: 
Robert J. Barak



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REVISIONS:	JACK TRICE STADIUM	APPROVED BY:
COMPLETED:		CHECKED BY:
ISSUED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA	DESIGNED BY:
DATE: January 7, 2002		SCALE: Not to scale
		REQUEST NO.
		SHEET NO. 1