

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of February 20, 2003, Through March 12, 2003
Date: March 3, 2003

Recommended Action:

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

Executive Summary:

Requested Approvals

Permission to proceed with project planning for the **Coover Hall Renovation** project which would upgrade the facility to meet the modern needs of the Department of Electrical and Computer Engineering (see page 2).

- The project would include removal of existing deficient space; construction of a new wing to house laboratories and offices; remodeling of existing space to provide more efficient teaching laboratories, classroom space, and faculty offices; and mechanical, electrical, and technology upgrades.

Project descriptions and budgets:

Fire Safety Improvements FY 2003 project (\$350,000) which would provide a number of fire safety improvements in various campus buildings (see page 4).

Jack Trice Stadium—Deferred Maintenance 2003 project (\$950,000) which would provide improvements to four concession/toilet buildings at Jack Trice Stadium (see page 5).

Larch and Willow Halls—Heat and Smoke Detection System (\$580,000) and **Oak/Elm—Heat and Smoke Detection System** (\$467,000) projects which would provide fire safety improvements in the residence halls (see page 6).

Revised project budget (\$12,150,000) for the **Buchanan Hall**

Renovation project which would convert the residence hall for occupancy primarily by upper level undergraduate students, construct additions at the north and south entrances and remodel existing space to provide student interaction areas, correct deferred maintenance items, and provide aesthetic improvements (see page 7).

- While the revised budget reflects a slightly reduced project scope, the University reports that the budget increase reflects a more accurate estimate of the cost due to the complexity of the project.

Background and Analysis:

Coover Hall Addition and Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2003	Requested

Background

The Department of Electrical and Computer Engineering is one of the University's largest and fastest growing departments.

The majority of the Department is housed in Coover Hall. However, due to a shortage of space in the building, other functions are housed in other scattered locations, both on and off campus.

Coover Hall consists of the main building constructed in 1948 (56,850 gross square feet), and two additions constructed in 1948 and 1959 (10,420 gross square feet and 7,050 gross square feet, respectively). (A map indicating the location of the building is included as Attachment A.)

While certain areas of the building have been upgraded to accommodate the changing requirements of the Department, the building does not meet the current needs of a modern, technology intensive program.

The building's deficiencies include:

- Limited floor-to-floor heights which restrict the existing mechanical system;
- Undersized and inflexible electrical service;

- Insufficient cooling which is provided by window air conditioning units; and
- Structural limitations that restrict the ability to convert space for other uses.

Project Scope

The project would remove the two building additions, which are located at the southwest corner of Coover Hall (a total of 17,470 gross square feet).

- These areas, which house instructional and research laboratories and office space, suffer from a number of space inefficiencies and cannot be easily converted to improve space usage due to structural limitations.

The project would construct a new building wing at this location of approximately 55,700 gross square feet to house electrical and computer engineering laboratories, and graduate and faculty offices.

- The new wing would result in a net increase of 38,230 gross square feet of space.

The project would also remodel 53,000 gross square feet of space in the north and east wings of the existing building for more efficient use of the space; these areas would house teaching laboratories, general classroom space, faculty offices, staff support areas, and public spaces.

The project would also provide mechanical, electrical, and technology upgrades for the facility.

Anticipated Cost/
Funding

\$25.6 million, to be funded by capital appropriations (\$15.6 million) and private giving (\$10 million).

The project is the Board's second priority for funding in its FY 2004 capital budget request.

Fire Safety Improvements FY 2003

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 350,000	March 2003	Requested

Background This project would respond to building fire safety deficiencies cited by the State Fire Marshal's Office and the University's Department of Environmental Health and Safety.

Project Scope The project would:

- 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.

The project would consist of many individual components, to be undertaken in various campus buildings, each with a budget of less than \$250,000.

Funding Income from Treasurer's Temporary Investments.

Project Budget

Construction Cost	\$ 322,000
Professional Fees	25,000
Contingency	<u>3,000</u>
TOTAL	<u>\$ 350,000</u>

Jack Trice Stadium—Deferred Maintenance 2003

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 950,000	March 2003	Requested

Background The existing concession/toilet buildings at Jack Trice Stadium were constructed in 1975.

There are a total of nine concession/toilet buildings located along the perimeter of the Stadium concourse; improvements to five of the buildings were completed as part of earlier deferred maintenance projects.

The four remaining structures are antiquated, deteriorated, and in need of repair.

Project Scope The project would correct deferred maintenance at the northeast and southeast facilities, as well as two southwest facilities.

- The facilities consist of approximately 2,850 gross square feet each (a total of approximately 11,400 gross square feet).

The work for each building would include renovation of the heating, ventilating, air conditioning and plumbing systems, replacement of the roofs, and repair of the exterior fascia.

- The existing roofing material, which is original to the buildings' construction, has surpassed its 20 year life expectancy.
- The replacement roofs would consist of a rubber membrane material which was selected for its durability, serviceability, cost effectiveness, and life expectancy (20 years).

Funding Athletic department funds. Revenues would include a stadium facilities fee of \$15 which will be incorporated into football season ticket prices beginning with the 2003 season.

Master lease financing may be proposed for a portion of the project cost to be repaid from the stadium facility fee.

Project Budget

Construction Cost	\$ 786,000
Professional Fees	142,740
Contingency	<u>21,260</u>
TOTAL	<u>\$ 950,000</u>

Larch, Willow, and Oak/Elm Halls—Heat and Smoke Detection System

Background The projects would respond to fire safety deficiencies cited by the State Fire Marshal's Office in the Larch, Willow, and Oak/Elm residence halls.

Project Scope The projects would install fire alarm and smoke and heat detection systems, manual pull stations, and audio/visual alarms.

 The projects would address all levels of the facilities and would include storage, mechanical and supply rooms, corridors, and stairwells, as required by the State Fire Marshal.

 The projects would each be bid with an alternate that would extend the systems into the student rooms.

Funding Residence System Funds.

Larch and Willow Halls—Heat and Smoke Detection System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 580,000	March 2003	Requested

Project Budget

Construction Cost	\$ 506,000
Professional Fees	50,000
Contingency	<u>24,000</u>
TOTAL	<u>\$ 580,000</u>

Oak/Elm Halls—Heat and Smoke Detection System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 467,000	March 2003	Requested

Project Budget

Construction Cost	\$ 381,500
Professional Fees	47,500
Contingency	<u>38,000</u>
TOTAL	<u>\$ 467,000</u>

Buchanan Hall Renovation

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Agreement for Feasibility Study (Wells Woodburn O'Neil, West Des Moines, IA)	\$ 64,600	June 2000	Approved
Permission to Proceed		Dec. 2000	Approved
Project Description and Total Budget	8,050,000	April 2002	Approved
Architectural Agreement—Pre-Design Through Construction (The Durrant Group, West Des Moines, IA)	740,950	April 2002	Approved
Program Statement		June 2002	Approved
Schematic Design		June 2002	Approved
Revised Project Budget	9,230,000	June 2002	Approved
Construction Contract—Bid Package No. 1— Reject Bids		Sept. 2002	Ratified
Revised Project Budget	12,150,000	March 2003	Requested

Background Buchanan Hall is a 93,739 square foot high-rise residential facility constructed in 1964 and located south of the main campus near Lincoln Way and Ash Avenue. (A map indicating the location of the building is included as Attachment B.)

During fall 2001 (the building was closed during fall 2002), the residence hall housed 258 graduate students in suite-style rooms that share a common bathroom; the total design occupancy of the facility is 390 students.

- The University reports that the number of graduate students wishing to live in Buchanan Hall has been decreasing over the past several years.

A feasibility study was undertaken to recommend modifications to Buchanan Hall in response to changing student needs, to improve program space to enrich the student learning and living experience, and to provide a more attractive residential facility.

Project
Scope

The renovation would convert Buchanan Hall for occupancy primarily by upper level undergraduate students (although it would remain available for occupancy by graduate students) in response to the need for additional alternative style, on-campus undergraduate housing.

The project would construct new space, consisting of additions at the north and south entrances, and remodel the existing facility to provide student interaction areas consistent with the University's mission to support undergraduate living learning environments in the residence halls.

The project would relocate support areas into the building core to increase the occupancy of the residence hall by 23 beds.

The project would construct new kitchenette areas and reconstruct the bathroom areas in each student room with new toilet and shower facilities.

The project would also construct new accessible entrance areas with the north and south additions, correct deferred maintenance items, and improve the aesthetics of the building.

Included would be the replacement of elevators and windows, installation of new heating, cooling, sprinkler and communication systems, upgrade of mechanical and electrical systems, replacement of furnishings, and repair of the exterior brick façade.

Initial Bid
Opening

A construction contract for the project was bid in August 2002 and resulted in the receipt of three bids which exceeded the engineering estimate by approximately 24 percent to 30 percent.

- The University attributed the high bids to increased construction costs resulting from an aggressive project schedule, which would have allowed occupancy of the residence hall by the fall 2003 semester.

The Executive Director authorized the University to reject the bids and reevaluate the project.

Project Scope

Since the rejection of the bids, the University has reviewed the project for

Reductions	<p>cost savings.</p> <ul style="list-style-type: none">• This review has resulted in a slight redesign of the project, which has reduced the scope for construction of the north addition to remove levels three through nine, which provided additional student lounge space.• The second (ground) level of the north addition, which would provide a large commons area and an accessible entrance, has not been modified.• The University reports that the redesign would not change the quantity or the design of the student rooms, but would provide more efficient circulation space. <p>The University reports that any additional reductions to the project scope would reduce the capacity and compromise the marketability of the renovated facility.</p>
Building Exterior	<p>The reduced scope for construction of the north addition, without levels three through nine, would alter slightly the exterior appearance of the residence hall.</p> <ul style="list-style-type: none">• Drawings which illustrate the building exterior with levels three through nine of the north addition (as approved by the Board), and with these levels removed from the project scope (as currently proposed), are included as Attachments C and D, respectively.
Revised Budget	<p>The University requests approval of a revised project budget of \$12,150,000, an increase of \$2,920,000.</p> <ul style="list-style-type: none">• While the project scope has been reduced slightly, the University reports that the budget increase reflects a more accurate estimate of the complexity of the project.• The revised budget also includes an additional \$550,000 for furnishings.
Project Funding	<p>The University now proposes to fund the majority of the project (\$8,610,000) with the sale of Dormitory Revenue Bonds.</p> <ul style="list-style-type: none">• The proposed financing is discussed in B.C. 6, Revised Bond Issuance Schedule for the months of April and May 2003.• Deferral of Union Drive Suite Building 3 for two years and until there is an opportunity to assess future demand is discussed in G.D. 12, Residence System Five-Year Plan. <p>The remaining funds (\$3,540,000) would be provided by the Department of Residence.</p>

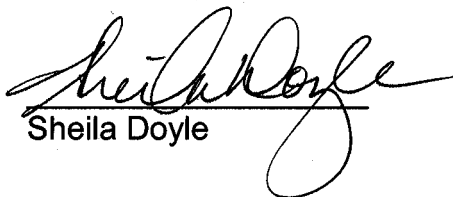
Project Budget

	Revised Budget <u>June 2002</u>	Revised Budget <u>March 2003</u>
Construction Costs	\$ 7,604,070	\$ 10,031,570
Professional Fees	911,350	1,001,000
Movable Equipment	450,000	1,000,000
Contingency	<u>264,580</u>	<u>117,430</u>
TOTAL	<u>\$ 9,230,000</u>	<u>\$ 12,150,000</u>
<u>Source of Funds</u>		
Residence System Funds	\$ 9,230,000	\$ 3,540,000
Dormitory Revenue Bonds	<u>0</u>	<u>8,610,000</u>
	<u>\$ 9,230,000</u>	<u>\$ 12,150,000</u>

Revised Project Schedule The University plans to bid the work in May 2003 for completion by July 1, 2004, and occupancy in the fall 2004 semester.

- The residence hall would remain vacant during the renovation project.

Included in the University's capital register for Board ratification is one project budget under \$250,000, two construction contracts awarded by the Executive Director, the acceptance of three completion construction contracts, and one final report. 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